

CHARLESTOWN PLANNING & ZONING COMMISSION

December 6, 2018

The meeting was called to order by Chair Rogers Clements at 6:00 PM. In attendance was Rogers Clements, Patricia Clements, Kenneth Confalone, and Bert Gay. Tom Durange was absent.

Approval of the Minutes - Mr. Confalone moved to approve the minutes of October 4, 2018, seconded by Mrs. Clements. Approved 4-0.

Approval of the Minutes – Mrs. Clements moved to approve the minutes of November 16, 2018, seconded by Mr. Gay. Approved 4-0.

Old Business

#18-109 Giraldi Investments, #8 Louisa Ln, Refurbish Existing House Has HDC approval (H) Since the last meeting Mrs. Clements was able to find a pre-zoning picture from 1973 showing the house as it was at the time. Mr. Giraldi's attorney, Maureen Danos, brought plats that show that the house was enclosed in one lot at the time of subdivision. Since it's inception it has always been a nonconforming structure. Mrs. Clements is standing by that the front concrete was added around 2008. Mr. Giraldi feels that he should not be punished for previous owner's nonconformity and things that he did without of permitting. His lawyer stated that they needed to make a decision on the existing plots of record that were presented. The committee then asked about the overhang on the Louisa Lane side. It will not extend any further than the existing. The lawyer suggested that if after a boundary line survey is completed, an agreement could be reached with a boundary line adjustment or a right of way easement. Mr. Confalone stated that the project could be approved and then if a survey showed that it encroached on town property then the Commissioners could grant a use easement or boundary adjustment. Mr. Confalone moved to approve conditional that they do not increase the existing nonconformity of the building and that they take all efforts to take the non-conformity of the impervious surface to 48.5%, and any potential boundary disputes will be determined between the parties, seconded by Mr. Gay. Approved 3-1.

#18-104 Doug Miller, 241 Conestoga St. Demolish/Rebuild House Has HDC approval (H) The Miller's have redrawn the roof line and it now conforms to the height requirement. Mr. Clements moved to approve contingent upon them strapping down the propane tank in the back yard, seconded by Mr. Confalone. Approved. 4-0.

New Business

- #18-111 Keystone Homes, 127 Saratoga Ct., New House/Garage Mr. Confalone moved to approve, seconded by Mr. Gay. Approved 4-0.

- #18-112 Keystone Homes, 153 Steamboat Ct., New House/Garage Mr. Confalone moved to approve, seconded by Mr. Gay. Approved 4-0.
- #18-113 Keystone Homes, 173 Cool Springs Rd., New House/Garage Mr. Confalone moved to approve, seconded by Mr. Gay. Approved 4-0.
- #18-114 Keystone Homes, 147 Saratoga Court, New House/Garage Mr. Confalone moved to approve, seconded by Mr. Gay. Approved 4-0.
- #18-115 Driftwood Landscaping, 121 Steamboat Court, stone patio HOA approval needed. Mr. Confalone moved to approve with the contingency of the HOA approval, seconded by Mr. Clements. Approved 4-0.

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

- #18-110 Brooke Conard, 8 Woodland Terrace, Remove (1) tree

The Historic District will not meet in January and Mr. Pumpaly suggests that we not meet either unless there are permits to go over.

There being no further business the meeting was adjourned by consent at 8:07 PM.