

**PLANNING & ZONING COMMISSION  
MINUTES  
March 1, 2011 (7:00 pm)**

The meeting was called to order by Chair, Rogers Clements. Also in attendance were Ursula Boudart, Christopher Capano, Robert Gell, David Jarinko and Wib Pumpaly.

The minutes from the January 4, 2010 meeting were reviewed and David Jarinko made the motion to accept them as written. This was approved 4-0 with 1 abstention.

Robert Gell asked if any consideration had been given to changing meeting dates as mentioned at the January minutes. Discussion revealed that moving the P&Z meeting to the first Thursday after the first Tuesday of the month would streamline the process since the Historic District Commission meets on the first monthly Tuesday thus they would have permits ready for the P&Z Thursday meeting. The members agreed to this change; to be implemented after the public is notified by way of the Town's web site, the local newspaper and so forth.

Permit 11-01, Curtis Elmer, 332 Caroline Street, a major permit to construct a home addition and a detached garage. After reviewing the permit and plans, it was noted that the dimensions of the building, setbacks and so forth as depicted on the drawing were not correct and confusing. David Jarinko moved for approval of permit 11-01 subject to submittal of an accurate, approved drawing of the plat of record. Approval was unanimous 5-0. The Historic District Commission also needs to submit their approval and Mr. Elmer was advised to go to their meeting to help them understand his permit.

**New Business**

John Gonce property 249 Frederick Street – In the past year this property was deemed unfit for habitation and subsequently the windows and doors were boarded up. Recently Mr. Gonce made a request to remove the plywood from the structures because the property is going to auction and it should be made available for preview inspections. A letter from Cecil County indicated that the plywood may be removed but signs must be posted advising entrance at one's own risk. After the sale the door and window coverings must be replaced until actual work begins to rectify the condemned situation. Discussion regarding how to ensure the window and door coverings are replaced after the sale resulted in the opinion that a deposit should be made before the auction to be refunded when the coverings are replaced. It was recommended that the auctioneer be contacted for an opinion of how long a preview/inspection period should be. David Jarinko made the motion to require a \$1,000 deposit for permission to remove any window and door coverings prior to a preview period to ensure the covering's replacement after the auction; either by the owner or by the Town. If the Town were to do the replacement, the deposit would be lost to the owner. This passed 5 - 0.

There being no further business Robert Gell moved to adjourn the meeting and all agreed.