

**Meeting minutes of Planning Commission
Town of Laytonsville
March 24, 2014**

Chair Wenger called the meeting of the Planning Commission to order at 7:30 p.m. Members Brendan Deyo, Mark Frankowski, Paul Simonetti and Pete Stadler were present. Secretary Charlene Dillingham was also present.

Attendance: Land Planner, Stan Benning

The minutes of the Planning Commission Meeting on December 4, 2014 were approved as submitted.

Old Business:

Comprehensive Plan Chair Wenger restated that the Comprehensive Plan has conditional approval and that a letter was sent to Doug Lohmeyer from Maryland Department of Planning addressing the construction of the bypass in Laytonsville as not being in the Priority Funding Area or being a benefit to the Town. A previous letter dated July 9, 2004 from Maryland State Highway Administration thanked Mayor Oland for setting aside land and planning for a future bypass. Chair Wenger feels that the state is missing some aspects in their review of the Comprehensive Plan, 1) being that Laytonsville is in the Priority Funding Area and 2) that the bypass will be a benefit to the Town of Laytonsville. Mr. Lohmeyer and Mr. Wenger have a meeting with Maryland Department of Planning set up on April 2 to discuss.

Laytonsville Grove Development –Member Stadler stated that we need signature on the forestation plan for the Laytonsville Grove Development. Mr. Stadler agreed to reforest with 2” native type trees and the full grown trees would be left alone. The trees behind Sundown and 1st Street will remain and some added.

There was discussion about a Home Owners Association for the subdivision and it was stated that came further in the planning. Mr. Benning suggested that since the town is small it may be better to have the town govern the subdivision. Mr. Stadler noted that 20 acres of open space would be owned by the town.

By-pass - Mr. Benning noted that there are 2 problems that he sees with the proposed by-pass. First, Parcel A, which is critical to the by-pass is part of a bundle. Second, the area to the west of town is wetlands.

Mr. Benning also commented about the lots near the Jones pond area. He felt that it was worth considering adding a pipestem to access the lots behind the pond. He noted that pipestems can become contentious with regards to maintenance and snow plowing.

New Business:

Commission Member Deyo made a motion to adjourn the meeting at 8:30. Commission Member Stadler seconded the motion. **Unanimously approved**

Respectfully submitted,

Charlene Dillingham

Secretary

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