

Sykesville Historic District Commission Minutes

March 16, 2017

DRAFT

The Sykesville Historic District Commission (SHDC) meeting was held on March 17, 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 Johnson. Council Member Stacy Link

STAFF: Dawn Ashbacher, Town Manager
Kerry Chaney, Town Clerk

REVIEW OF APPLICATIONS:

- #16-19 Warfield Complex
Dennis Hoover, Town Attorney, presented a timeline of events that contributed to the Warfield Development.

1998 – Prior to the Town’s ownership of the complex, a Charrette was held to determine what members of the Town would like to see as the future of Warfield. This Charrette ended with a mixed use plan for the property.

2002 – The State of Maryland deeded the property to the Town of Sykesville pursuant to the Disposition Agreement. The Disposition Agreement includes a component advocating for mixed use property and the use of Smart Growth Protocols. It also gives the SHDC the primary review power over new construction.

2004 – An easement was recorded with the Maryland Historic Trust (MHT) for the Warfield Property. This easement is subject to all matters of record, including the Disposition Agreement. There is an appeal process written into the easement if the guidelines are unreasonably withheld by the MHT. This document also gives the SHDC the power to decide if the proposed plan is in compliance with the guidelines and allows the MHT a chance to review and comment on the plans.

2010 – A Memorandum of Agreement between the Town and the MHT placed constraints on the amount of time allowed for MHT to review the plans after they were approved by the SHDC. If this document is revoked, the default is back to the easement and the Disposition Agreement.

2010 – The *Warfield Commercial Center: Design Guidelines and Standards for Signs and Energy Efficiency* were adopted after the Memorandum of Agreement. These guidelines are for new construction on the Warfield property and were

written to mimic the campus plan. At the time that they were written, the zoning was only for commercial uses, not residential.

The developer drew the SHDC's attention to Exhibit B of the Disposition Agreement which is the Smart Neighborhood Protocols section. Section 3A(1) of Exhibit B says that residential is a permitted use, including townhouses.

The developer expressed their desire to have the guideline revisions be revisited by the MHT because of the Disposition Agreement, which was not known about at the time of submission. Mr. Wagner explained that there is an appeal process that the SHDC can use if they believe the guidelines have been unreasonably withheld. Mr. Wagner believes this to be the case, as the MHT is applying the Secretary of the Interior's Restoration Standards and not the Rehabilitation Standards.

A meeting between the Maryland Department of Planning, Elizabeth Hughes, Director of the MHT, Dawn Ashbacher, Town Manager, Commissioner Fogg, and Richard Wagner, David H. Gleason Associates, is planned for March 17, 2017. Mr. Wagner explained that it is a preliminary meeting to try to quickly move the process forward without fighting with the MHT and to show the importance of the Warfield Complex to many parties involved in hopes that the MHT Director can expedite the process. The developer expressed interest in attending the meeting. Commissioner Clark explained that because the meeting is solely about the proposed revisions to the guidelines and not about the submission of any plan, she does not believe that the developer should be in attendance.

Council Member Link motioned to have the SHDC send a letter appealing Elizabeth Hughes', Director of the Maryland Historical Trust, denial of proposed changes 1-6 and 16 to the *Warfield Commercial Center: Design Guidelines and Standards for Signs and Energy Efficiency* which was in two letters to the SHDC, one dated February 2, 2017 and one dated February 24, 2017. Commissioner Clark seconded. All voted in favor.

Commissioner Fogg will present the appeal letter to Director Hughes at the meeting on March 17. It will also be mailed to the MHT. The primary goal is to move the project forward in a timely fashion. The developer would prefer not to wait until the Board of Trustees meeting in May for the appeal. If there is a way to expedite the approval letter, then the developer would prefer to take that path.

ADJOURNMENT:

There being no further business, Motion was made by Council Member Link and seconded by Commissioner Clark to adjourn at 7:42 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary