

CHARLESTOWN PLANNING & ZONING COMMISSION
November 4, 2021 – 6:00 pm Minutes

Those in attendance were board members: Ken Confalone, Dennis Taylor, and Tom Durange. Also in attendance were Commissioner Liaison, Lou Wood, Attorney David Bestie, Town Administrator, Bryan Lightner, and Town Clerk, Antoinette Rayfield. The meeting was held at Town Hall and called to order by Mr. Confalone at 6:05pm.

The minutes of October 7, 2021 were presented and a motion to approve was initiated by Mr. Taylor and seconded by Mr. Durange. All were in favor; approved 3 - 0.

Old Business

None

New Business

Number	Name	Address	Description	Motion	Second	Decision
21-141	Wellwood Club	523 Water Street	Replacement tent walls	Commissioner Wood	Mr. Taylor	Approved 3-1, Clarify where the Board is with shed coverage of ground. See discussion
21-142	Wellwood Club	523 Market Street	Shed/patio/sidewalk	Commissioner Wood	Mr. Taylor	Approved 3-1
21-143	Benjamin Wade	100 Cool Springs	Tree removal	Commissioner Wood	Mr. Taylor	Approved 4-0
21-144	Doug Miller	241 Conestoga Street	Tree removal	Commissioner Wood	Mr. Taylor	Approved 4-0
21-145	Victor Gonzalez	219 Market Street	Garage	Commissioner Wood	Mr. Taylor	Approved 4-0
21-146	Keystone Homes	203 Colorado Court	new dwelling	Commissioner Wood	Mr. Taylor	Approved 4-0
21-147	Keystone Homes	180 Cool Springs Road	new dwelling	Commissioner Wood	Mr. Taylor	Approved 4-0
21-148	Keystone Homes	108 Saratoga Street	New dwelling	Commissioner Wood	Mr. Taylor	Approved 4-0
21-149	Keystone Homes	112 Saratoga Street	New dwelling	Commissioner Wood	Mr. Taylor	Approved 4-0
21-150	Erin Neimiller	1405 W. Old Philadelphia Road	Interior renovations	Commissioner Wood	Mr. Taylor	Approved 4-0
21-151	Karl Milkowski	391 Chesapeake Road	tree removal	Commissioner Wood	Mr. Taylor	Approved 4-0
21-152	Steve Mitchell	46 Salvation Circle	Fence	Commissioner Wood	Mr. Taylor	Approved 4-0

General Discussion

523 Water Street: Attorney Dave Bestie was present to discuss legalities pertaining to 523 Market Street, and ordinances regarding land coverage within the Town's historic district. Mr. Confalone begin by asking what is the percentage of land coverage 523 Market Street is presently at; Mr. Taylor replied, with the current approvals or permits 21-141 and 21-142, the total is 88%. Attorney Bestie stated that the permits pending have already been completed. The 1600-foot shed is on existing lot. Attorney Besties also asked when was the last permit regarding land coverage approved at 523 Market. Mr. Taylor stated 18 months ago. Mr. Confalone stated that the permit for land coverage was not permitted and a permit was not applied for by the owner. He further questioned, is the board able to go back and research the last permit granted regarding lot coverage? Attorney Bestie replied, no we cannot go back and state there is a violation now, unless the owner encroached on property that was not his or asked for additional property outside the town ordinance. Attorney Bestie suggested that moving forward, there be no new permits for ground coverage permitted by property owner. He is maxed out. Mr. Lightner presented a map from Mr. Metz's attorney regarding zoning information, property line, and encroachment. The board agreed that Town Maps were the standard to go by regarding property lines and zoning information.

Period of Public Comment: None

There being no further business **Mr. Lightner motioned to adjourn the meeting at 7:50pm, seconded by Commissioner Wood. Carried 4-0.**

Respectfully submitted,
Antoinette Rayfield, Town Clerk