

LAYTONSVILLE HISTORIC DISTRICT COMMISSION
Meeting Minutes
June 20, 2016

Roll Call: Chair Sheree Wenger called to order a meeting of the Laytonsville Historic District Commission (HDC) at 7:34 p.m. Commission Members Charles Hendricks, Jill Ruspi, and Michele Shortley were present. Member Lisa Simonetti was absent.

Attendance: Dustin Green was also present.

Minutes: Draft minutes from the April 18, 2016, and May 16, 2016, meetings of the Historic District Commission and proposed corrections to them had been distributed. Member Ruspi moved to accept the draft minutes as corrected. Member Hendricks seconded the motion. The motion was approved unanimously with Member Shortley abstaining.

New Business:

21517 Laytonsville Road (Former Pollock residence): Chair Wenger reported that the real estate agent handling the sale of the house at this address had told her that the firm has some interested potential buyers for the property who are concerned about the expense that will be involved in replacing the house's metal roof. Wenger has been inside the house, and she said that the interior had suffered serious water damage due to burst pipes. She said that she had told the owners' representative that she thought that the cost of replacing the standing-seam roof would not be that great, but that if new owners wanted a different type of roof, they could submit an application for a work permit and the HDC would consider it. The roof apparently does not leak. Dustin Green suggested that it could be repainted for much less than a replacement would cost.

Administrative Support: Chair Wenger announced that the HDC no longer has administrative support for recording its proceedings and compiling its minutes. She endorsed Mayor Dan Prats's suggestion that Member Hendricks be named secretary and prepare the minutes. Hendricks said he would like to prepare the minutes on a trial basis before deciding whether to accept that assignment. Wenger stated that the decision to withdraw this administrative support had been made by the mayor and two council members between the May and June Laytonsville Council meetings and had been announced at the June council meeting. She said that Phyllis Sterling had prepared minutes for the commission when she served on it some years ago. Dustin Green suggested looking into software to assist the transcription process.

6924 Sundown Road (Green residence): Dustin Green, owner of 6924 Sundown Road, came forward with an application he would be submitting. He wants to put two eight-foot wide, white garage doors on the east side of his barn, which would replace the current door on that side. The barn, which was built around 1978, now has an in-law suite upstairs. Green also wants to place a two-foot stone retaining wall along the sidewalk in

front of his house. The wall will be mortared with stone dust only on the outside to allow drainage. Chair Wenger said that the application would need to go to a public hearing. Green is also thinking of putting up a wooden sign for his business, which he hopes to run from his property. Wenger told Green that he would need to obtain a special exception from the Board of Appeals headed by Jake Cecere to operate a business there, as it is in a residential zone.

Member Ruspi observed that there might be a requirement for some clearance between a wall and a public sidewalk so that the sidewalk can be widened to meet the proper standard. Green said that Mayor Prats had told him he anticipates the town will replace the sidewalk in front of his house. Wenger said that she would talk to Prats about his plans. Wenger said she would schedule a hearing on Green's application for the next monthly Historic District Commission meeting.

Green commented that Solar City has recommended putting solar panels on both sides of his barn roof, and he said that he would add solar panels to his application. He thought that having a barn roof with solar panels would help his reputation as a green builder. Wenger asked that he bring to Town Hall the design for the solar panels when he gets it. Green submitted his application.

21611 Laytonsville Road (St. Bartholomew's Church): Member Hendricks mentioned that the brick chimney of St. Bartholomew's Episcopal Church at this address is no longer being used to vent the church's furnace, and it is deteriorating. He reported that the church's governing vestry has discussed possibly removing it. Chair Wenger said that the removal of the chimney would require an application and a public hearing, as it would change the appearance of the building.

Adjournment: Member Ruspi made a motion to adjourn the meeting, which was seconded by Member Shortley. The motion was adopted unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Charles Hendricks