

CHARLESTOWN PLANNING & ZONING COMMISSION
September 6, 2018

The meeting was called to order by Chairman, Rogers Clements at 6:00 PM. Present were Rogers Clements, Patricia Clements, Kenneth Confalone, and Tom Durange,.

Patricia Clements moved to approve the minutes of August 9, 2018, seconded by Ken Confalone
Approved 4-0.

Old Business

#18-43 Wellwood Marina Proposed Ice Cream Stand. This was a point of information that this permit will be forwarded to the Board of Appeals. A letter was sent to the applicant stating this.

New Business

#18-76 Keystone Homes #161 Steamboat Ct. Lot #133 Residence/Garage Rogers Clements moved to approve, seconded by Ken Confalone Approved 4-0.

#18-77 Sam Jones, 31 Clemency Dr., 8 x 14 Shed Patricia Clements moved to approve, seconded by Ken Confalone Approved 4-0.

#18-78 **(Historic District Approval Granted)** Dan Rubert, 117 Market St., Install Concrete Driveway With the new rules from the state of Critical Area, this exceeds the 25% lot coverage impervious surface maximum. A motion was made by Ken Confalone that the applicant will be asked to fill in the Critical Area project notification application which will be forwarded to the state by the town, seconded by Patricia Clements. A decision will be made by Planning and Zoning once that form is returned from the state.

#18-79 **(Historic District Approval Granted)** C. Ward, 537 Calvert St., Replace Porch Flooring & Support Beam Previously approved at the special meeting of August 16th by a motion made by Rogers Clements, seconded by Ken Confalone. Approved. 4-0.

#18-80 **(Historic District Approval Granted)** Tom Kelly, 115 Conestoga St., replace 236 ft. of Seawall. This has state approval. Rogers Clements moved to approve, seconded by Ken Confalone. Approved 4-0.

#18-81 **(Historic District Approval Granted)** R&P Property Mgt., 322 Market St., Exterior Upgrades as Specified Rogers Clements moved to have the applicant fill out the Critical Area project notification application for the proposed new sidewalk, seconded by Ken Confalone. Approved 4-0. The owner came in to state that the sidewalk is not new and will replace existing sidewalk and reduce impervious coverage as some of the sidewalk will not be replaced, the wording was changed on the application to clarify this and this does not increase the impervious surface. Rogers Clements moved and Patricia Clements to approve with the caveat that the Critical Area project notification application will be mailed to the state. Approved 4-0.

#18-82 (**Historic District Approval Granted with conditions**) Larry Metz 523 Water Street, Shed Rogers Clements moved to have the applicant fill out the Critical Area project notification application for the proposed project, seconded by Ken Confalone. Approved 4-0. Mr. Clements also has a problem with the non existent explanation of the proposed work.

Ken Confalone moved to change the town application to include a space for designating the Critical Area, seconded by Patricia Clements. Approved 4-0.

#18-83 Town of Charlestown, 482 Frederick Street Pole Barn The contract has not been finalized by the Commissioners. Rogers Clements moved to table pending clarification of measurements, seconded by Ken Confalone. Approved 4-0.

#18-84 Keystone Custom Homes 133 Steamboat Lot #147 Court New Home Patricia Clements moved to approve, seconded by Ken Confalone. Approved 4-0.

#18-85 Robert Stewart 423 Chesapeake Road extensive renovations The owner was present. The basic footprint of the house will remain. This will be a renovation of the kitchen (non existing) and the bathroom. The deck on the front will have the railing replaced as it is now missing. Ken Confalone moved to approve, seconded by Tom Durange. Approved 3-1.

#18-86 Debbie Sexton 480 Frederick Street Garage Rogers Clements moved to approve, seconded by Ken Confalone. Approved 4-0.

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

#18-74 Donna Mattison – 640 Baltimore St., Remove (14) Trees

#18-75 (**H**) R. Gestewitz – Cather Ave., Remove (3) Trees

There being no further business Ken Confalone moved to adjourn, seconded by Patricia Clements. Approved 4-0.

Respectfully submitted,

Debbie Myers, Town Clerk