

CHARLESTOWN PLANNING & ZONING COMMISSION
MEETING MINUTES
February 3, 2022 – 6:00 pm
Town Hall, 241 Market Street, Charlestown, MD 21914

The meeting was called to order by Chairman Ken Confalone at 6:02pm. In attendance: Board members Dennis Taylor and Tom Durange; Town staff: Bryan Lightner and Mary Culver. In attendance via Zoom: Ken Confalone and Commissioner Lou Wood; Public attendees via Zoom: Nellie Banks. Board member David Jarinko was not present.

The minutes of January 6, 2022 were presented and a motion to approve was initiated by Mr. Taylor and seconded by Mr. Durange. All were in favor; approved 4-0.

Old Business

There was no old business to discuss.

New Business

Permits :

Number	Name	Address	Description	Motion	Second	Decision
22-13	Mike Grace	434 Charlestown Pl	Tree removal	n/a	n/a	Approval by Mr. Lightner recognized
22-14	Alan Feldman	230 Louisa Ln	Pellet Stove	Mr. Taylor	Mr. Durange	Approved 4-0
22-15	Dave Banks	383 Chesapeake Rd	Demo Permit	Mr. Durange	Mr. Taylor	Approved 4-0
22-16	Michael Siwek	171 Steamboat Ct	Rooftop Solar	n/a	n/a	Approval by Mr. Lightner recognized
22-17	Frank Tucker	345 Caroline St	Shed	Mr. Durange	Mr. Taylor	Approved 4-0
22-18	Hank Maier	429 Water St	Tree Removal	n/a	n/a	Approval by Mr. Lightner recognized
22-19	Keystone Homes	113 Saratoga Ct	New Dwelling	Mr. Taylor	Mr. Durange	Approved 4-0
22-20	Keystone Homes	195 Cool Springs Rd	New Dwelling	Mr. Taylor	Mr. Durange	Approved 4-0
22-21	Keystone Homes	183 Cool Springs Rd	New Dwelling	Mr. Taylor	Mr. Durange	Approved 4-0
22-22	Joan Ott	1595 W. Old Philadelphia Rd	Roof Replacement	Mr. Durange	Mr. Taylor	Approved 4-0
22-23	Fred Boulden	83 Edgewater Ave	Tree Removal	n/a	n/a	Approval by Mr. Lightner recognized

This marks the end of New Business.

General Discussion

There was a general discussion by the board about how surrounding towns handle their home occupations. The board recognizes that changes need to be made to the Town's Zoning Ordinance to make certain provisions more concise and easier to understand. Mr. Taylor feels it would be best to have less conditions, and, if needed, special exceptions for approval. Mr. Confalone feels we should add visual diagrams for setbacks and will discuss further with Mr. Lightner how the ordinance can be reworded to best meet the Town's needs.

More specifically, revisions to Chapter 175, Article 3 were discussed, and any revisions needed for Article 4 will be discussed at the next meeting.

This marks the end of General Discussion.

Period of Public Comment

There weren't any public attendees that wished to speak.

There being no further business **Mr. Taylor motioned to adjourn the meeting at 7:13pm, seconded by Mr. Durange. Carried 4-0.**

Respectfully submitted,
Mary Culver, Office Manager