

CHARLESTOWN PLANNING & ZONING COMMISSION MEETING MINUTES

April 4, 2019 – 6:00 pm

The meeting was called to order Rogers Clements, Chairman In attendance were Rogers Clements, Patricia Clements, Bert Gay, Kenneth Confalone, Tom Durange

Approval of the Minutes – March 27, 2019 Kenneth Confalone moved to approve, seconded by Bert Gay. Approved 5-0.

Old Business

- 19-07 Elmer Justice III – Discuss Fire Co. Concerns, Road & Water Extension

There have been concerns raised by the Fire Company with this permit. Ron Daniels and Tom Bicking were in attendance from the Fire Department. Their concerns are that there is no road to get to the property and the closest fire hydrant is 800 feet from the property. The current NFPA standards are 600 feet from the property. Depending on the hydrant that it comes from it will need to have a 6” or 8” main depending which hydrant that would be used. As far as the road goes the most sensible way to go would be to open Cecil Street to the property. They would request at the very least a road bed that would support the equipment that they have. Their new truck is 56’ feet long. Other companies are longer and possibly heavier. They need at least 100’ feet to turn around.

Mr. Confalone stated that the permit was approved because it did meet the planning and zoning criteria. Mr. Daniels stated that in 1988 an ordinance was made to reflect that a structure must be within 600 feet of a hydrant.

The owner Ms. Beth Ladzinski was in attendance and the attorney, Mr. Brown, was also in attendance for the owner and for the builder. Mr. Brown stated that if the town denies the permit because of the fire regulations, there could be ramifications. The builder Mr. Justice was also in attendance and stated that the town can not deny the permit because of this fire company issue. If the permit is denied their might be legal action taken.

Mr. Confalone stated that only the Commissioners can approve the building of a road or the extension of water lines. Mr. Gay stated that this really does fall to the Board of Commissioners.

The builder stated that the proposed lane will be 12’ feet wide.

Mr. Daniels stated that if this goes through CAMRON will want to build directly across as they had approached the town and did not build because they were going to be compelled to build a road.

Mrs. Ladzinski asked why it was approved without checking with the fire department? She is paying two mortgages and will need to place a trailer on the property if this is not resolved. She also offered to put in a turn around for the trucks. It was stated that the turn around would need to be as big as a roundabout for a road to accommodate the trucks.

Mr. Beste, stand in attorney for the town stated that the town had granted only preliminary approval and the permit still needed final approval and a county permit for the building to proceed. A waiver from the owner to agree to no fire protection from the fire department is not an acceptable solution and not legally binding.

Mr. Gay moved that this be moved to the agenda for the Commissioners further discussion along with the plans, the minutes of the March 7 meeting and this meeting, seconded by Mr. Confalone Approved 5-0.

New Business

- 19-16 Home Art Remodeling, 630 Louisa Lane, Exterior & Interior Repairs **Ms. Clements moved to approve, seconded by Mr. Gay. Approved 5-0.**
- 19-15 Avalon Park, Millings application in proposed parking area (H) This was approved by the Historic District Commission. Ms. Clements explained that she is seeking to get donations of millings to place parking spots at

Avalon from Allan Myers **Mr. Clements moved to approve, seconded by Mr. Gay. Approved 3-1-1 (Ms. Clements abstained).**

- 19-13 (A), S.Siebold, 237 Inspiration Rd., Frame basement for proposed club room. **Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 5-0.**
- 19-20 Geo. Supplee, 341 Colonial Drive, demolish existing & build new residence **(H)** Mr. Supplee was in attendance to speak to the permit. This has HDC approval. This is a nonconforming lot of record. He intends to demolish the existing structure and build a two story home. **Mr. Confalone moved to approve, seconded by Mrs. Clements. Approved 5-0.**
- 19-22 B. McCannell, 69 Salvation Circle, Replace steps, add two platforms **Mr. Clements moved to approve, seconded by Mr. Confaone. Approved 5-0.**
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- 19-23 M. Goodyear, 623 water St., Remove existing shed and replace with a small garage **(H)** This has been approved by the HDC. **Mr. Gay moved to approve, seconded by Mr. Confalone. Approved 5-0.**
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- 19-24 J. Smith, 666 Louisa Ln. Ext., Construct (2) two room addition Mr. Smith was in attendance to answer questions. **Mr. Clements moved to approve, seconded by Mr. Durange. Approved 5-0.**
- 19-25 M. Fronheiser, 535 Baltimore St., New Home/Garage Mr. Kaye, the builder was in attendance to answer any questions. **Mr. Confalone moved to approve, seconded by Mr. Durange. Approved 5-0.**
- 19-26 V. McHenry, 235 Frederick St., Fence two sides of property **(H)** This has HDC approval. **Mr. Gay moved to approve, seconded by Mr. Confalone. Approved 5-0.**

The Following Building Permits have been approved by the Administrator per prior authority

- 19-14 L. Upperco, 119 Caroline St., Remove three dead pine trees **(H)**
- 19-21 P. Serra, #7 Credence Ct., Remove several “Gum” trees

(H) – Denotes Historic District Certificate of Appropriateness is required

There being no other business, **Mr. Clements moved to close the meeting, seconded by Ms. Clements. Approved 5-0.**

Respectfully submitted,

Debbie Myers, Town Clerk

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Rogers Clements, Chairman