

Sykesville Historic District Commission Minutes

February 6, 2018

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on November 27, 2017 in the Conference Room at the Sykesville Town House. Commissioner Fogg called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

PRESENT: Commissioners Norman Fogg, Melissa Clark and Michael Johnston. Council Member Stacy Link

STAFF: Aretha Adams, Town Manager
Kerry Chaney, Town Clerk

SHDC MINUTES: October 24, 2017 and November 27, 2017 – all motioned to accept the minutes with the revision provided.

REVIEW OF APPLICATIONS:

- #16-19 Warfield Complex
On Monday, February 5, 2018, the Sykesville Planning Commission voted to approve the final subdivision plan with three conditions: 1) that the developers gain approval from Springfield Hospital Center for the overall traffic plan; 2) that a covenant be recorded to limit medical use to 37% of all office space; and 3) that certain road maintenance in the public rights-of-way be maintained by the Property Owners' Association and the Home Owners' Association. The developer explained to the SHDC that they have a Memorandum of Understanding in the process with Springfield Hospital Center regarding condition one, and they have submitted the covenant to the county for their review and signature regarding the medical space and condition two.

Sean Davis, of Morris Richie and Associates, explained that the plan submitted was 56 sheets long, and only three were applicable to the SHDC. Richard Wagner, AIA, David H. Gleason Associates, was provided all 56 sheets for review. The three sheets that apply to the SHDC involve landscaping, the center mews, details such as light fixtures and benches, and the pavilion/bus shelter at the tot lot.

Mr. Wagner explained that in his memo dated January 25, 2018, the first recommendation in the third section is simply asking the developer to add "Home Owners' Association" before HOA so it is defined the same as the "Property Owners' Association (POA)". Mr. Wagner was given plans dated 12/14/2017 and 12/18/2017 from the developers. These plans were unchanged from the plans reviewed by the SHDC dated 1/19/2018.

Mr. Davis also explained that he had emailed the Maryland Historical Trust (MHT) regarding both the SHDC submission to them and the wetlands mitigation the developer

is currently working through. Elizabeth Hughes, Director of the MHT, only responded about the wetlands mitigation; there has been no correspondence from the MHT regarding Chairman Fogg's follow-up letter to the submission.

Council Member Link motioned and Council Member Johnston seconded to approve application #16-19 regarding Final Plat One, Parcel E/F, Phase 1, Sheets 1 – 5, dated 1/19/2018, Water and Sanitary, Warfield E/F Subdivision, Phase 1, Sheets 1 – 9, dated 1/19/2018, Warfield Parcel E/F, Town of Sykesville, Sheets 1 – 45, dated 1/19/2018, and Pattern Book Version 6.0, as it is consistent with the *Warfield Commercial Center: New Construction Design Guidelines and Standards for Signs*. All voted in favor.

BUSINESS:

- There were no reports from the Gate House Museum or the Historic Colored Schoolhouse.
- A gentleman attended the meeting to express his interest in joining the SHDC. He was given information on how to submit his intent to the Town.

ADJOURNMENT:

There being no further business, a motion was made by Council Member Link and seconded by Commissioner Clark to adjourn at 6:55 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary