



Minutes of the Planning Commission Worksession  
15 January 2020

Approved:

Attendees: Commissioners Charlie Challstrom, Georgette Cole, Robert Johnson, Deb Mehlferber, and Peter Nagrod, Woods Committee Co-Chair Joan Mahaffey, and resident Donna Shriner.

Call to order 7:35 pm.

The agenda was approved by consensus with no changes.

Peter moved approval of the 11/20 minutes, Charlie seconded. Vote to approve, with one spelling correction, 5/0.

To start the New Year we went back to the Introduction to the 2009 Master Plan looking for material which still needed updating. We resumed with MP working draft 112019 (distributed 11/26/19). Changes were made in the first and last paragraphs of the Introduction. Charlie is going to check if any of the Land Use Articles we cite have changed since the last version was written. As focus groups were not used in this revision of the Master Plan the Introduction now cites the HPC as well as the various Committees who have contributed material to the revision. Exhibit A (Current Zoning and Growth Areas) is in need of significant update/correction. Georgette will ask Wendy Harris who did the maps for the recent Historic Register submission. We need better map capability than we currently have. Charlie and Robert will look into what is available in ARCInfo online (an ARC GIS desktop product line). Exhibit B (map of current Town Buildings, Parks, and Community Facilities) also needs updating. This map is used for the Woman's Club of Washington Grove Directory. A new Directory is about to be assembled. Georgette will ask Marilyn who keeps the Master copy of this map and what the process is for updating it.

#### Section 1 (Land Use and Zoning/Recommended Implementation)

We decided the recommendations contained in the residential zone sections (1.1) should be moved to the end of the section and integrated together there. HPC recommended finding Bill Roberts write-up on the Cluster Zone put together for the Cator property when it was annexed in 2007. Charlie will go through his paperwork; an alternative is to ask Kathy Lehman/Pat Patula to find it in the archives. Adjustments were made to some of the Forest Zone recommendations in section 1.3. In section 1.4 (Other Town owned land) HPC has suggested there should be some discussion of porches on Town land with both the easement and the sale solution. Peter will do this for the February work session. In section 1.4 "Industrial Zone" was changed to "Employment/Office Zone" to reflect the new County classification of the Roberts Oxygen property although it will not come into existence unless Roberts sells the property as their current use is grandfathered as long as they own it.

#### Section 2 (Municipal Growth and Boundary)

We discussed growth within town. Description of the RR4 zone in 2.1.3 was modified to reflect current conditions.

In section 2.2 (Municipal Growth Areas): For Area 4 (Roberts Oxygen) Charlie will check the acreage of the two Roberts parcels.

We stopped at this point when we realized it was 10pm. The session was adjourned by consensus. We will resume review at Section 2.2 on February 19. New material to cover will be Section 9 (Development and Preservation Strategies) with info from HPC.

Section 8 (Commercial Corner) was discussed briefly early on in the meeting and Charlie and Peter will touch base with Bob Booher. There may not be a great deal of change needed for that section.

Georgette will integrate the current changes into a 011520 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Adjourn 10:00 pm.

Our next meeting will be February 19.

Submitted by Georgette Cole

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