

Planning and Zoning Board Meeting Minutes

June 8, 2017 6:00 PM

The June 8, 2017 meeting of the Planning and Zoning Board was called to order at 6PM at Town Hall by Chairman, Rogers Clements. Present were Ursula Boudart, Renee Capano, Rogers Clements, Tom Durange and Rebecca Man, Code Enforcement Officer. Ken Confalone was absent.

Approval of Minutes – May 4, 2017 Renee Capano moved to approve the minutes of May 4, 2017. Ursula Boudart brought up a question on 17-27. Rebecca was asked to check to see if the property owner has decided to withdraw their application. Ursula Boudart seconded the motion. Approved 4-0.

Old Business

New Business

17-35 - 116 Frederick Street - replace fence HDC Approved Ms. Capano moved to approve, seconded by Mr. Clements. Approved 4-0.

17-36 - 117 Market Street - expand existing kitchen & patio HDC Approved Mr. Rubert was present to ask questions. Ms. Capano moved to approve, seconded by Mr. Clements. Approved 4-0.

17-37 – 136 Steamboat Ct. New Deck HOA approval is missing. Ms. Boudart moved to approve, seconded by Mr. Clements. Approved 4-0.

17-38 – 169 Steamboat Ct. New Home Approved previously at special meeting.

17-39 - 618 Bladen Street - solar panels HDC Approved Mr. Lowenthal from Edge Energy was present to advocate for this application. Ms. Capano moved to approve, seconded by Mr. Clements. Approved 4-0.

17-40 – 523 Water Street – temporary bandstand HDC Approved with stipulation that it is removed by November 1. A discussion about temporary structure in our code needs to be addressed in the new codification process. Ms. Boudart moved to approve, seconded by Ms. Capano. Approved 3-1.

17-41 – 328 Market Street – fence HDC Approved Ms. Boudart moved to approve, seconded by Mr. Durange. Approved 4-0.

17-43 – 613 Water Street – refurbish existing house, new roof, porch, etc. HDC Approved The paperwork was inconclusive as to setbacks. Zoning is R3. What is the usage? Mr. Durange asked what the outside improvements had to do with the use? Ms. Capano moved to table because it is not clear what the Frederick Street setbacks are. Seconded by Mr. Clements. Approved 4-0.

A discussion was then held on what the usage is of the aforementioned structure. We will ask the town attorney's opinion on assessing the usage of the property.

17-44 – 22 Theresa Lane – install roof over deck and enclose with windows. Ms. Capano moved to approve, seconded by Mr. Clements. Approved 4-0.

17-45 – 165 Cool Springs - deck HOA letter of approval included. Ms. Capano moved to approve, seconded by Mr. Clements. Approved 4-0.

17-46 – 31 Theresa Lane - fence No trees can be cut. Ms. Boudart moved to approve, seconded by Mr. Durange with stipulations that no trees can be cut.

Approved in house

17-42 – 559 Baltimore Street tree removal

17-47 – 22 Carpenter's Point Road - tree removal

Ms. Capano then brought up a discussion of tax map vs. zoning map. Specifically, the Wellwood is zoned on tax map as commercial and our zoning map shows it to be residential. There is a conflict of opinion and we need to consult our town attorney. Ms. Capano stated that by our zoning map Mr. Metz is out of compliance with impervious surface. Some time ago a meeting took place in which the plot of land was divided. Ms. Capano asked to see the minutes of this meeting. This then evolved into a discussion of other properties in town and their zoning. Ms. Mann will contact the town attorney for an opinion. There may need to be an audit of our properties and a possible change in zoning for some of the properties.

Mr. Clements moved to close the meeting, seconded by Ms. Capano. Approved 4-0