

**LAYTONSVILLE HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**  
**December 9, 2015**

**Roll Call:**

A meeting of the Laytonsville Historic District Commission (HDC) was called to order by Chair Sheree Wenger at 7:36 p.m. Commission Members Charles Hendricks, Michele Shortley, and Jill Ruspi were present. Member Lisa Simonetti and Alternate Joann Howes were absent.

Matt Honacki of NV Homes was present.

**Minutes:** The minutes from the October 19, 2015 meeting were presented. Commission Member Hendricks made a motion to approve the minutes. Commission Member Shortley seconded the motion. Motion carried. The minutes from the November 16, 2015 meeting were presented. Member Shortley made a motion to defer the minutes. Member Ruspi seconded the motion. Motion carried.

**Preliminary Statement by Chair:**

The preliminary statement was not read.

**New Business:**

Matt Honacki proposed that the Commission review the proposed front elevations of the homes to be in the Historic District first. These homes are on lots 1, 2, 13, 14, 15, and 16 of Section C of Laytonsville Preserve. He noted that all houses have walk out basements. Mr. Honacki commented that they were proposing 3 models for these lots. The Dartmouth is the largest of the three and had been built in the Rolling Ridge subdivision. The Beaconsfield and Abingshire are smaller models. He stated that some models may be more appropriate for some lots than other. Lots 15 and 16 must have a shared driveway due to the lot sizes. Bonus rooms, retreats, bay windows and detached and front entry garages have been excluded from the options. All homes have a two car garage limit.

Member Ruspi commented that she thought that NV had captured the types of homes that would be suitable for the Historic District. Chair Wenger asked the Commission members if there were any objections to the Dartmouth, Abingshire or Beaconsfield models. Commission members agreed that the model selected for lot 2 would require further discussion due to its location. Chair Wenger commented that she would like to see porches encouraged. Member Hendricks commented that if brick was chosen he would like to see the entire house in brick. A discussion followed about whether brick should be used in the Historic District and if so, the amount of brick that was appropriate.

Member Ruspi made a motion to hold a work session on January 13, 2016 at 7:30 pm to continue discussion on the NV model homes for Laytonsville Preserve. Chair Wenger seconded the motion. Motion carried.

Member Hendricks made a motion to leave the record open for comment on application HDWP-02-15 until the January 18, 2016 meeting. Application HDWP-02-15 was submitted by NV Homes to discuss the models for Laytonsville Preserve that fall within the Historic District. Member Shortley seconded the motion. Motion carried.

**Old Business:** Chair Wenger stated that a complaint had been made about lighting at the gas station at 21625 Laytonsville Road since it had been re-opened. Chair Wenger said that she had spoken to the owners and the light was brighter because burned out interior light bulbs had been replaced. The exterior lighting had not been changed.

**Adjournment:** Commission Member Ruspi made the motion to adjourn the meeting, which was seconded by Commission Member Shortley. The meeting adjourned at 9:25 p.m.

Respectfully submitted by,

Charlene K. Dillingham  
Clerk, Town of Laytonsville