

CHARLESTOWN PLANNING AND ZONING COMMISSION
MINUTES
January 5, 2012
7:00pm

Chairman Roger Clements called the meeting to order at 7 p.m. The attendance was not disclosed.

Minutes - The minutes from the December 8th, 2011 meeting were reviewed. Ursula Boudart questioned the approval of permit 11-69. This permit was approved but the board later went to visit the property. It was determined that he has to be 15 feet off of the house. Wib Pumpaly stated he would make a note that the permits final approval is subject to certain conditions. Commissioner Gell made a motion to accept the minutes as written. This was approved 4-0.

New Business

Permit 12-02, Ryan Homes – 129 Cool Springs Road – Single Family Home/Garage – After a brief discussion, permit 12-02 was approved.

Permit 12-03, Ryan Homes – 142 Cool Springs Road – Single Family Home/Garage – Mr. Jarinko motioned that permit 12-03 be approved. After some discussion about the plans, permit 12-03 was approved.

Permit 12-04, Ryan Homes – 118 Cool Springs Road – Single Family Home/Garage – Permit 12-04 was approved.

Permit 12-05, Ryan Homes – 113 Cool Springs Road – Single Family Home/Garage – After a brief review, permit 12-05 was approved.

Old Business

Permit 11-61, Mark Plum – 453 Chesapeake Road – Building Permit Issues – Mr. Pumpaly distributed letters addressed to each board member from Mr. Plum.

New Business

Permit 12-01, Charlestown Marina – Enclosed Existing Porch – Mr. Pumpaly explained that the construction under this permit was started prior to the permit request being received. Mr. Pumpaly stopped the construction and advised Charlestown Marina that a permit was required. The Marina has paid the extra fee for starting the construction without a permit. It was determined that the Historic Committee needs to look at the permit. There was some discussion as to if this is a repair or a replacement of the original deck. Dr. Gell suggests that the Planning and Zoning Committee declares the construction as a repair. There was some debate over why this issue was brought to the board if there wasn't a formal complaint made. The board agreed to remove the deck from the permit since it is not required for a repair and to approve the deck enclosure portion of the permit.

Robert and Robin Rowe – Sub-Division Discussion – Parcel 344 – This is a large L shaped piece of land. Mr. and Mrs. Rowe would like to consider subdividing this parcel. Mr. Pumpaly explained that this isn't possible because there wouldn't be access to the street. Parcel 344 is .82 acres. This parcel is in R3 on Calvert Street. Mr. Pumpaly explained he believes Mr. and Mrs. Rowe intend to land lock a portion of the parcel, in which case, he brought to their attention that they could only sell the property to an adjacent property owner. Mr. Jarinko explained that the only way they could possible sub-divide, if they had enough width on Calvert Street, would be to make it a pan-handle. They would then have to go to the board of appeals and ask for a variance. Mr. Jarinko stated that there is enough square footage if they can find a buyer in one of the adjacent lots. Mr. Jarinko explained that the sub-division could be denied because it doesn't reach the requirements for a conforming lot. There wouldn't be any road frontage.

There being no further business it was moved to adjourn the meeting and all agreed.

Respectfully submitted by Christina Jackson; Town Clerk.