

Meeting Minutes of Planning Commission
Town of Laytonsville
May 18, 2017

Attendance: Members Eric Wenger, Pete Stadler, Brendan Deyo, Mark Frankowski, Tim Shortley and Paul Simonetti were present. Secretary Charlene Dillingham and Mayor Jim Ruspi were present. Residents Sheree Wenger and Jim McCauley were present. Guests David Duncan of CalAtlantic and David Cha of Gutschick, Little and Weber were also present. Chair Wenger called the meeting of the Planning Commission to order at 7:35 p.m.

Member Frankowski made a motion to approve the minutes of the February meeting as amended. Member Deyo seconded the motion. **Unanimously approved.**

New Business:

Laytonsville Grove – David Duncan of CalAtlantic and David Cha or Gutschick, Little and Weber discussed the storm water management plans for Laytonsville Grove. Mr. Cha stated that the plan had been approved by Montgomery County. The original updated plan included storm water management for the individual lots. Each lot would use a dry well to catch the water; the driveways would drain into the street ditches. A large pond will be maintained by the Stadler's. It currently acts as a sediment basin during construction but will become a dry pond after construction is complete. It is designed to catch the storm water and then drain within 24-48 hours. Chair Wenger asked about the bio swale and Mr. Cha replied that it was a ditch filled with filter media and designed for a one inch storm (one inch per 24 hours). The storm water management plan is mandated by the state and the county. Chair Wenger had been asked to review it. Mr. Duncan stated that all prior storm water management elements had remained the same.

Mr. Duncan that the approved lighting plans for Laytonsville Grove used 47 street lights per the Montgomery County standard. He presented to options as alternatives. Option 1 would use a light at each intersection and at each cul-de-sac. The Maple Knoll lights would not be changed. Option 2 would put light on the sidewalk side of the street only 300 feet apart. On Maple Knoll the lights would alternate on either side of the road at 150 feet intervals. Chair Wenger stated that Golf Estates had high pressure sodium lights with a yellow cast that were about 200 feet apart. Chair Wenger stated that it looked like option 2 covers everything. Member Deyo stated that he would like to see how 15 years from now the street trees might impede the light. Chair Wenger will be setting up a meeting with a CalAtlantic lighting person.

Resident Jim McCauley of 6709 Maple Knoll Drive came forward to speak for residents at 6705, 6707 and 6709 Maple Knoll Drive. Mr. McCauley expressed concern regarding traffic control, dust and speeding created by Pleasant Construction Company doing the construction on Maple Knoll Drive. He stated that he had spoken to Mr. Duncan regarding this matter. There was discussion about use of a water truck to control the dust and better traffic control to allow residents to come and go. Mr. Duncan stated that he was aware of the situation and had talked to Pleasant Construction. He apologized and stated that he would stay on top of it. Mr. McCauley also stated that he would like to see sod and not hydro seed in the swale to help stabilize them. He also asked about fencing around the pond. Sheree Wenger of 6715 stated that she had the same concerns. Mrs. Wenger stated that there are not fences around the Laytonsville Preserve ponds.

Chair Wenger stated that Member Simonetti was elected to the Town Council. He thanked Member Simonetti for his work on the Planning Commission.

There being no further business, Member Stadler made a motion to adjourn the meeting at 8:50 p.m. Commission Member Frankowski seconded the motion. *Unanimously approved.*

Respectfully submitted,

Charlene Dillingham
Secretary
May 18, 2017