

PLANNING & ZONING COMMISSION
MINUTES
July 20, 2010 (6:30 pm)

Because of a lack of a quorum, the Planning & Zoning meeting originally scheduled for 7/6/10 was rescheduled to 07/20/2010.

Chairman Rogers Clements called this meeting to order with Ursula Boudart, Christopher Capano and Wib Pumpaly, Zoning Administrator, being present.

Commission President, Robert Gell, spoke of his recent letter concerning the charge of reviewing and perhaps revising some portions the existing Planning & Zoning Code in order to make it “more user friendly” by refining verbiage and identifying ambiguities. He mentioned asking Ron Edwards to join the group as a representative from the Charlestown Historic Commission. The topic of Public Hearings was discussed and it was suggested that when and if change recommendations made were accepted by the Town Commissioners, then public hearings on the changes could be held. It was revealed that as long as a meeting was held with no decisions being made, the meeting would not have to be open to the public.

Max Klessig (Permit 10-36) for tree removal, 210 Market Street. After short discussion concerning the requirement to plant a replacement tree, Ursula Boudart moved to approve the permit and it passed unanimously (3-0)

Michael Hollis (Permit 10-39) for shed, 318 Cather Avenue. Christopher Capano motioned to accept the permit and it was unanimously approved (3-0).

Larson’s Investments (Permit 10-40) for deck, 133 Cool Springs Drive. Christopher Capano moved to approve the permit which passed unanimously (3-0).

Michele Anderson (Permit 10-41) for two-tier deck, 24 Teresa Lane. After a discussion concerning the forest retention area border and reviewing the permit, (David Jarinko arrived at this point) Ursula Boudart motioned to accept the permit and this passed (4-0).

Next, the minutes from the June 1, 2010 meeting were reviewed. David Jarinko made the motion to accept the minutes as written. Approval was unanimous 4-0.

Richard & Judy Price (Permit 10-42) for a garden walkway, 125 Conestoga Street. David Jarinko motioned to approve as presented and this passed unanimously (4-0).

Dennis Dobay (Permit 40-43) for invisible canine fencing, tree removal, shrub planting and installation of gutters and downspouts 317 Tasker Lane. After a short discussion concerning the nature of invisible fencing, Christopher Capano made the motion to approve and this was passed (4-0).

Dennis Dobay (Permit 10-48) for installation of paved driveway, 335 Tasker Lane. After a review concerning set-backs and impervious area increases, Ursula Boudart moved to accept the permit and all agreed (4-0).

Mark Hudson (Permit 10-44) for change of driveway surface, 407 Water Street. David Jarinko motioned to approve the permit with unanimous agreement (4-0).

Steven Seivold (Permit 10-45) for split rail fence, 237 Inspiration Road. A portion of this fence is in a wetlands buffer zone so a letter from MDE is included. David Jarinko made the motion to approve and this was passed (4-0)

REM Construction (Permit 10-46) for deck , 201 Grace Road. Ursula Boudart moved to approve the permit and all agreed (4-0).

Keith Reiners (Permit 10-47) for an above-ground pool, 111 Revelation Road. Following a short review of fencing requirements for an above-ground pool and the set-backs for a future deck, Christopher Capano made the motion to accept the permit and this was unanimously approved.

REM Construction (Permit 10-49) deck, 138 Cool Springs Road. After a discussion concerning the discrepancy on the location addresses, David Jarinko made the motion to approve the permit contingent upon clarification of the site address. This was unanimously passed (4-0).

Rev. R.E. Langford, (Permit 10-37) for car port/shed at 407 Calvert Street. As the permit was examined, it was explained that the lot is non-conforming so the present formula relating to side set-backs makes it actually 9.5' instead of the normal 5' side set-back. After a short discussion it was agreed that the Planning & Zoning Board must disapprove the permit and suggested that he seek redress with the Appeals Board. David Jarinko made the motion to deny the permit because of insufficient side set-back allowances regarding non-conforming lots. This was passed (4-0).

Wib Pumpaly made mention of the need for members of the Board to complete the State's Planning & Zoning Education Course. He then mentioned the Thursday, 22 July, meeting with URS in order to review the new Stormwater Management Ordinance.

David Jarinko spoke of the confusion concerning permissible lot coverage in Charlestown Manor which is an LDA area. It was felt this area should be redefined as IDA.

Discussion concerning scheduling of the P&Z Review meeting was held with no decision being made.

There being no further business, David Jarinko moved adjourn and this was unanimously approved.