

CHARLESTOWN PLANNING AND ZONING COMMISSION  
MINUTES  
December 6, 2012  
7:00pm

Chairman Roger Clements called the meeting to order at 7:00 p.m. In attendance were Chairman Roger Clements, Dr. Robert Gell, Ursula Boudart, and Wib Pumpaly, Town Administrator, Chris Capano and Dave Jarinko were absent.

- November 8, 2012 – After a review of the minutes, Dr. Gell motioned to approve the minutes, and Ursula seconded it. All were in favor, approved 3-0.

**Old Business**

- Request to subdivide 453 & 445 Chesapeake Road. Mr. Pumpaly stated that owner is interested in a minor subdivision of the above referenced properties. The properties get two tax bills, water/sewer bills and there is a house on each but the lot is not deeded separate. One address is in a R1 area and the other is in R3 and the lot is nonconforming. Based on the requirement of R1 and R3, if divided, it would create two nonconforming lots. Mrs. Boudart and Chairman Clements stated that they do not think that this Planning and Zoning Committee has the authority to decide on this. All agreed. Chairman Clements suggested that they meet with the Board of Appeals to discuss further how this can be handled.

**New Business**

J & K Lopez (Chesapeake Remodeling), 137 Cool Springs Road, Permit 12-73 was approved to construct a deck. All set backs are acceptable and everything is in order. Chairman Clements motioned for approval and Dr. Gell seconded it. All were in favor, approved 3- 0.

D. Mattison (River Pools & Spas), 640 Baltimore St. Permit 12-74 was approved to install an in ground pool. Dr. Gell motioned to approve and Mrs. Boudart seconded it. All were in favor, 3 – 0.

Dan Hickling (Renewable Energy Solar Panels) 406 Baltimore Street Permit 12-75 Historic Area Commission does not approve solar panels if they can be seen from the road. Based on position of house, there is not any way to place panels out of sight of road but effective to collect solar energy. Mr. Pumpaly has inquired around Maryland as to other similar cases but has not gotten call backs yet. More information is needed. All members agreed that they cannot vote on this tonight.

C. Jarinko, 239 Market Street, tree and stump removal, Permit 12-76 was reviewed and approved. Dr. Gell motioned to approve and Ursula Boudart seconded. All were in favor, approved 3 – 0.

J. Watts, 216 Caroline Street, tree and stump removal. Permit 12-77 was reviewed and approved. Trees and brush on property is overgrown. It will be cleared and replanted after house is complete. Ms. Boudart motioned to approve and Dr. Gell seconded it. All were in favor, approved 3-0.

J. Watts, 216 Caroline Street, Demolish Existing Structure. Permit 12-78 was reviewed and approved. Existing house will be demolished. Dr. Gell motioned to approve and Mrs. Boudart seconded it. All were in favor, approved 3-0.

Ryan Homes, 160 Cool Springs Road, Lot #37, Single Home/Garage Permit 12-79

Greg Speakman from Ryan Homes presented plans for new home. It was reviewed and all was in order. Mrs. Ursula Boudart motioned to approve and Chairman Clements seconded it. All were in favor, approved 3 – 0.

Ryan Homes, 158 Cool Springs Road, Lot #36, Single Home/Garage Permit 12-80  
Greg Speakman from Ryan Homes presented plans for new home. It was reviewed and all was in order.  
Chairman Clements motioned to approve and Dr. Gell seconded it. All were in favor, approved 3 – 0.

Ryan Homes, 148 Cool Springs Road, Single Home/Garage Permit 12-81  
Greg Speakman from Ryan Homes presented plans for new home. It was reviewed and all was in order.  
Chairman Clements motioned to approve and Mrs. Ursula Boudart seconded it. All were in favor, approved 3 – 0.

Mr. Clements moved to adjourn the meeting and all agreed.

Respectfully submitted by Janine Antoshak; Town Clerk.

Approved 2/7/2013