

PLANNING & ZONING COMMISSION

Minutes
April 4, 2013
7:00 pm

Chairman Rogers Clements called the meeting to order at 7:00pm. In attendance were Rogers Clements, Commissioner Renee Capano, Ursula Boudart, Dave Jarinko, Dwayne Sweet and Wib Pumpaly, Town Administrator.

- March 7, 2012 minutes were presented. After a review of the minutes, Dave Jarinko motioned to approve and Rogers Clements seconded the minutes. All were in favor, approved 5 – 0.

Old Business

R.E. Langford – Lawn Shed 14 x 20, Permit number **13-08**

Mr. Pumpaly stated that this permit was tabled at the last meeting pending approval of the Historic District Commission. They have approved it since. Mr. Jarinko motioned to approve as long there were not any problems. After further discussion, Mr. Clements seconded it. All were in favor, approved 5-0.

New Business

Ryan Homes - Lot 200 Single Home/Garage **13-16**

After review, and discussion of set-backs on this corner lot, Mrs. Ursula Boudart motioned to approve and Mr. Clements seconded it. All were in favor, approved 5 - 0.

Ryan Homes - Lot 32 Single Home/Garage **13-17**

After review of this lot, Mrs. Boudart motioned to approve and Mr. Clements seconded it .All were in favor, approved 5 - 0.

R. Wankel - Remove (2) two trees **13-19**

Mr. Pumpaly stated that this has approval of the Historic District Commission. It was discussed that it is within 1000 feet of the shore line but it is outside the buffer. Mr. Sweet motioned to approve and Mr. Jarinko seconded it. All were in favor, approved 5-0.

S. Selvold - Deck 10 x 16 **13-19**

Joe Watts (owner of a property on Caroline Street) & Ron Carpenter of Carpenter Engineering were in attendance. Mr. Pumpaly explains that Mr. Watts and Mr. Carpenter were attending to discuss plans to redevelop the property with a single family home. The previous house has already been demolished. Mr. Carpenter stated that they are planning to reuse the existing driveway which is in an access easement. Mr. Carpenter stated that a grading permit is needed from Cecil County and that they plan on obtaining a boundary survey to determine undisputedly where all the property lines and easements are.

Rosalyn Botts showed where she believes the easement and how it affects her property. There is a discrepancy between the surveys that Mr. Watts and Ms. Botts have seen, and how they pertain to the easement between their properties. Ms. Botts said that her and Mr. Watts have been discussing the easement and are hoping to come to an agreement.

It was agreed that the stipulations concerning the easements would need to be looked at carefully before the permit could come to Planning and Zoning for approval. It was also noted that the Historic District Commission would need to approve it before it could be approved by the Planning and Zoning Commission.

Mr. Clements and the members of the Board discussed in general and in reference to properties on Baltimore and Cecil Streets, concerning subdividing. They also discussed in general non-conforming lots and the definition of lots of record.

Mr. Clements closed the meeting and Mrs. Boudart seconded it.

APPROVED MAY 9, 2013