

**PLANNING & ZONING COMMISSON
MINUTES
SEPTEMBER 2, 2008**

The meeting was called to order by Chairman, Howard Hall. Also in attendance were Christopher Capano, Rogers Clements, and Steven Vandervort.

Robert Jones, permit 08-67 for a shed and repair of steps. The size the shed deemed it to be a major permit. There was a short discussion clarifying the difference between "critical area" and "buffer zone" as they apply to this lot. Mr. Jones's lot was determined to lie in the "critical area". Steve Vandervort moved to approve the permit with Rogers Clements seconding and all favoring approval.

Gary Tudor, permit 08-66 replace concrete steps with wooden deck. Steve Vandervort motioned to approve and Rogers Clements seconded. Permit 08-66 was approved by all.

GenTerra subdivision preliminary plan, Bob Smiley. It was noted that these plans have been forwarded to Charlestown Fire Department for their suggestions. This plan shows a stormwater pond located near a play area and relocation was suggested. Another potential problem concerned stormwater/sewer easements crossing house lots. It was noted that a playground is now located in an area that is not easily visible from the road and for safety reasons perhaps could be moved. Also comment was made that any play ground should have access for maintenance and or emergency vehicles.

Steve Vandervort made mention of the Town's Vision Committee's future plan to develop linear parks and trails linking recreation areas. He asked permission to submit these plans to that committee so they can have a comprehensive overview of the proposed area and perhaps offer suggestions.

The minutes from the August 5, 2008 meeting were reviewed and Rogers Clements moved to accept with Steve Vandervort seconding and were approved 3-0 with one abstention.

Pet roosters at 608 Cecil Street. The homeowner had stated the six roosters are pets, that his son had chickens in the same place some years back and the Town already has horses stabled in Town as a precedent. Discussion revealed that the Town's ordinance on this subject is not clearly defined. Charlestown's Zoning Administrator asked for either a ruling by the Planning & Zoning Board or advise to request an opinion from the Town's attorney.

The homeowner appeared to explain how he came to collect these roosters as pets and how his grandchildren care for them. When it was mentioned that residents had complained about the crowing, the homeowner offered a possible solution to that problem. It was decided to send the question to the Town's attorney for an opinion.

The motion to adjourn was made, seconded and approved.