

Planning and Zoning Commission
May 7, 2015
7:00PM

Chairperson Rogers Clements called the meeting to order at 7:00pm. In attendance were Rogers Clements, Ursula Boudart, David Jarinko, Duane Sweet, Kenneth Confalone, and Wib Pumpaly.

Approval of minutes of April 9, 2015. Mr. Jarinko asked about the status of the Market Street letter, did it go out, yes. Ms Boudart moved to approve the minutes of April 9, 2015, seconded by Mr. Confalone. Approved 5-0

New Business

- 15-11 William Reed – Install a per-built shed at 346 Cather Avenue. Project approved by Historic District. The property is located on a flood plain and in the 100 foot buffer zone. We have a letter from the Critical Area people stating the structure is not acceptable in the 100 foot buffer zone. Mr. Jarinko made a motion to deny 15-11, seconded by Mr. Clements. Denied 5-0
- 15-12 Tom Martin –Construct Screen Enclosure on a existing deck at 200 Market Street. Project approved by Historic District. The deck is close to the road, the lot is a non conforming lot. The deck has been there for years. The deck will not increase the size of the footprint of the house. A better plot plan would be advisable, showing setbacks. Ms. Boudart made a motion to approve 15-12 with the stipulation that the owners provide a plot plan showing setbacks. Mr. Clements seconded the motion. Motion carried 5-0
- 15-14 Keystone Custom Homes Single Home/Garage. Lot #148 131 Steamboat Ct Mr. Jarinko asked a question of the builders. How many models do you sell? In their lineup at this time there are between 50 to 60 different models. When you come with a building permit does it include the options for each home. Each building is a specific plan for the home to be built. Is the gas line indicated propane? Yes. The lot has been graded and approved by Acorn(Engineering firm formerly known as URS). Ms. Bourdart moved to approve, Mr. Sweet seconded. Approved 5-0.
- 15-15 Keystone Custom Homes Single Home/Garage Lot #114 146 Steamboat Ct. Who is your plumber? B&G Plumbing out of Harford County. The site will have a 500 gallon propane tank. The D and U easement is along the right side of the house. The homeowner is advised of this easement. Mr. Jarinko moved to approve 15-15 and Mr. Confalone seconded. Approved 5-0
- 15-17 Andrew Smith - Concrete Patio at the corner of Caroline and North Ogle. It has been approved by the Historic Commission. There is an existing deteriorating wooden deck there. This structure will be slightly larger as well as replacing the existing deck. There are no elevation problems with this lot. Ms. Boudart moved to approve 15-17, Mr. Sweet seconded. Approved 5-0
- 15-19 Fayez Ramadan – Cecil Inn Approved Renovation This has been approved by the Historic Commission and the Maryland Historic Trust. Why 40% of the asbestos siding? That amount comes

from the Historic Trust to maintain the integrity of the structure during construction. Mr. Clements moved to accept 15-19 seconded by Mr. Confalone. Approved 5-0.

- 15-20 D. Waller – Construct Deck at 147 Steamboat Court. A letter of approval from the HOA is in the packet. The setbacks appear to be in order. Mr. Jarinko moved to approve 15-20, seconded by Mr. Confalone. Approved 5-0
- 15-21 Joe Cooper – Construct Deck on Credence Court in Trinity Woods. The setbacks appear to be in accordance with regulations. The property backs up to common area and possible forest retention or possibly wetlands. Ms. Boudart voiced questions about what is around the property (easements and such). Ms. Boudart moved to approve 15-21, Mr. Confalone seconded. Approved 5-0
- Permits 15-13, 15-16, 15-18 were approved by the Zoning Administrator and represented tree removal
- Tree Cutting on Residential Lots - Mr. Jarinko feels that the permit process in regards to tree removal is not uniformly enforced. What actually constitutes a tree? He feels that we do not need a regulation except in the buffer areas. Mr. Jarinko feels we need to ask the Commissioners to rewrite the ordinance and take the trees regulations out for a need for a permit except in the buffer.
- B. Fryberger House 210 Market Street The owner received a letter from the County condemning it and from us telling her regulations she would need to adhere to if she is to rebuild. Ms. Boudart asked if we have any regulations with fining capabilities addressing this type of situation. The answer is no. We need to check with the county and see where they are in their process with this situation. Ms. Fryberger is well beyond the time limit that they have set for either demolition or seeking permits for rebuilding.

Much discussion took place on the new flood plain regulations and how they apply to our historic district

Ms. Boudart asked where the appeals board situation stood and was brought up to date on the ongoing process.

Mr. Clements called for the meeting to be brought to a close. Approved 5-0

Respectfully submitted,
Debra Myers, Town Clerk I