



Minutes of the Planning Commission Worksession
19 August 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), and Peter Nagrod, HPC Chair Bob Booher, residents Mimi Bolotin, Joan Mahaffey, Audrey Maskery, Ann Philips, and Paula Puglisi.

Call to order 7:30 pm.

Peter moved approval of the agenda; Charlie seconded. A new item, Discussion of RR2 Accessory Building Setback Requirement was added at #3. Vote 4/0.

Charlie moved approval of the 7/15 minutes; Georgette seconded. Vote 4/0.

Discussion of RR2 Accessory Building Setback Requirement: a situation has recently arisen at #412 Fourth Avenue. The resident wishes to have a shed in his back/side yard. The setback requirement in the Schedule of Building Standards (Article VII, section 9.1) requires a setback of 60 feet from the front lot line. As the property is only 62 feet deep it is not possible for the Planning Commission to approve a shed. The situation is far from unique and trying to get a variance would likely not be successful. The Commission discussed possible remedies. It has been acknowledged previously that the Building Standards sometimes do not take into account variations in lot configuration in different part of town. A review of the house files to identify these areas and set standards which deal fairly and equitably with these differences would be desirable. This is likely to be a lengthy task. In the meantime, the Planning Commission decided to address this particular setback issue at the next regular meeting of the PC on September 2.

Section 4.5) Street and Walkway Lighting. The commission reviewed the new submission from the Lighting Committee. It was accepted as submitted with the addition of one extra recommendation from the PC.

Section 10) Interjurisdictional. This section was re-written to add history and update it. It was a collaboration by Mayor Compton and two former Mayors plus the Chair of the HPC. The Section was accepted with one minor revisions. The third paragraph still has a couple of minor factual errors connected to the Robert Oxygen parcel which will be corrected by Charlie and sent to me for alteration before our next meeting.

NEW Section 11) 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. The discussion was lively. The draft covers recommendations for some areas which have not been examined previously like examination of the single family dwelling unit focus, expansion of licensed room and home rentals, 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.

We adjourned at 10 pm.

Georgette will integrate the current changes into a 081920 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Our next meeting will be September 16 when we will continue our discussion of Section 12) Housing Element.

Submitted by Georgette Cole