



Approved:

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

Attendees: Commissioners Georgette Cole, Charlie Challstrom, Robert Johnson (alternate), Deb Mehlferber, and Peter Nagrod, Historic Preservation members Bob Booher and Gail Littlefield, and Woods Committee Co-Chair Joan Mahaffey.

Call to order 7:33 pm.

Peter moved to approve the agenda; Deb seconded.

We added discussion of a new section on Sustainability (would be Section 12) proposed by Bob Booher after Section 9 and before return to Section 2.2. Vote 5/0.

Peter moved approval of the 3/18 minutes; Charlie seconded. Vote 5/0.

The meeting began with Section 8) Commercial Corner by discussing the potential issues of a special exception for an eating/drinking establishment. Opinion is still divided on this issue. We have not yet found someone to offer expert advice regarding uses which could make the Commercial Corner more viable. Charlie brought a re-written version of Section 8 which would largely return the language to the original text. He moved these changes be accepted; Georgette seconded. Vote: Challstrom, Cole, aye; Nagrod, Johnson, nay; Mehlferber, abstain. No changes were made to Section 8 as it currently stands but it is still not final. The need for an outside expert with which to consult is still critical.

Section 9) Preservation and Development Strategies.

We lightly reviewed the new Section 9 wording. No need for changes was found. More information on the Archives work is still to come for 9.5. David Stopak is still working on Sec 9.7 (Infill Development and Re-development). HPC expects to get this material to us for the May 20 work session.

Proposed new Section 12) Sustainability (see Outline by Bob Booher)

The outline is fairly ambitious. The Planning Commission is generally in favor of such a section. It was acknowledged that it doesn't all have to be done at one time. It might be possible to use it and aim for an update in 2021. Bob will enlist assistance from Ned Helme and Tom Land.

Charlie will send out information from PlanMD. The outline will be added to the Master Plan as guidance not as an adopted element for the time being.

We turned to Section 1) Land Use and Zoning. RR-4 Cluster Residential and Forest Preserve were added to the first table. A re-written description section was added for RR-3 zone and a new paragraph for RR-4 Cluster Zone. All were approved by consensus.

In Section 2.2.1) Municipal Growth Areas. Area 3 (Industrial Parcels West of the Humpback Bridge) and Area 4 (Roberts Oxygen and Adjacent Storage) need to be updated. Perhaps Charlie can tackle? Area 5: Historic Railroad Corridor engendered a lively discussion of maps for railroad property. The rail line was originally B&O although now CSX. Robert Johnson cited a potential source for railroad maps in the National Archives in College Park. The downside is that the majority of the maps are not online and would require a physical visit.

Under 2.3.1) Boundary Enhancements, Peter said the Boundary Committee might still have additions but they would come later. It was noted Snider and Assoc are doing the field work for the West Woods/Washington Grove Lane boundary. We will then have to check again with the County to make sure they have no objection to the new boundary survey.

Section 2.4) Historical concerns needs to be re-written to be consistent with the other similar sections.

Section 3) Transportation.

We discussed the high lighted area in 3.1) Walkways. It refers to essential emergency vehicle access but there is a question as to whether that is still true. The local fire departments have said it's not safe for them to take their firetrucks onto the avenues. In the older (RR2) part of town, ambulances remove patients by gurney rather than drive onto the particularly narrow avenues. Does any of this need to be rewritten? It would be prudent to reach out to the new fire chief (Stottlemeyer) and get his input.

We acknowledged section 3.4.2) Railroad Corridor; Other Transit Services and Easement needed updating and stopped before Sec 3.6 (will be 3.5 after renumbering) Washington Grove Lane. This should be reviewed after the West Woods Boundary Survey is complete and Montgomery County has approved it.

We adjourned at 9:40pm

Georgette will integrate the current changes into a 041520 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Our next meeting will be May 20.

Submitted by Georgette Cole