

CHARLESTOWN PLANNING & ZONING COMMISSION MEETING

November 15, 2018

The meeting was called to order by Chair, Rogers Clements. In attendance were Rogers Clements, Patricia Clements, Tom Durange, Bert Gay. Ken Confalone was absent.

Approval of the Minutes – October 4, 2018 Tabled due to lack of quorum

Old Business

#18-82 L. Metz, 523 Water St., Storage Bldg., 30' x 60'

#18-89 K. Lloyd, Louisa Ln., 200 ft. Pier

No discussion was held on Old Business as there was no new items to discuss pertaining to these permits

New Business

#18-99 C. Waltrip, 162 Steamboat Court, Construct Deck – This has HOA approval. Mrs. Clements moved to approve the deck, seconded by Mr. Clements. Approved 4-0.

#18-100 D. Bandy, 139 Cool Springs Rd., Sidewalk This permit has HOA approval. Mr. Giraldi of Swan Creek Landscaping was in attendance to answer questions. This is for a 9" tall edging fence and other landscaping on the property. The walkway will widen the driveway. Mr. Gay moved to approve. Approved 4-0.

#18-101 M. Madonna, 826 Bladen St., Grading & Shed Mrs. Clements moved to approve, seconded by Mr. Clements. Approved 4-0.

#18-104 D. & Holly Miller, 241 Conestoga St., Demolish Existing & Rebuild (H) This permit has HDC approval. Mr. Schneider of G & S builders was present to answer questions. The current building is on a FEMA foundation which is 8'. The estimated height 36'6". The limit of height is 35'. This would have to be sent to the appeals board for a variance to allow for the extra 1'6". A letter will be sent by this board to the Appeals Board stating that the height is the only objectionable point. A motion was made by Mr. Gay to deny the permit based on the height consideration as discussed, however they are sympathetic to the need for an exception. Approved 4-0.

#18-105 Keystone Custom Homes, 143 Steamboat Ct, New house/Garage Mr. Clements moved to approve, seconded by Mr. Durange. Approved 4-0.

#18-106 Lana Williams, 217 Market St., Replace Fence (H) This has HDC approval Mr. Gay moved to approve, seconded by Mrs. Clements. Approved 4-0.

#18-108 Keystone Custom Homes, 177 Cool Springs Rd., New House/Garage Mrs. Clements moved to approve, seconded by Mr. Gay. Approved 4-0.

18-109 Giraldi Investments, #8 Louisa Lane Refurbish Existing House. Mr. Giraldi of Giraldi Investments was on hand to handle questions. The patio will be of permeable pavers. This project will take out some of the existing buildings and replace some of others. The existing house sits possibly outside the property line. This issue was discussed extensively. Mr. Giraldi stated that he is not going to extend the property beyond the enclosed porch in the front. The lot coverage is 48.5%. The front stoop (concrete area) may be over the property line. Mr. Gay moved to table the permit until a survey is completed by the town and the work of the code is made more clear, seconded by Mr. Clements. Vote 2 for, 1 against and 1 abstention. Mr. Giraldi was informed that a decision would be made by December 6th next meeting of the Planning and Zoning Board.

The following building permits have been approved by the Administrator per prior authority:

- #18-98 Patrick Brown, 116 Revelation Rd., Remove (8) Trees
- #18-102 S. Kraemer, 306 Baltimore St., Solar Panels (H)
- #18-103 D. Miller, Edgewater Ave, Remove (3) Trees
- #18-107 K. Cahill, 608 Cecil St., Extensive Interior Work (H)

There being no further business, the meeting was called to adjournment at 7:58 by Chair Rogers Clements, seconded by Mr. Gay. Approved 4-0.

Respectfully submitted,
Debbie Myers, Town Clerk