

**PLANNING & ZONING COMMISSION
MINUTES
APRIL 7, 2009**

Chairman Rogers Clements called the meeting to order with Ursula Boudart, Christopher Capano and David Jarinko in attendance.

Barry and Karen Burkhardt, 259 Inspiration Road - screened-in porch and deck. The members reviewed the plans and discussed the apparent dimensions concerning infringement into the set-back areas. The homeowner mentioned having strung a line marking the boundary and plumbing a line at the proposed overhang corner to determine if there were an infringement. David Jarinko suggested that the Zoning Administrator, Wib Pumpaly, visit the site to inspect the lay-out of the actual project. Chris Capano made the motion to approve permit 09-05 with the stipulation concerning the set-back issue. Dave Jarinko made the second and all approved.

Pauline Bryant, 130 Conestoga Street - add dressing room to bedroom. The proposed addition lies within the original footprint of the structure. Chris Capano made the motion to accept permit 09-09 with Ursula Boudart seconding and all approving.

Robert Leftridge and David Reeves were present to gather information from Planning & Zoning on what they may do with a piece of property at 391 Chesapeake Road. This non-conforming parcel now contains two dwellings and two separate water/sewer services. The individuals would like to demolish and rebuild, and they want guidance on how this may be accomplished. They discussed two-story (so as not to change the footprint) or duplex dwellings as a multi-family unit. This is why they want to preserve both water/sewer connections.

David Jarinko remarked that the present structures were obviously completed before Planning & Zoning began in Charlestown.

Steve Vandervort arrived at approximately this point (7:25 pm)

It was suggested that preliminary drawings be made so the Commission members have concrete plans they may view, check for zoning compliance and on which they may make comment. It was also strongly suggested that no work of any sort be started beforehand. Ursula Boudart commented that the County has recently instituted new guidelines on demolition procedures.

Larson Builders, Darell Craig - Cool Springs, Lot #3, Parcel 1109

Mr. Craig presented plans for their first proposed dwelling. It was noted that all the permits will require "as built" renderings. Steve Vandervort made the motion to approve permit 09-14 with David Jarinko supplying the second and all approving. It was noted that the water and sewer hook-up fees must be paid before the permit can be released.

A short discussion ensued concerning the annexation fees to be paid for the Cool Springs project and the completion date for the bridge in the Cool Springs development. Also the BRAC timetable was briefly discussed.

REM Construction, Maria Klapka, 127 Cool Springs Road, Lot #212

Ms. Klapka presented the fourth set of plans for REM Construction. After examining the plans David Jarinko motioned to approve the permit with the formal application number to be assigned. Steve Vandervort made the second and all approved. Ms. Klapka will submit three additional sets of plans and the hook-up fee.

Mr. Wib Pumpaly presented for discussion a request to replace a sea wall on property at the end of Tasker Lane (Sandra Williams' property). After speaking with Dr. Nick Kelley, Critical Area Commission, Wib reported that Dr. Kelley felt that the wall was more a retaining wall and since the area is in the buffer zone, repair or replacement would require a variance. Steve Vandervort mentioned that this has been an ongoing discussion involving litigation, many permit applications and much confusion. The Planning & Zoning Commission had no wish to comment on this.

Mr. Pumpaly presented for discussion an issue with fencing on a property on Caroline Street. Apparently an electrified fence is on the property, around a garden, and may be considered a hazard. Discussion occurred as to whether this issue is one that must be controlled. David Jarinko suggested penning a letter to the Town Commissioners asking them to consider an ordinance to control this issue.

Discussion began concerning Avalon Marina, Bud Knapp and potential buyer or buyers. Controversy centers around supposedly condemned buildings on the property and confusion as to whom is responsible for their disposition. It was decided to ask the County to inspect those structures and others in Town that are in question.

The minutes from March 3, 2009 were reviewed. Ursula Boudart motioned to accept the minutes as written with David Jarinko seconding they were accepted 4-0 with 1 abstention.

The meeting was then adjourned.