



Minutes of the Planning Commission Worksession
21 October 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, Julia Cavicchi, Jan Davis, Sylvie Favret, Joan Mahaffey, Audrey Maskery, Ann Philips, Paula Puglisi, Tad Stahnke, Emma Strother, Sita Strother, Terry Strother.

Call to order 7:34 pm.

Robert moved approval of the agenda; Charlie seconded. Approved 4/0.

Peter moved approval of the 9/16 minutes; Robert seconded. Vote 4/0.

Section 12) Housing Element (HE). A Housing Element section is now required in municipal comprehensive plans by action of House Bill 1045 in the Maryland General Assembly. A rough draft was put together by Commissioner Challstrom. At our September session we reviewed the draft and the amendments suggested by the Historic Preservation Commission. The draft has not been finalized.

Tonight, we reviewed the 9/16 draft using input from town residents and from the Racial Equity Committee. We also had additional input on the Racial Equity Committee (REC) draft from the Historic Preservation Commission (HPC) at their 10/20 meeting. Bob Booher was present to provide input on HPC alterations. Paula Puglisi was the main spokesperson for the Racial Equity Committee.

The discussion was once again lively. It was difficult for many who weren't familiar with the "historic elements" terminology we were using to understand what it meant. We will add a reference to Section 9 (Preservation and Development Strategies) to improve clarity.

Adding a reference to the use of restrictive covenants to the introductory bullets was accepted with minor modification. The addition of Accessory Dwelling Units (ADUs) to the bullets was not accepted as the Planning Commission (PC) has concerns about the effective implementation of this type of housing to the Town. This is a long-term project which will require more discussion by both the Town and the Town government.

We thoroughly reviewed the historic material used in the "Evolving the Foundation of Washington Grove" section. The Planning Commission agreed to re-formatting the material from Philip

Edwards book and the Lampl & Kelley Report. The information will be separated to allow better acknowledgement. Background information on the neighboring Emory Grove community will be used. Two suggestions for the summary paragraph were also accepted.

In the “Expanding the Diversity of Residents” section the use of percentages of resident ethnicity and comparison to the county percentages was accepted. The numbers will now reflect the American Community Survey (ACS) Census Bureau data for the Town of Washington Grove. The excellent wording suggested by one of the town resident submissions will sum up the section.

In the “Historic Homes and Support for Rentals” section suggested language from the REC and the HPC was accepted while retaining the PC language on ordinary maintenance and repair. Due to the complexity of ADU implementation, expanded language on ADUs was not accepted here.

The record remains open on the Housing Element section, and indeed on the entire Comprehensive Plan, subject to further assessment and adjustment.

We briefly discussed the new Plan Introduction draft. It now includes the twelve visions recommended by the Maryland Land Use Article.

We adjourned at 9:58 pm.

Georgette and Charlie will collaborate on re-writing the HE based on tonight’s meeting. Georgette will integrate the current changes into a 102120 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Our next meeting will be November 18 when we will continue our review of the new Introduction and discuss the process needed to submit the Plan sections for state reviews and move toward public hearings and final acceptance.

Submitted by Georgette Cole