

**PLANNING & ZONING COMMISSION**  
**Minutes**  
**September 5, 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.**

- August 8, 2013 minutes were presented. After a review of the minutes, Ursula Boudart motioned to approve and Renee Capano seconded. Dwayne Sweet abstained. All were in favor, approved 4 - 0

**Old Business**

- No old business to conduct.

- **New Business**

- 13-54 Mike Spinelli Privacy Fence – There was discussion and it was determined that the HOA of Cool Springs has approved the fence. There is a forest conservation area in the rear of the property but the placement of the fence will not impact it. Ursula Boudart motioned to approve permit 13-54 and Rogers Clements seconded it. All were in favor, approved 5 – 0.
- R. Edwards Property Transfer – a portion of parcel 449 (known as Red Lyon/Indian Queen) is selling the Portion of property that includes a stone smoke house to be added to the Edwards property (parcel 185). Both properties will remain conforming lots. The Charlestown Historic Commission approves of the transfer as it will be an opportunity to save the historic structure of the smoke house. Mr. Pumpaly advised the Commission of this activity of this although a decision was not necessary.
- 13-55 Ryan Homes, Single Home/Garage – lot 193 in Cool Springs. After review, Dave Jarinko motioned to approve permit number 13-55 and Renee Capano seconded. All were in favor, approved 5 -0.
- 13-56 R. Gestewitz – Roof over existing deck After review and discussion, Rogers Clements motioned to approve permit number 13-56 and Ursula Boudart seconded it. All were in favor, approved 5 – 0.
- Change of use – 612 Water Street –there has been a complaint filed that the use of this house has changed. Mr. Pumpaly presented a letter from the Historic District Commission It stated that they did not find any violation as far as they are concerned. Renee Capano motioned to send a letter of violation to the owner stating that it appears that the residential unit is being used as a storage building for the adjacent business. Dave Jarinko seconded. All were in favor, motioned carried.

Renee Capano motioned to adjourn the meeting and Ursula Boudart seconded it. All were in favor, approved 5 – 0.

**Minutes respectfully submitted by Janine Antoshak, Town Clerk**

Approved October 3, 2013