

**Planning and Zoning Board Minutes**  
**March 8, 2018 7:00 PM**

The meeting was called to order by Chairman, Rogers Clements, at 6:00 PM in Town Hall. Present were Rogers Clements, Rebecca Mann, Ken Confalone, and Tom Durange. Bert Gay arrived at 6:20 PM during the discussion of 18-13. Renee Capano were absent.

Rogers Clements moved to accept the minutes of February 8, 2018, seconded by Tom Durange. Vote 2-0 with one abstention.

**Old Business**

18-07 Market Street Café dropped off a plot plan. According to the regulations 3' side setback is allowable on commercial property. Ken Confalone moved to approve, seconded by Rogers Clements. Approved 3-0.

**New Business**

18-11 212 Market Tom Kelly demo both structures Approved by Historic District Commission. Rogers Clements moved to approve, seconded by Ken Confalone. Approved 3-0.

18-12 1237 W. Old Philadelphia Road Joe Hash shed Rogers moved to approve, seconded by Tom Durange. Approved 3-0.

18-13 523 Water Street Wellwood Temporary Bandstand to permanent. This has been approved by Historic District Commission. Rogers Clements moved to approve, seconded by Ken Confalone. Approved 4-0.

18-15 160 Steamboat Court Keystone Custom Homes New Home and Garage. Ken Confalone moved to approve, seconded by Rogers Clements. Approved 4-0.

18-16 217 Market Street David Winward install Eco pavers for parking to protect lawn. This has been approved by the Historic District Commission. Bert Gay moved to approve, seconded by Rogers Clements. Approved 4-0.

Ken Confalone brought up the issue of planting of native plants to replace trees in Critical Buffer Area. The state of Maryland has a far more specific standard than the town. Would we like to amend our ordinance to be in line with the state? Rebecca Mann stated that we do need to adhere to the state Critical Area requirements. Because tidal tributaries are also included in the definition, most of the town lies in the Critical Area. There should be a change to Ordinance 2006-02 to reflect the alignment changes in the state law. Mr. Confalone will pursue this.

**In House**

18-10 630 Baltimore Street Don Pennington removal of trees

18-14 419 Charlestown Place Don Hess removal of trees

There being no further business before the board, Rogers Clements called for the closure of the meeting at 6:55 PM. Approved 4-0.

Respectfully submitted,

Debbie Myers, Town Clerk, I

Approved 4-5-2018