



Planning Commission Minutes
December 4, 2024
Approved January 8, 2025

This meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Sylvie Favret, Robert Johnson, Jeff McCrehan, and Peter Nagrod (TC Liaison). Mimi Styles attended for the HPC. Residents Bill Earl and Joan Mahaffey were in attendance as well.

Approval of Agenda: Peter Nagrod moved to approve the agenda. Sylvie Favret seconded the motion. *Approved 5-0.*

Building Permit Applications:

204 Ridge Road: The original permit was modified to show the new heat pump location. This was required by Montgomery County DPS to move forward.

205 Grove Ave: Robert showed the latest fence plan for this property. He moved approval, Georgette Cole seconded. *Approved 5-0.*

There was a discussion about fences on property lines, survey requirements, and the ordinances. The Commission would like to review the language from an ordinance change in 2010 written by Bob Evans. Kathy will find the document and send it to Georgette.

Public Ways & Property Permits: none.

Public Appearances: There were none.

Approval of the Minutes: Peter Nagrod moved to approve the Planning Commission minutes from November 6, 2024. Sylvie Favret seconded the motion. *Approved: 5-0, with one minor change.*

Discuss Ordinance Changes for the Commercial Corner: Peter reviewed the progress to date for the benefit of Bill Earl.

Commercial Corner Update: Covered in previous agenda item.

Report from Town Council:

- The Stormwater Contract has not been awarded. This will happen by the end of the year.
- The Meadow Restoration project: the Meadow Committee and the interested residents are meeting with the Parks Department representative. A modified proposal is being prepared.

Gateway Committee Update: The committee is focusing now on the Railroad Street corridor. A subgroup will walk the area to discuss cleaning up the road edges, identity fencing, and possible

addition of more trees. Montgomery County needs to be contacted to see what can be done about adding speed cameras, speed bumps, and improved signage in general. Improved signage to keep large trucks off the humpback bridge is a critical necessity. Peter noted it often takes 3 to 6 months to get a response from the County agencies.

Other Business: none

There being no other business, the meeting adjourned at 8:23 pm.

Kathryn L. Lehman, Town Clerk