

**PLANNING & ZONING COMMISSION**  
**Minutes**  
**May 9, 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.**

- April 4, 2012 minutes were presented. After a review of the minutes, Dave Jarinko motioned to approve and Renee Capano seconded the minutes. All were in favor, approved 5 – 0.

**Old Business**

- **13-24** E. Hull 124 Conestoga Street Storm Water drainage Project

Mr. Ron Carpenter of Carpenter Engineering was present to answer questions concerning this project. Mr. Pumpaly has stated that the Commissioners have approved this project. Mr. Jarinko asked if the Town's engineering firm, URS, looked at this project and Mr. Pumpaly answered "yes". Mr. Clements asked Mr. Carpenter for a description of the route of the water and Mr. Carpenter explained that the water will go into the existing sump pump on the property and that a catch basin at Conestoga and Calvert will also be replaced. Mr. Carpenter asked if the permit fee and the "as built" requirement could be waived for this project and Mr. Pumpaly answered "yes" that the permit already reflected that.

**New Business**

- **13-20** Tom Gatch; removal of dead, dangerous tree

Mr. Pumpaly explained that he signed off on this permit and that the tree is already down

- **13-21** Joe Sexton, removal of (4) storm damaged trees

Mr. Pumpaly explained that he signed off on this permit and that the trees are already down

- Victor Gonzales, home business signs;

Mr. Pumpaly stated that Mr. Gonzales had inquired about a home Bait business but has not supplied him with enough information, and is not present at meeting, so there is nothing to discuss at this time.

- **13-22** J. Headley (Bay State Builders) 12 x 12 deck

This permit was tabled due to lack of sufficient information to proceed.

- **13-23** Tim Owens 16 x 21.4 deck

This is a deck in the Cool Springs development. After review of the easements and existing fence, Mr. Clements motioned to approve and Mr. Jarinko seconded. All were in favor, approved 5 – 0.

- **13-25** Robert Hamm 10 x 10 lawn shed

After review Mr. Clements motioned to approve with the stipulation that the shed is at least 15' from the property line on the side of Salvation Circle. Mr. Jarinko seconded it. All were in favor, approved 5 – 0.

- **13-26** Cecil Cook removal of (2) storm damaged trees

Mr. Pumpaly stated that this has been approved by the Historic District Commission and that he approved it and the trees have already been removed.

- **13-27** Robert Phillips removal of (2) dead trees

Mr. Pumpaly stated that he approved it and the trees have been removed today.

- **13-28** Joe Carey addition to existing residence

This has been approved by the Historic District Commission. After review, Mr. Clements motioned to approve the permit and Mrs. Capano seconded it.

All were in favor, approved 5 – 0.

- **13-29** John Skrabak demolish existing structure & build single family home/garage and permission to keep construction trailer on property during building process.

After review of the survey and property lines, Mr. Jarinko motioned to approve and Mrs. Boudart seconded it. All were in favor, approved 5 -0.

- **13-30** Ryan Homes, build single family home/garage

This permit is for the address 154 Cool Springs Road, lot 35; it is in the phase two section of Cool Springs. Mr. Speakman displayed the plans to be reviewed by the committee members.

Mrs. Boudart motioned to approve permit number 13-30 and Mrs. Capano seconded it. All were in favor, approved 5 -0.

- **13-31** Ryan Homes, build single family home/garage

This permit is for the address of 155 Cool Springs Road, lot 198. After review, Mr. Sweet motioned to approve and seconded by Mrs. Capano. All were in favor, approved 5 – 0.

- **13-32** Ryan Homes build single family home/garage

This permit is for the address of 161 Cool Springs Road, lot 195. After review, Mrs. Boudart motioned to approve permit 13-32 and Mr. Sweet seconded. All were in favor, approved 5 – 0.

Mr. Joe Watts was present to state that he has secured a boundary survey and a title search and knows the property lines and the information concerning the driveway easement. He is asking that the plans be approved for grading so that it can be taken to the county for approval to get started. Mr. Watts asked to leave the plans at Town Hall to be reviewed by URS so that, if approved, it can be taken to the County to allow work to continue since he had received a stop work order due to insufficient grading.

Mr. Clements motioned to adjourn the meeting and Boudart seconded it. All were in favor, approved 5 – 0.