

CHARLESTOWN PLANNING AND ZONING COMMISSION
MINUTES
December 8, 2011
7:00pm

Chairman Roger Clements called the meeting to order at 7 p.m. with Chris Capano, Ursula Boudart, Robert Gell, and Wib Pumpaly in attendance.

Minutes - The minutes from the November 3rd, 2011 meeting were reviewed. Commissioner Gell made a motion to accept the minutes as written. This was approved 4-0.

New Business

Permit 11-62, Thomas Karow, 717 Bladen Street, Restoration of Existing Residence– Mr. Pumpaly explained that the restorations include the roof and interior of the building. He states there will not be a change in the overall size of the structure. Commissioner Gell questioned if the Historic District has approved this request. Mr. Pumpaly states the Historic District has signed off on this request and that the reason this is being looked as is because there will be new roof joists. Mr. Capano motioned to approve Permit 11-62. This was approved 4-0.

Permit 11-63, N.E.R.M., Security Gate - N.E.R.M. is requesting to install a security gate at the stub of Caroline Street. Because this is leased property that is owned by the Town, Mr. Pumpaly reviewed this request with the Commissioners and they have approved it as long as 24 hour accessibility is readily available to fire/emergency services. Commissioner Gell motioned to approve Permit 11-63. This was approved 4-0.

Permit 11-66, L. Maier, Heartwood Construction, 429 Water Street, Retaining Wall, Grading, etc., - After reviewing the request, Ms. Boudart motioned to approve Permit 11-66. This was approved 4-0.

Permit 11-67, Charlestown Marina – “C” Dock Walkway – Mr. Pumpaly explains that Charlestown Marina has received permits from the Maryland Department of the Environment to install a walkway from the hard ground to the end of “C” Dock to enable their clients to have access to their boats. This was started about a year ago but the Department of the Environment put a stop to it because they didn’t have the proper permits. Ms. Boudart motioned to approve Permit 11-67. This was approved 3-0.

Permit 11-68, D.H.H. Modular Homes, 464 Frederick St., Single Family Home/Garage – Mr. Capano stated that this is inside the setback requirements. After determining the location it was established that this lot is in R-1. It was then stated that the garage is a foot away from the setback. Mr. Clements motioned to approve 11-68 as long as the as-built shows the 10 foot setbacks on each side. This was approved 4-0.

Permit 11-69, Brian Dempsey, 11 Clemency Dr., Shed & Perimeter Fence – After some review, Ms. Boudart motioned to approve Permit 11-69. This was approved 4-0.

Permit 11-70, Ryan Homes, Cool Springs, 131 Cool Springs Road, Single Family Home/Garage – Mr. Capano motioned to accept Permit 11-70. This was approved 4-0.

Expedite Building Permits, Ryan Homes, Greg Speakman – Mr. Speakman explained that he is trying to cut the wait time between having to wait for a Town Planning and Zoning meeting and then wait for approval from the county. He requested that he submit permit requests to Mr. Pumpaly, he then provides Greg with the necessary paperwork to submit his request with the county. Mr. Speakman would then return to the Town for final approval and to receive the actual permit. After some discussion, Ms. Boudart suggested that they try this method on the next permit to see how it goes.

John Keating, discussion regarding 419 Chesapeake Road – Mr. Keating did not attend the meeting.

Old Business

Charlestown Marina Construction Issues (No Permit) – After some discussion, it was determined that a permit is required for this project.

Permit 11-61, Mark Plum, Building Permit Issues – 453 Chesapeake Road – Mr. Plum did not attend the meeting. Mr. Pumpaly briefly discussed that this homeowner started this project without a building permit from the Town or from the county thus there was a fine assessed. At the last meeting, the board decided to not approve this permit because the deck does not meet the requirements in the code.

There being no further business it was moved to adjourn the meeting and all agreed.

Respectfully submitted by Christina Jackson; Town Clerk.