

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
Videoconference Meeting Minutes
Monday October 19, 2020

Present:

Charles Hendricks, Chair
Susan Phillips
Andy Drouliskos
Michele Halvorson

Absent:

Jill Ruspi
Michele Shortley, Alternate

Attendees:

Mary Burke, Secretary
Lemery and Gregory Rollinscott
Monica Solomon
Jessica Bossen
Eric Wenger
Edward Bozeman

Opening:

Chair Hendricks called the meeting to order at 7:42 p.m. and noted that a quorum was present.

New Business:

Member Phillips moved to approve the September HDC Meeting Minutes as edited. Member Halvorson seconded and all approved.

7119 Brink Road: At 7:45 p.m. Chair Hendricks called to order the Public Hearing on Historic District Work Permit Application 04-20.

Applicant Lemery Rollinscott reviewed the scope of work:

1. Removal of old shed closest to the house.
2. Landscaping items:
 - Removal of trees (completed after the Town Council approved this on an emergency basis to facilitate a WSSC water hookup)
 - Remove the asphalt driveway and ground slopes from road to backyard. They already had to pull up the brick walk that ran along the side of the house. They will be installing a French drain system and replacing the driveway and walk with permeable Nicolock pavers. They may also replace the front walk and replace with Nicolock pavers.
 - Add azaleas to the front of the porch and transplant boxwoods.
3. Replace all windows with new wood windows. They will be painted white and will be 2 pane over 2 pane triple-layer glass.
4. Home will be hooked up to WSSC water with the existing well retained for outdoor watering.
5. Will be installing a new septic system, hooking up to gas and burying their electric lines.

Commission members discussed the application with the Rollinscotts and Ms. Solomon, focusing on the pavers and windows selected for installation. No additional attendees asked to comment. Chair Hendricks closed the public hearing at 8:30 p.m.

Member Halvorson moved to approve the application as submitted. Member Drouliskos seconded and all were in favor.

21517 Laytonsville Road: Samantha and Steve Marstaller have submitted an application for a variance to move their driveway to within 15 feet of their neighbors' property. A public hearing is scheduled with the Board of Appeals on November 2nd.

Zoning Ordinance (Section 127.05 [b]): The provision is broadly worded and doesn't set any limits regarding the environmental setting. Chair Hendricks would like the commission to recommend that the Town Council add to the commission's guidelines some thresholds, or limits, to what environmental changes would require a permit. He suggested the following additions to Laytonsville's Historic District Guidelines:

No historic district work permit shall be required under the provisions of Section 127.05 (b) of the town's Zoning Ordinance, which addresses the environmental setting of a historic resource, for the removal of any trees or bushes or parts thereof determined by the Tree Commission to endanger the safety of residents of or visitors to the town or to be dead or irreparably diseased. Similarly, no historic district work permit shall be required under the provisions of Section 127.05 (b) of the town's Zoning Ordinance for work that does not involve any of the following:

*Grading or excavating
Installing, moving, or expanding pavement, walkways, patio pavers, fences, or buildings
Removing or injuring trees or shrubs ten feet tall or taller, with the exception of swamp maples, Leyland cypresses, and possibly other selected species
Removing or injuring trees or bushes that form a hedge-line along or adjacent to a property boundary, a street, or a sidewalk.*

The Historic District Commission will consult with the Tree Commission about any permit applications that involve the removal of or injury to a landmark tree.

Member Phillips is in favor of not making it difficult for people to improve their property. She stated that any time landscaping along a boundary is being altered the scope of work should be discussed with the neighbor.

Member Halvorson is leaning towards not needing a permit to plant or remove plants, but that trees may be a different subject.

Chair Hendricks stated that the ordinance has some purpose, such as protecting the most historically significant trees. It was determined that the HDC look into what other HDCs do, for example in Rockville.

Miscellaneous:

Chair Hendricks stated that the next HDC Meeting is November 16, 2020. Member Phillips moved to adjourn the meeting at 9:10 p.m. Member Drouliskos seconded and all approved.

Respectfully submitted,

Mary Burke