**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**

**Videoconference Work Session Minutes**

**Thursday February 2, 2023**

**Present:**

Charles Hendricks, Chair

Michael McDonald

Jennifer Sizemore

Andy Drouliskos

**Absent:**

Kris Bradsher

**Attendees:**

Mary Burke, Secretary

Jim Ruspi, Mayor

Joy Jackson, Assistant Town Clerk

Tom Burke

Amy Koval

Rafael De La Rosa and Jessica Membreno

Rob Shapiro and Ryan Shapiro, Goshen Valley Homes

Steve Crum, MHG

**Opening:**

Chair Hendricks called the meeting to order at 7:34. He noted that a quorum was present. He stated that the purpose of this meeting was to do a preliminary review of home development plans submitted by Rafael De La Rosa for Lot 2, Area C, Laytonsville Presserve (21620 Laytonsville Road).

**New Business:**

* Rafael said that he and his wife Jessica would like to build their forever home in Laytonsville. They have chosen plans for a modern farmhouse style home that will be built by Goshen Valley Homes. They currently live in Silver Spring and were both born and raised in Washington, DC.
* Steve Crum, a civil engineer with Macris, Hendricks & Glasscock, reported on the following:
  + He reviewed the site plan that has been submitted and it is within the Town of Laytonsville Zoning Ordinance.
  + The house will have a septic system and be hooked up to municipal water.
  + The grading of the house is to allow for a walkout basement and is not typical of homes on Laytonsville Road.
  + The original site plan that was approved by the Town Council when the development was planned had the home 35 feet back from the property line. The current site plan has the home 75 feet back.
* Chair Hendricks likes the overall look of the house. He noted that Steve Crum brought up some concerns regarding the setback. The house won’t line up with the rest of the houses, but neither does the lot. He stated that the elevation of the house is his greatest concern. It would be ideal if the front yard could be level and not 4 feet higher.
* After looking at the plans, there was conversation about moving the sliding glass door from the side of the house to the back to allow for a future deck there instead. HDC members also suggested that the builders put dividers in the stairway landing windows for consistency.
* Member Drouliskos likes the aesthetics of the board and batten siding on the front of the house. It was noted that the house would be blue in color. Member Sizemore likes the design and color of the house. Member Drouliskos asked if the windows would be black, and the answer was yes. Chair Hendricks said that whatever is built there, it will look like a new house. If the black windows look better, he thinks that would be okay. The builder added that black windows are much more expensive, and may not be in the budget. Chair Hendricks asked that the window color be determined before the public hearing. Member McDonald does not advocate that the house be closer to the road. Member Sizemore asked what the foundation would be made of and learned that it will be stamped concrete painted the same color as the siding.
* Mayor Ruspi appreciated that everyone came together for this meeting. He shared the plans for the potential future 108 bypass. He also stated that he did not favor where the house would be on the property and wanted to note that it might be something the Town Council would not approve.
* Chair Hendricks asked that the updated plans the applicant said he would prepare be shared with the Town Clerk by Thursday, February 16, so they could be sent to the Historic District Commission in advance of the public hearing. He then explained the process of the public hearing so that the prospective homeowners would know what to expect.

The next meeting and public hearing will be Monday, February 20, 2023, at 7:30 pm.

Member Sizemore moved to adjourn the meeting at 9:18. Member Drouliskos seconded, and all approved.

Respectfully submitted,

Mary Burke

Town Clerk