

## Planning and Zoning Board

March 9, 2017 6:00 PM

The March meeting of the Planning and Zoning Board was called to order by Ursula Boudart. Present were Ursula Boudart, Ken Confalone, Tom Durange, Renee Capano, and Rebecca Mann. Rogers Clements was absent excused.

Renee Capano moved to approve the minutes of February 14, 2017, seconded by Tom Durange. Approved 3-0 with one abstaining.

### Old Business

17-08 148 Cool Springs Fence & Deck Deck Previously approved, revisit on Fence After some exploration the fence can be put in as long as no trees are cut down. Ursula Boudart moved to approve 17-08, seconded by Renee Capano. Approved 4-0.

17-11 419 Charlestown Place extension of Permit 16-16 This is a point of information only.

### New Business

17-13 152 Steamboat Court Christopher Craig Deck HOA approval has now been received. Ken Confalone moved to approve, seconded by Renee Capano. Approved 4-0.

17-15 111 Inspiration Long Fence/Holly Channell Fence HOA needed, not yet received. Ken Confalone moved to approve 17-15 with the stipulation of either a 6" set back from the property line or letter from the adjacent property owners giving permission for the fence to be on the property line. Seconded by Tom Durange. Amended to hold until HOA approval is received. Approved 4-0.

17-14 125 Cool Springs Bryan Spies Shed & Fence HOA applied for. This will need a utility easement, which is signed. The owner shows a 5 foot setback which is sufficient. Ursula Boudart moved to approve 17-14 with the stipulation of either a 6" set back from the property line or letter from the adjacent property owners giving permission for the fence to be on the property line. Seconded by Ken Confalone. Approved 4-0.

### Approved In House

17-12 225 Market Street Barbara Biddle Removal of four trees

17-16 726 Water Street Rogers Clements Removal of three trees

Rebecca was asked about the property at 619. At this point Rebecca feels that they need to receive citations for the work being done without permits.

Ordinance updates – Renee Capano suggested that we take little sections at a time. Rebecca feels that might be problematic. She suggests that we get a professional company go through the

ordinances to see what is truly current and in force. After that, David Dahlstrom could be utilized to help update codes. Ursula feels that we need to go for a codification. Ken Confalone suggested that the recommendation go to the Board of Commissioners for a codification. Planning and Zoning recommends to the Town Commissioners that an updating occur (recodification) of the current town planning and zoning ordinances currently on record to clarify duplications and changes that have been made over time. Seconded by Tom Durange. Approved 4-0. Ursula will write the letter.

The next steps would be ordinance update and charter update.

Ken Confalone moved, seconded by Renee Capano to adjourn the meeting. Approved 4-0.

Respectfully submitted,

Debbie Myers, Town Clerk

Approved 4/6/2017