



Minutes of the Planning Commission Worksession
16 September 2020

Approved:

This meeting was held online using the Zoom App. Attendees could attend by video or telephone.

Attendees: Commissioners Georgette Cole, Charlie Challstrom, Robert Johnson (alternate), Deborah Mehlferber, and Peter Nagrod, HPC Chair Bob Booher, residents Mimi Bolotin, Joan Mahaffey, *Audrey Maskery*, and Paula Puglisi.

Call to order 7:30 pm.

Peter moved approval of the agenda; Charlie seconded. A new item, Timetable for Comprehensive Plan Adoption was added to #3. Approved by consensus.

Deb moved approval of the 8/19 minutes; Peter seconded. Vote 5/0.

NEW Section 12) Housing Element. A Housing Element section is now required in municipal master plans by action of House Bill 1045 in the Maryland General Assembly. A rough draft was put together by Commissioner Challstrom. This draft is for discussion and public input, none of it has yet been approved.

We began our review using the draft Housing Element from 8/24 which had been reviewed and edited by the Historic Preservation Commission at their 9/15 meeting. Bob Booher was present to provide input on HPC alterations. Charlie went through the draft explaining each section in light of the State of Maryland requirements.

The discussion was lively. The draft covers some areas which have not been examined previously like the single family dwelling unit focus, expansion of licensed room and home rentals, possible use of accessory dwelling units, a coordinated examination of parking issues, and if such changes could be compatible with retaining our historic structures and sustaining the historic integrity of Washington Grove. The Planning Commission members agreed a renewed call for resident feedback in the October Bulletin would be appropriate.

We briefly discussed the recommendation by the Maryland Department of Planning (MDP) that all jurisdictions now use "Comprehensive Plan" rather than the old "Master Plan" terminology. We will now do so. We also reviewed "How Comprehensive Plans are Adopted" from MDP. This process will take at least 3-4 months at the end of our revision process.

We adjourned at 9:40 pm.

Georgette will integrate the current changes into a 091620 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Our next meeting will be October 21 when we will continue our discussion of Section 12) Housing Element.

Submitted by Georgette Cole

DRAFT