

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
Meeting Minutes
Monday, July 16, 2018

Present:

Lisa Simonetti, Chair
Charles Hendricks
Jill Ruspi
Susan Phillips, Alternate

Absent:

Andy Drouliskos
Michele Shortley

Attendees:

Jennifer Sizemore, Secretary
Jim Ruspi, Mayor
Mike and Caroline Maurer, Residents

Opening:

Chair Simonetti called the meeting to order at 7:04 p.m. She noted that a quorum was present. Mayor Ruspi swore in Member Ruspi and Alternate Phillips.

Minutes:

Member Ruspi made a motion to approve the June meeting minutes as amended, Member Hendricks seconded, all approved.

Old Business

HDWP 03-18: 21416 Laytonsville Road, Matthew and Rebecca Logan Residence: Chair Simonetti noted that the Logans were not present. Member Ruspi read from the approval letter for the referenced application, which “requested permission to remove and replace a section of existing white picket fence along Laytonsville Road and continuing along the driveway to the rear of the house, add a new metal gate midway on the driveway, remove existing fence along the south side of property, and remove and replace existing fence at rear of property. The application was approved, subject to the following conditions: the request to remove and replace existing fence at rear of property is continued.” In response, the Logans submitted a letter stating “We have spoken to the owner of the property adjacent to ours, Darien Erdle of Erdle Automotive. He says the fence separating our two properties belongs to us. We would like to continue the existing stockade fence from the northwest corner to the southwest corner with the same style of stockade fence. This fence will be placed exactly where the existing fence is, which is several feet inside our property line. The specifications for this fence from our contract are 218 feet of 6 foot tall stocked on 4 x 4 post pressure treated pine.” Member Hendricks mentioned the November 2017 meeting where the Bladens came before the Historic District Commission (HDC) to describe issues they were having with NVHomes and a homeowner in the new development related to a fence they had installed. Member Hendricks said the HDC was concerned that the Logans may run into similar issues if they didn’t make sure the existing fence

was within their property line. The HDC members discussed the issue in more detail and decided it must have been resolved as neither the town council nor the mayor had heard anything further. Member Ruspi said the HDC had not previously received a written response to a continuation and asked what the process should be. She said the email sent to the homeowners said the application is continued until the applicant brings a resolution forward to the commission, so she would assume they would need to attend the meeting in person. Alternate Phillips asked whether the letter effectively addressed the HDC's concerns. The HDC members looked at the photos provided with the letter and discussed the specifications for the fence length and placement. Member Hendricks said that, if the HDC is confident the fence is within the homeowner's property lines, the application should be approved. Alternate Phillips mentioned that the fence could be helpful in blocking the light and sound resulting from the traffic behind All Stage and Sound. Member Hendricks moved to approve the replacement of the stockade fence as described in the letter from the Logans dated June 19, 2018. Member Ruspi seconded and all approved. Member Ruspi said she will send another letter to the Logans with the approval of the motion.

New Business:

HDWP-05-18: 7115 Brink Road, Mike and Caroline Maurer residence: Mr. Maurer explained that this is a modification of the approved application, HDWP-04-18, to install a new shed in the northwest corner of the yard rather than the approved northeast corner. Member Hendricks asked whether neighbors were made aware, and Member Ruspi said she had received a letter and assumes the neighbor on the other side did as well. In addition, the Maurer's posted the Notice of Public Meeting sign. Chair Simonetti said she had talked to the neighbor to the rear, Cindy Olive, who did not have an issue with the change, though Member Hendricks noted the Olive house isn't as close as the other neighbors. Member Hendricks asked about a fence on the property, and Mrs. Maurer said there's a wire fence with wood posts along the back of the property and a wood fence on the property line with the Ruspis. Member Hendricks noted that the new location seems further from the property line. Mrs. Maurer said there was a shed in the northwest corner years ago, so it makes sense to put the new one in that location. There's also more room in that location. In addition, Mrs. Maurer said the large Bradford pear tree in the back yard affected the decision about location of the shed. Chair Simonetti said she didn't have a problem with the new location, and Member Hendricks stipulated that it must be within the setback. Chair Simonetti asked about the removal of the old shed from the original application, and Mrs. Maurer said it was complete and they were building a small playhouse for their granddaughter with the same color scheme as the shed. She described the features and showed a picture.

Member Ruspi asked whether the new shed comes with a floor, and Mrs. Maurer said it does and would be placed on a gravel bed with timbers around the outside. Member Hendricks asked how it would be secured, and Mr. Maurer said there would be ground anchors. Mrs. Maurer added that the shed comes on a truck fully built and noted that it's from the same builder as Member Drouliskos' shed. Member Hendricks made a motion to approve the application with the stipulation that the setback requirement be adhered to, Alternate Phillips seconded, and all approved (Member Ruspi abstained due to being neighbor).

Member Ruspi moved to adjourn the meeting at 7:53 p.m. Member Hendricks seconded, and the motion was unanimously approved.

Respectfully submitted,

Jennifer Sizemore