



Minutes of the Planning Commission Worksession  
18 November 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 Joan Mahaffey and Paula Puglisi.

Call to order 7:32 pm.

Peter moved approval of the agenda; Deb seconded. Approved 5/0.

Robert moved approval of the 10/21 minutes; Peter seconded. Vote 5/0.

Comprehensive Plan Introduction (purposes of the plan). The previous Introduction had been reworked by Commissioner Challstrom and there were a couple of suggestions from the Racial Equity Committee as well. Additional suggestions from Paula Puglisi were also discussed/incorporated.

We briefly discussed the fact that the Directory Map is adequate but the Zoning Map needs to be re-done. We do not currently know of anyone in town with the correct GIS expertise and access. Can we see if anyone at MNCPPC could help us? Could Wendy ask the GIS manager at the firm who prepared the new Historic District Nomination for WG if their company could do it? This needs more investigation.

Section 1.1 (Residential Zones)

HPC changes to language in RR1 and RR2 descriptions were accepted.

Section 2.1 (Growth Within Town)

HPC submitted a new section 2.1.4 (Subdivision and Growth Management) which delineated changes to Article VII (Zoning) and Article XII (Subdivision) to better manage infill and subdivision redevelopment. These changes aim to improve compatibility of housing which reinforces the character of the neighborhood and to manage demolitions to avoid the loss of structures which contribute to the integrity of the Historic District. The new section was accepted with minor revision.

Section 3.6 (Humpback Bridge/Railroad Street)

Charlie went over the new plans being considered by MD, and MC for relief of traffic congestion on I270 and I495. Expansion of extra lanes on both highways is under discussion but is difficult and

expensive. The possible addition of a third rail in the CSX right of way and the new proposal for a monorail were discussed. Charlie presented additional language for Sec 3.6 to address either possibility. The language was accepted with the note that it may have to be modified if there are any major changes before we submit the new CP.

Georgette spoke of the re-formatted CP Mimi has now generated. This cleans up and unifies overall formatting. A clean copy will be sent to all PC members for feedback.

We still need to go over the document as a whole to identify any pieces we missed or which need adjustment. Mimi's version is easier to read and could be used for this. The new Section 13 (Sustainability) is almost finished. Bob (the Sustainability Committee Chair) says they hope to have their draft to us by the end of the year.

We adjourned at 9:49 pm.

Georgette will integrate the current changes into a 111820 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Our next meeting will be December 16.

Submitted by Georgette Cole