

Planning and Zoning Commission  
April 9, 2015  
7:00PM

Chairperson Rogers Clements called the meeting to order at 7:00pm. In attendance were Rogers Clements, Ursula Boudart, David Jarinko, Kenneth Confalone, Commissioner newly assigned to the Planning and Zoning Commission, and Wib Pumpaly.

Approval of minutes of January 8, 2015. Mr. Jarinko moved to approve the minutes of January 8, 2015, seconded by Mr. Clements. Approved 3-0

**New Business**

Mr. Pumpaly brought to the Board's attention that there had been a building permit approved in March by consensus of the board for a deck in the Cool Springs development. The board was unable to meet in March due to inclement weather.

- 15-08 Robert Robinson 14 x 20 Deck in the Cool Springs Development. All of the paperwork is in order. Mr. Clements commented that the deck seems to be pretty high in the air. The assumption is that the ground slopes away from the house. Ms. Boudart moved to approve 15-08, Mr. Clements seconded the motion. Approved 4-0
- 15-09 Keystone Custom Homes Single Home/Garage. Lot 186 #179 Cool Springs Road. Keystone Custom Homes is the new builder building homes in Cool Springs. They have been in Cecil County for several years. This is going to be a model home. The plans call for future driveway as they will have the sales center in the garage, with walkways instead of the driveway. When they turn the home over to an owner they will then take out the French doors, install a garage door and put in a driveway. Mr. Jarinko moved to approve 15-09, Mr. Clements seconded the motion. Approved 4-0.
- 15-10 John Kavanaugh Removal of Tree Corner of Frederick and Riverview. Historic District has approved this. Mr. Jarinko moved to approve 15-10, Mr. Clements seconded the motion. Approved 4-0
- Market Street Party Venue, Mr. Pumpaly has composed a letter to be sent to Market Street concerning the Party Venue located in the rear of the property and the zoning issues. A few suggestions were made. By consensus approval the letter will be sent.
- Cecil Inn Building Permit Review Process. Any improvements or stabilizations of the Cecil Inn will have to start with the Maryland Historic Trust, then to our Historic District Commission, then to Charlestown Planning and Zoning, then to Cecil County Permits and Inspections. Much discussion ensued.

Commissioner Confalone questioned elevated decks and subsequent inspection after 5 to 10 years of use. At this time there is nothing in our ordinances. This would be in the realm of the Commissioners.

Discussion then ensued about finding an alternate to the Appeals Board. While currently they are not

required to have an alternate Ms. Boudart would like to see the regulations changed to assign an alternate. Mr. Confalone said that the idea is a wonderful one, but when we advertise openings on various boards, we get no response. The Commission recommends to the Town Commissioners that we have an alternate and that Mr. Pumpaly be allowed to do tree permits without the approval of the full Commission.

Ms. Boudart also proposed that the Planning and Zoning Commission meet every month whether or not there are permits to approve as there is much going on that the board could discuss. By consensus this was adopted.

Mr. Pumpaly wanted to bring to the Board that there is an ever increasing activity on the Flood Plain Ordinance. A resident was contacted by her Mortgage Company that she needed flood insurance. This is the house next to the 107 house. The homeowner will need to get an elevation certificate. Another resident was requesting to put in a shed in a Flood Plain. He would need to put the shed 11 foot in the air. There is no "grandfathering in" in a flood plain.

The house on Cecil Street has a shed on the lot that needs to be removed unless that is also covered in the appeals process. While the appeals board may allow the structures to remain as they are, these structure(s) will be subject to Flood Insurance which could be as high as 25.00 per 1,000 of value.

Ms. Bourdart briefly reviewed her attendance at a seminar on Flood Plains. The seminar walked through the renovation of a home with over 50% damage in Talbot County. She suggests that our Permit forms are somewhat lacking and need to ask for more information. She suggests that we put a link on our website to the FEMA map. The FEMA map is the official one and the State map while easier to read is not official.

Ms. Bourdart announced Maryland Emergency Management Agency has given the Town of Northeast a \$300,000.00 grant to raise municipal buildings.

Ms. Curry has noticed that several parcels of land along 7 are for sale. Does the town have restrictions on what can be built on the lands? The prospective buyers would need to check with realtors to see what the zoning is on any particular land they might be interested in. Some of the lands in question have come under protest which is why they have not been developed.

Ms. Boudart also brought up that mobile homes are not allowed in Flood Plains. Where does that leave us with the campgrounds? The trailers are only allowed to be there 180 days. However, historically the trailers are left in place, once they are brought in indefinitely. Much discussion ensued.

Mr. Confalone moved to adjourn the meeting, Ms. Boudart seconded. Carried 4-0

Respectfully submitted,  
Debra Myers, Town Clerk I