**Meeting Minutes of Planning Commission**

**Town of Laytonsville**

**September 22, 2022**

Chair Wenger called the meeting of the Planning Commission to order at 7:35 p.m. Members Brian Kline, Obed Pellegrino, Brendan Deyo, and Tim Shortley were present. Mayor Jim Ruspi, Clerk Mary Burke, Town Council Member Burke, and Historic District Commission Chair Charles Hendricks were also present.

The minutes of the Planning Commission meeting on June 23, 2022, were approved as submitted.

**Laytonsville Grove Being Readied for Turnover to the Town:** Chair Wenger met with Mayor Ruspi, Jill Ruspi and Dusty McLain, our lead contact from Lenar, at The Family Room. They agree that there are some issues that need to be cleared up before turning Laytonsville Grove to the town. Mayor Ruspi will contact Peggy Urban from the Division of Land Development Services to get her point of view as to what needs to be done.

**Town Maps:** We have physical copies of the updated maps. Chair Wenger will deliver them to Town Hall. He stated that they appear to be correct. There was a minor issue with the Parks and Trails Map and the path that goes from Miller Park to Barberry Lane. It needs to be re-platted so that it can be excluded from the Forest Conservation Area. We need to do this so that we can eventually pave the path.

**Old Business:**  Future Infrastructure, Process to Bring WSSC Sewer to Laytonsville Update:Member Kline shared a draft of the letter he wrote to the Montgomery County Council regarding bringing a sewer system to the Town of Laytonsville. He is looking for feedback from the commission. Member Shortley suggested changing the final sentence of the first paragraph to say that it is a problem rather than it is rapidly becoming a problem. The septic system for the shopping center is an issue now and is front and center. Do we have data regarding other septic systems in town? For instance, how many have been replaced and how many are failing? Perhaps we could do a survey. There is a penalty that comes with septic failure, so there is concern some residents may not be willing to share the information. Chair Wenger shared that homes on the east side of 108 are in the Patuxent Watershed and homes on the west side of 108 are in the Seneca Watershed. Most of the known issues in town are in the east side. The Fire Department’s system is on a sand mound, but we’re not sure about the school. Would it make sense to talk to the owner of the shopping center, the Laytonsville VFD and Laytonsville Elementary? Member Kline will reach out to them to get feedback. We have some time due to the upcoming election. Member Shortley will send Member Kline his comments so that he can update the letter. Member Kline asked Mayor Ruspi what he thought about this, and he said that if our town is going to continue to exist, we are going to need a sewer system. This is a public safety issue and an environmental issue, and that should be noted in the letter. When referring to the issues in town, it would be best to not use specific addresses, but to discuss the general issue with the size of the lots east of 108. Member Kline will have an updated letter as well as comments from the Laytonsville VFD and Laytonsville Elementary School/MCPS for the next meeting.

**Comprehensive Plan Review 2024:** Chair Wenger stated the importance of beginning the Comprehensive Plan review. He said all members need to begin reviewing the current plan which is available on the town website. Chair Wenger said that we are looking to predict the future of Laytonsville and its trajectory for the next 10 years. This is the roadmap for how the town will get things done. Think about what has been achieved and what needs to be there for the future. We must do this in a way that is compliant with the State of Maryland. It will be a big undertaking and it is important to start studying the plan now to be prepared. Municipal Growth and Water Resources are the two biggest areas to focus on. Member Kline asked Chair Wenger if it is feasible to have this completed by 2024. Chair Wenger said that we will have help from the Mayor and Town Council, as well as a consultant. It is a big undertaking but does think that we can get it done. It is the most important document in the town. To learn more about Comprehensive Plans, you can go to the Maryland State Planning Website. Member Kline is registered to attend the Maryland Department of Planning Meeting in Frederick on October 25 and 26. Chair Wenger may attend as well.

**Shannon Allcock:** Shannon has retired and moved to Florida. He was willing to stay on the Planning Commission despite no longer living in Laytonsville. Member Wenger has so much gratitude for Shannon and all that he has done for the Planning Commission. The following letter of appreciation was mailed to Shannon:

*The town of Laytonsville wishes to express deep gratitude to you, and to acknowledge all that you have contributed to Laytonsville through your service with the Laytonsville Planning Commission.  As a Planning Commission member, you have gone above and beyond in your continued service, even after you moved to another state.*

*It is because of the unselfish dedication of our residents such as you, serving in unpaid positions, that the town of Laytonsville is such a desirable place to live.  In today’s current environment, it is difficult to find people like you who unselfishly and without compensation assume responsibilities that are necessary for the success of Laytonsville and its residents.*

*While you have graciously offered to continue your service with the Planning Commission, we feel it is only fair to relieve you of that obligation.*

*The town of Laytonsville is forever indebted and appreciative of all that you have contributed towards the betterment of our town.*

*With sincere thanks, James A. Ruspi, Mayor, Town of Laytonsville*

 Mayor Ruspi said that when he sits and listens to meetings of commissions, he is amazed at the people who volunteer their time to make our town function. Thank you all – I appreciate all you do for the town.

**Members:**

**Adjourn:**

Member Kline made a motion to adjourn the meeting at 8:28 p.m. Member Pellegrino seconded the motion. **Unanimously approved**

Respectfully submitted,

Mary Burke

Town Clerk

September 22, 2022