

**Meeting minutes of Planning Commission
Town of Laytonsville
May 8, 2015**

Chair Wenger called the meeting of the Planning Commission to order at 7:38 p.m. Members Paul Simonetti, Pete Stadler and Mark Frankowski were present. Secretary Charlene Dillingham was also present.

Attendance: There were no guests present.

New Business:

Laytonsville Grove Development - Chair Wenger stated that the County is looking at the wording of the storm water management plan that was accepted. Per the hearing of March 8, 2012 and per Resolution #12-1 the subdivision plan was approved with the following conditions:

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to the relevant provisions of Town of Laytonsville Zoning Ordinance and Town of Laytonsville Subdivision Ordinance, the Planning Commission APPROVES Preliminary Plan No. 12-001 to create 36 lots and 2 parcels on 101.29 acres of land in the R3 Zone located on the subject property in the Town of Laytonsville Master Plan subject to the following conditions:

- 1. Approved Forest Conservation Plan.*
- 2. Provide approval letter from Montgomery County Permitting Services Well & Septic for all building lots subject to the plan.*
- 3. Submission of Montgomery County Department of Permitting Services approved Storm Water Management Plan before Submission of final plan for approval.*
- 4. Submission of approved Street/Sidewalk Construction Plan by MCPS.*

5. *Further study of Lot 35 regarding storm water draining easement.*
6. *PEPCo right-of-ways to be abandoned from Lots 18, 20, 21 and 24.*
7. *Submission of Grade Easement Plan before submission of final Plan.*
8. *Submission of Flood Plan Study and approved before submission of final plan.*
9. *Submission of HOA provisions.*
10. *Execution of Reforestation Easement Agreement and Forest Conservation Maintenance Management Agreement to be completed prior to recordation.*
11. *Subdivision to be recorded prior to 12 months after approval of final plan. (This will be a condition of approval of the final plan.)*
12. *Eliminate the two entrances on Maple Knoll Drive to Stadler Garden Center.*
13. *Applicant to conduct a study by a third party engineer to determine if a traffic light at Rt.108 and Maple Knoll Drive is warranted before submission of final plan and decision to be made at that time.*
14. *Any encroachments to be cured.*

Discussion was around condition #3. As the property had not transferred from the Stadlers to Natelli Communities, this condition makes it necessary for the Stadlers to post a \$1-2 million dollar bond. Members discussed changing the language in condition #3 to state that the storm water plan must be approved prior to beginning construction, alleviating the need for the bond.

Member Frankowski made the motion to amend condition #3 so replace the words 'before final submission' with 'before construction'. Member Simonetti seconded the motion. Member

Simonetti, Frankowski and Chair Wenger voted in favor. Member Stadler abstained.
Unanimously passed.

Commission Member Simonetti made a motion to adjourn the meeting at 7:55. Commission Member Stadler seconded the motion. **Unanimously approved**

Respectfully submitted,

Charlene Dillingham

Secretary

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