

Charlestown Planning and Zoning Commission Minutes
September 8, 2016 6:00 PM

The meeting was called to order by Rogers Clements, Chairman at 6:00 PM. Those in attendance were Rogers Clements, Ken Confalone, Ursula Boudart, Tom Durange, Wib Pumpaly and Rebecca Mann.

Approval of Minutes August 4, 2016 – Ken Confalone moved to approve the minutes of August 4, 2016, seconded by Ursula Boudart. Approved 4-0.

Mr. Pumpaly informed the board that the annual report has been completed and sent to Annapolis. It is a report that reports new construction.

Old Business

16-34 Wellwood 523 Water Street, stamped patio Still needs to provide storm water plan. Mr. Metz has signed a letter that indicates that Market Street will henceforth be considered as the front of the property. He is compliant with setbacks. Contingent on an approved storm water plan, Ursula Boudart moved to approve, Tom Durange seconded. Approved 4-0.

16-45 C. Elmer, 332 Caroline Street, carport over existing driveway, Denied Historic Commission Approval due to an incomplete application being present to make a decision, no materials, no drawings. A letter will be sent to the homeowner that if he does not comply with the requirements, he will be turned over to the county. Still tabled.

New Business

16-63 339 Cather Avenue Solar City 45 Roof Solar Panels Historic District Approval has been granted. Ken Confalone moved to approve, seconded by Rogers Clements. Approved 4-0.

16-64 1583 W. Old Philadelphia Road Vivint Solar 18 Roof Solar Panels Rogers Clements moved to approve, seconded by Ursula Boudart. Approved 4-0.

16-65 724 Water Street – North East River Marina extend water lines and install fixtures already in place. Historic District approval has been granted. Ursula Boudart moved to approve for office use, not an apartment as stated in the Historic District regulation. Approved by consensus.

16-69 152 Cool Springs Road fence – awaiting HOA approval They will need to complete the form of structures on easements. Contingent on the easement letter and HOA approval, Ken Confalone moved to approve, seconded by Rogers Clements. Approved 4-0.

16-70 408 Chesapeake Road – Rising Sun Enterprises – demolition of house Ken Confalone moved to approve the demolition with a second by Rogers Clements. Approved 4-0.

16-71 118 Cool Springs Rd. Deck Need HOA Approval Contingent on HOA approval, Ursula Boudart moved to approve, seconded by Rogers Clements. Approved 4-0.

16-72 102 Cool Springs Road Deck and patio. Need HOA Approval Contingent on HOA approval, Ken Confalone moved to approve, seconded by Rogers Clements. Approved 4-0.

16-73 – 158 Cool Springs Road Deck Need HOA Approval Contingent on HOA approval Ursula Boudart moved to approve, seconded by Ken Confalone. Approved 4-0.

16-74 – 640 Baltimore Street – Installation of a sub meter system. According to section 175-27, the Commission feels that does not need approval from them and this needs to be sent back to the Commissioners, or the County or the Town Attorney. Tabled.

16-75 – Lot 111 140 Steamboat Court Keystone Custom Homes – New Home Construction Rogers Clements moved to approve, seconded by Ken Confalone. Approved 4-0.

16-76 - Lot 150 127 Steamboat Court Keystone Custom Homes – New Home Construction Ursula Boudart moved and Ken Confalone seconded for approval. Approved 4-0.

Approved by Town Administrator/Code Enforcement Officer

16-66 NB-C Verizon Water Tower – Antenna work

16-67 223 Cecil Street tree removal

16-68 555 Baltimore Street tree removal

16-70-A 424 Calvert tree removal

Rebecca brought up Mr. Murphy's porch work. He was given a stop work order. He has not applied for a permit. Rebecca will write him a letter advising that he needs a permit or he will be turned over to the county.

Mr. Cagle on Conestoga has installed an outdoor shower. He did not get a permit, nor Historic District approval. He had contacted Mr. Thorpe from the county who mistakenly told him he did not need one. Mr. Thorpe has now told Rebecca that it is up to us to decide if he needs to apply. It was the decision to ask him to apply for a permit and that the county was wrong in telling him he did not need a permit.

Rebecca has received complaints about the tent at the Wellwood. Many years ago, it was to be temporary. It is the consensus that Mr. Metz needs to reapply for a permit. The original permit had a condition of taking the tent down at the end of the summer. He has not been called on this in the last ten years. He is probably grandfathered in. It is felt that a lawsuit would be pending if Mr. Metz were asked to take the tent down. We are waiting on a reply from the town attorney with an opinion.

Period of Public Comment – None

Meeting adjourned by consensus at 7:30 PM

Respectfully submitted,

Debbie Myers, Town Clerk