

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
May 16, 2016

Roll Call:

A meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:05 p.m. Commission Members Charles Hendricks and Lisa Simonetti were present. Members Jill Ruspi and Michele Shortley were absent.

Attendance:

Matt Honacki of NV Homes and Wayne Keeler were present.

Minutes:

The minutes from the April 18, 2016 meeting were available but not voted on.

Preliminary Statement by Chair:

The preliminary statement was not read.

New Business:

Chair Wenger stated that an application had been received from Roy and Barbara Barber at 21529 Laytonsville Road. The application requested replacement of the metal standing seam roof with another metal stand seam roof of the same color green. Chair Wenger stated that she felt that this was an in kind replacement and a hearing was unnecessary. Member Hendricks made a motion to take note of the plans to replace the metal standing seam roof at 21529 Laytonsville Road with another metal standing seam roof of the same color and to waive the fee. Member Howes seconded the motion. **Motion carried unanimously.**

Old Business:

Chair Wenger stated that the Commission would continue to consider application WP 02-15 from NV Homes. The remaining items to discuss and approve are the landscape plan, Lot 2 and the color schemes.

Mr. Honacki presented a chart showing the proposed color schemes, stating that they were the same as those that had been approved by the developer and the Town Council for the non-Historic District homes in Laytonsville Preserve. He added that the same color scheme cannot be built side by side. Member Hendricks commented that he would like to have been presented with samples of the materials showing the colors. After much discussion, Member Hendricks made the motion to approve the presented color schemes. Chair Wenger, Member Howes and Member Simonetti voted in favor. Member Hendricks abstained. **Motion carried.**

Mr. Honacki presented the proposed landscaping plan which had been amended to add landscaping. Mr. Honacki stated that he had met with the developer and the landscaper. They incorporated the same trees as used in the rest of the development to try and fill some gaps and site lines. Chair Wenger commented that she felt the choices had a good diversification, were native species and currently deer resistant. Mr. Honacki stated that the landscaping is only in the front of the house with the homeowner responsible for the sides and the back. He added that the plantings are based on when the house is sold so it could vary at different times of the year. Member Hendricks made a motion to approve the landscape plan LA-2 Rev. May 2016 to add landscaping. Member Howes seconded the motion. **Motion carried unanimously.**

The Commission reviewed the approvals that had already been made for Lot 2. Approvals included siding on all four sides, no brick, no Dartmouth model, no extensions added to the Beaconsfield or Abingshire models. Members agreed that a detached garage was appropriate for this lot to fit in with the other homes on the street. Member Hendricks made the motion to approve the following on Lot 2:

- Abingshire and Beaconsfield Elevation A and B
- No extensions and no attached garage
- Detached garage with up to 2 cars to be placed to the left rear of the lot
- Garage is to be in siding; and to have 2 windows facing the street with shutters and trim if appropriate to compliment the house.

Member Howes seconded the motion. **Motion carried unanimously.**

Member Hendricks asked about the windows on the sides of the houses. Mr. Honacki stated that there must be one full size window on each side of the house. Chair Wenger stated that the Commission had already discussed and granted approval on this topic. Member Hendricks stated that he took issue with the decision letter provided by Chair Wenger and felt it did not match the minutes. He felt the minutes captured the decision but was unsure that Mr. Honacki was clear about the approval based on the decision letter. Mr. Honacki stated that he understood and was clear on the approval. Chair Wenger stated that considerable time had been made to listen to the meeting recording numerous times to prepare the minutes and the decision letter. She took issue with the challenge from Mr. Hendricks. Mr. Wayne Keeler of 8317 Plum Creek Drive inquired whether Rolling Ridge Lot 9 was under the control of the HDC. Chair Wenger stated that it was not within the HDC's purview.

Adjournment: There being no further business, Member Hendricks made the motion to adjourn the meeting which was seconded by Member Simonetti. **Motion carried unanimously.** The meeting adjourned at 9:15pm.

Respectfully submitted by,

Charlene Dillingham

Clerk, Town of Laytonsville