

[47]*8.11 Commission Meetings to be Public*

All meetings of a commission shall be open to the public. Any interested person or his representative is entitled to appear and be heard by the commission before it reaches a decision on any matter. The commission shall keep an open record of its resolutions, proceedings, and actions which shall be kept available for public inspection during reasonable business hours.

[48]*8.12 Certificate of Approval*

The commission shall file with the building inspector by whatever name known of the county or municipal corporation a certificate of its approval, modification, or rejection of all applications and plans submitted to it for review. Work shall not be commenced on any such project until such a certificate of approval has been filed, and the building inspector shall not issue a building permit for such change or construction unless and until he has received such a certificate of approval. If there is no building inspector in the county or municipal corporation, the owner, lessee, or tenant of the property and premises shall not commence the proposed work or change until and unless he or it has received such a certificate of approval from the commission. The failure of the commission to act upon an application within forty-five (45) days from the date the application was filed shall be deemed to constitute automatic approval of the proposed changes unless an extension of this forty-five day period is agreed upon mutually by the applicant and the commission.

[49]*8.13 Ordinary Maintenance Not Affected*

Nothing in this [subtitle] section shall be taken or construed to prevent work and repairs on any structure coming under the heading of ordinary maintenance. Nothing in this [subtitle] section affects the right to complete any work covered by a permit or authorization issued prior to [June 1, 1963] the effective date of this section.

[50]*8.14 Appeal*

Any person or persons, firm, or corporation aggrieved by a decision of the historic district commission has a right of appeal therefrom similar to that provided from the decision of the zoning board or commission within the county or municipal corporation.

[51]*8.15 Severability*

The provisions of [this title] Section 8.00 are severable, and if any of its provisions are held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

SEC. 2. *And be it further enacted*, That any and all other laws enacted by the 1970 Regular Session of the General Assembly to amend, change, or add to Article 66B of the Annotated Code of Maryland, as this Article appears in the 1967 Replacement Volume and 1969 Cumulative Supplement, shall be construed as laws enacted by the General Assembly and shall prevail over anything inconsistent