

Planning and Zoning Commission
August 6, 2015, 2015 6:30 PM

Ms Boudart called the meeting to order at 6:30 pm. In attendance were David Jarinko, Ursula Boudart, Dwayne Sweet, Kenneth Confalone and Wib Pumpaly.

Approval of minutes for July 9, 2015 – Mr. Confalone moved to approve, seconded by Ms. Boudart, Approved 4-0.

Approval of minutes for July 21, 2015 – Mr. Confalone moved to approve, seconded by Mr. Jarinko, Approved 4-0.

Old Business No old business

New Business

- Building Permits vs. Installation of In-ground Propane tanks. A few weeks ago an excavator dug a hole for a propane tank. The county has definitive rules when it comes to propane tanks. We talked to the resident and he had already explored with the county the necessary setbacks and so forth. The county does not require a permit but does require an inspection. We will ask for a minor permit when someone is installing such a tank. The tanks must be installed by a certified propane dealer/installer.
- Permit 15-37 CI Construction 223 Black Avenue – Replace windows This homeowner paid a penalty for the permit as the construction was done prior to getting the building permit. Mr. Confalone moved to approve, seconded by Mr. Jarinko. Approved 4-0.
- Permit 15-38 George Gavatos 235 Conestoga – Extend parking along the road on town land. The Commissioners have approved this. Stipulations were made that if something had to be done to the road it would be the homeowner's responsibility to replace it. All Abstained
- Permit 15-40 Shawn Fortune 115 Revelation Road roof deck This homeowner paid a penalty for the permit as the construction was begun prior to getting the building permit. Mr. Confalone mentioned that the sprinkler laws are now in effect and that this structure should fall into the category of needing a sprinkler system. Ms. Boudart moved to approve with some further study on the sprinkler investigation, Mr. Jarinko seconded. Approved 4-0
- Permit 15-41 M Gogots 253 Inspiration Road –Portion 1 - Installation of paver walkway and a small retaining wall. Mr. Jarinko moved to approve, Mr. Confalone seconded. Approved 4-0.
- Permit 15-42 W. Pumpaly 109 Caroline Street Replace driveway Pipe and Pave Portion. Mr. Jarinko moved to approve, Mr. Confalone seconded, approved 4-0.
- Permit 15-43 J. McKinney 1155 W. Old Philadelphia Road Security Fence - The installation of three sections of privacy fence between two existing lawn buildings. Ms Boudart moved to approve, Mr. Confalone seconded. Approved 4-0
- Permit 15-44 623 Monica Goodyear 623 Water Street Drain Field This homeowner paid a penalty for the permit as digging began before a permit was secured. Mr. Sweet moved to approve, seconded by Mr. Confalone, approved 4-0.
- Permit 15-45 Charles Combs 426 Chesapeake Road – Complete partially built structure. Previous building permits have expired. Mr. Confalone moved to approve, Ms. Boudart seconded, approved 4-0.

A resident at Cool Springs and Pagosa is asking if he needs a permit for a below ground sprinkler system for his yard. He needs a minor permit.

Mr. Confalone brought up the need for a Code Compliance Officer. Mr. Pumpaly, Mr. Jarinko and Mr. Confalone went to Perryville and met with their Code Compliance Officer. Mr. Confalone has polled the commissioners and feels that they will be in support of such an officer. This officer would address properties in distress as well. In downtimes the officer brings the code book up to date. This would bring about more uniformity in the application of our code. The officer needs to be a non-resident. The Commission is in agreement that such a person needs to be retained by the town.

Ms. Boudart called for adjournment, seconded by Mr. Confalone, approved 4-0

Respectfully submitted, Debra Myers, Town Clerk I

Approved 9-4-2015