

Planning and Zoning Commission

May 12, 2016

The April 7, 2016 meeting was called to order by Commission Chair, Rogers Clements at 7:00 PM in Town Hall. Present were Rogers Clements, Ursula Boudart, Kenneth Confalone, and Code Enforcement Officer, Rebecca Mann. Town Administrator Wib Pumpaly and Commissioner Andy Thompson were absent.

The March minutes could not be approved. Mr. Confalone moved to approve the April 7, 2016 minutes, seconded by Rogers Clements. Approved 3-0.

Old Business – None

16-24, 128 Steamboat Court, fence and patio, J. Swalley The homeowner association has not yet provided a letter of approval. Stone or wood patio. If wood it would be a deck and need a county permit. The fence is 4 ½ feet high. Ursula Boudart moved to approve 16-24 contingent upon residential neighbor approval (if there is one) at the rear and a letter from the HOA, seconded by Rogers Clements. Approved 3-0.

16-25, 118 Cool Springs Road, solar panels, R. Hernandez They do have a letter of approval from the HOA. There is a county permit required for this work. Rogers Clements moved to approve, seconded by Ursula Boudart. Approved 3-0.

16-26, 323 Cecil Street, deck (historic district) J. Ward This permit has Historic District approval. This will be a deck placed over an existing patio to prevent children tripping. Ursula Boudart moved to approve, seconded by Ken Confalone. Approved 3-0.

16-27, 214 Bennie Drive, pool, G. Renna The yard is not huge. There is a proposed concrete pad around the pool with a fence to enclose. He is within the property setbacks and forest retention regulations. 10 Feet is the side yard setback and he must not encroach on it or the forest retention area. If the fence is going to be on the property line, then he will need a letter from his residential neighbor of approval. Ursula Boudart moved to approve 16-27 with the setback requirements and the non encroachment of the forest retention area, seconded by Ken Confalone. Approved 3-0.

16-28, 131 Steamboat Court, deck, N. Wettig This permit has HOA approval. The deck will be inside the setbacks in the back and well within on the sides as well. The feeling is that the plot plan should be included with any major permit. This permit will require a plot plan and tabled until such is provided. (Subsequently the homeowner provided such plan and it was approved by Mr.Clements, Ms. Boudart, and Mr. Confalone)

16-29, 136 Steamboat Court, new home construction, Keystone Custom Homes Ursula Boudart moved to approve 16-29, seconded by Rogers Clements. Approved 3-0.

16-30, 130 Steamboat Court, new home construction, Keystone Custom Homes. Kenneth Confalone moved to approve, seconded by Rogers Clements. Approved 3-0.

16-31, 152 Steamboat Court, new home construction, Keystone Custom Homes Kenneth Confalone moved to approve, seconded by Rogers Clements. Approved 3-0.

16-32, 1609 W. Old Philadelphia Road, solar panels, J. Suit No HOA needed. Ursula moved to approve, Approved 3-0.

16-33, 241 Conestoga paver patio, parking area (historic district) D. Miller No Historic District approval as of yet. The parking area will have to go to the Commissioners. Patio tabled until information is presented.

16-34, 523 Water Street, stamped patio(historic district) Wellwood Yacht Club – No Historic District approval. There is also other information missing. Tabled until the information is presented.

16-35, 337 Tasker Avenue, partial foundation & shed K. Detwiler. The proposed setback is 3feet while the rule is 5feet. This is a non conforming lot. The setback rule only talks about the main structure. The homeowner feels that a five foot setback would put the shed in the “middle of nowhere”. It can be approved with a 5 foot setback. If he desires a smaller setback, then it would need to go to the appeals board. On lot coverage we are OK. The foundation is mostly a cosmetic fix and will not change the footprint of the existing home. He will also be installing a fence along the back. A letter from the neighbor would be helpful. If the campground is going to expand their present fence he will not do it. Rogers Clements moved to approve contingent shed being 5 feet off back and side, and fence contingent on a letter from the adjoining property owner approving same, seconded by Ken Confalone. Approved 3-0.

16-36, 22 Carpenter's Point Road, interior flooring, etc. Phillips/Morningstar The only reason this is coming before the board is to get a county permit. Ursula Boudart moved to approve and Ken Confalone seconded. Approved 3-0.

210 Market Street is not progressing. Rebecca is asked to look into the date of demolition. This also brought a discussion about the next door residence which is in sad shape. Rebecca asks if the Board would like to pursue having the Commissioners look into legally doing a demolition of those properties. Ursula asked if we might get on the agenda for the Commissioners meeting.

Mr. Clements called for the closing of the meeting, seconded by Kenneth Confalone. Approved 3-0.

Respectfully submitted,

Debbie Myers, Town Clerk