

PLANNING & ZONING COMMISSION MINUTES

SEPTEMBER 4, 2014

7:00PM

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.

- August 7, 2014 minutes were presented. After review, Dave Jarinko motioned to approve and Ursula Boudart seconded it. Chairman, Rogers Clements and Commissioner Capano abstained as they were absent for the meeting of August 7th. Approved 3 – 0.

Old Business

- There was not any old business to discuss.

New Business

- **Permit 14-64** - Remove and Replace Existing Sun Room at house on Calvert Street. Silver Top (three season) room on the back of the house will be removed and a permanent year round room will be constructed. The same footprint will be used and it will match the house with siding and shingles. Rogers Clements motioned to approve and Commissioner Capano seconded. All were in favor, approved 5 – 0.
- **Permit 14-66** – Install fence encompassing most of the property. The HOA has approved this. The owner will be placing the fence over a storm water drainage area and will sign the easement agreement. It will also be in a Forest Conservation area. Mr. Pumpaly stated that it is permissible to build a fence in this area per the Forest Conservation Bureau in Elkton. He stated that a fence is permitted in these areas as long as many trees are not removed but a shed is never permitted. Ursula Boudart motioned to approve the permit and Dave Jarinko seconded it. All were in favor, approved 5 – 0.
- **Permit 14-67** – Construct a deck 20 x 16 at a home in Cool Springs. After review Dwayne Sweet motioned to approve the deck. Renee Capano seconded it. All were in favor, approved 5 – 0.

Mr. Pumpaly stated this is the conclusion of the planning and zoning meeting.

Discussion followed: Ursula Boudart wanted to discuss the approved permit 14-48. She said it came to the board's attention after approval that this parcel is not solely on commercially zoned property. Ursula Boudart motioned to revisit that permit at a meeting. Rogers Clements seconded it. All were in favor, approved 5 – 0. It was decided that the board will meet in a closed session on Monday, September 8th.

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Ursula Boudart questioned the zoning designation of the Marinas. Dave Jarinko stated that they are zoned shoreline recreation. There was further discussion and it was stated that the Town Commissioners could decide to amend the zoning codes.

Mr. Pumpaly updated the board on a sign that was recently removed and is no longer in town limits.

Public Comment

A resident asked two questions; is there a limit of how many slips are allowed in a Marina and is there enough language in the zoning code to address the future storm water management requirements. Ken Confalone has attended meetings that address the future tax being considered by the State of Maryland. He stated that the tax will be passed down to the counties and consequently the home owners. He is concerned with how some homeowners divert their storm water to the public streets. He stated that it then becomes the Town's problem to deal with. He questioned if the zoning regulations are able to address these issues or if they need to be re-visited? There was much discussion about lot coverage and coverage by black top in Town. Mr. Pumpaly stated that newly built homes in any part of Charlestown require a storm water management site plan.

Rogers Clements motioned to adjourn and Ursula Boudart seconded it. All were in favor.

Respectfully submitted by:
Debra Meyers, town clerk