

Town of Brookeville
Planning Commission Meeting Minutes
Tuesday, May 1, 2018
7:30 PM

Planning Commission Members:

Present: Harper Pryor, Garrett Anderson, Miche Booz, Chris Scanlon, Stefan Syski

Absent: None

Quorum: Yes

Additional Attendees:

Town Residents: Sue Daley. President of the Commissioners

Others: Philip Sardelis, Owner of Inn at Brookeville Farm and Curt Schreffler, CAS Engineering

Proceedings

Call to Order: Meeting opened by Chair, Harper Pryor.

Minutes: April 3, 2018 meeting minutes approved.

Permit Approvals: None

Preliminary Consultations: Inn at Brookeville Farm

Philip Sardelis updated the BPC on his property plans. He has leased the Inn to Paul Saiz, owner of the Bolder 144 restaurant in Mt. Airy, who plans to open a restaurant in the very near future. Mr. Saiz' landscaping company is currently executing property improvements. Mr. Sardelis responded that all conservation easement information had been provided to the lessee.

In addition to the Inn, Mr. Sardelis also owns Parcel 770 in Brookeville. Curt Schreffler, CAS Engineering, shared preliminary plans to divide the 4.3 acres into four lots – 2 front lots of .67 acres, 2 back lots of 1.5 acres, remaining land for forest conservation - with a single shared driveway. Currently, there are no footprints for the proposed homes. BPC encouraged Sardelis to talk with the Historic Preservation Commission (HPC) before advancing development plans. Described that the BPC acts as a Local Advisory Panel (LAP) to the Historic Preservation Commission (HPC) during new developments. BPC shared that Brookeville homes are smaller in scale than other areas in Montgomery County, specifically “McMansions” would not be approved. There was a discussion of proposed plans, processes to get permits for building in a Historic District, and concepts for historically sensitivity to make the homes part of Brookeville. Specifically, homes are open to the street, not nestled back. BPC shared importance of walking paths in and around the area being developed, including the path around the pond.

Town Zoning, Ordinances and Comprehensive Plan were discussed. Mr. Schreffler had questions regarding driveway and road widths, storm water management, and impervious surface limits. He will coordinate with Park & Planning and the Fire Marshall, to advance development plans. Any questions will be sent to the BPC.

Comprehensive Plan:

- As the Preservation Office did not submit a grant application to Maryland Certified Local Government (CLG) in March 2018, BPC reached out to Nell Zeihl for additional Maryland Historic Trust (MHT) suggestions to employ a historic planner to assist with the Comprehensive Plan.

Other Business:

- Next BPC meeting is Tuesday, June 5th at 7:30pm.

- July 3, 2019 BPC meeting will be rescheduled to a later in the month.

Meeting adjourned at 9:19pm
Cate McDonald, Town Clerk