

CHARLESTOWN PLANNING & ZONING COMMISSION
August 9, 2018

The meeting was called to order at 6:00 PM by Chair, Rogers Clements. Present were Rogers Clements, Tom Durange, Patricia Clements, Ken Confalone, Bert Gay and Mr. Wib Pumpaly, Town Administrator.

Approval of the Minutes of July 5, 2018 Mr. Confalone moved to approve, seconded by Ms. Clements. Approved 4-0 with one abstention.

Approval of the Minutes of August 2, 2018 Mr. Confalone moved to approve, seconded by Mr. Gay. Approved 4-0 with one abstention. At the end of the first paragraph it will be noted that Mr. Kronner left the meeting.

Old Business

A letter from the Historic District Commission approving the split AC units at 300 Market Street has been received.

New Business

Kimberly Lloyd – Commercial Property – Parcel 0346 (Louisa Lane) Part of this parcel is in Charlestown and part not. Ms. Clements stated that while the taxation lists the property as Commercial, the property is actually not. It is actually RR. Ms. Lloyd is looking to possibly put a pool in and add additional trailer sites. A possible bridge from our side to the campground might also be a possibility. She was asked to bring in drawings and advised that this will take much consideration due to Critical Area, wetlands, and slope of the land. A discussion ensued and Ms. Clements asked for wording from the deed on what is in town and what is not. The Committee will check with David Dahlstrom from the State Planning Department to see what information he can provide.

#18-63 (H) Richard Gestewitz – Deck Extension, Windows, etc. This permit has HDC approval. Mr. Clements asked for setbacks on the back property line. Ms. Clements moved to approve , conditional on Mr. Gestewitz comes in and identifies the front and rear line setback seconded by Mr. Clements. Approved 5-0.

#18-64 Keystone Homes – 155 Steamboat Ct., Lot #136 The designation is R2. The setbacks are met. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 5-0.

#18-65 Keystone Homes – 117 Steamboat Ct., Lot #155 This is a corner lot. The setbacks are met. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 5-0.

#18-66 Donna Mattison – 640 Baltimore St., Front Walkway Ms. Mattison was in attendance. This is a 1,000 sq. foot walkway that will join the front door to the driveway. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 5-0.

#18-67 Paul Heroux – 73 Clearview Ave., 12 x 16 Lawn Shed This is a shed with electric. This is a corner lot. Setbacks are met. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 5-0.

#18-68 (H) H. Maier – 429 Water St 12x 19 ground level patio. This permit has HDC approval. This is a corner lot. A question was asked about the extra storm water that occurs when a resident adds impervious surface. We don't have anything in our code that says homeowners are responsible for mitigation of stormwater runoff. Mr. Confalone moved to approve, seconded by Mr. Gay. Approve 5-0.

#18-69 D. Baker – 1385 W. Old Philadelphia. Rd., Lawn Shed Setbacks are met. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 5-0.

#18-70 C. Buckson – 143 Delaware Ave., Fence Mr. Buckson was in attendance. The request is to move some existing fence. Mr. Clements asked about a fence on a corner lot. The height will be a 6' privacy fence. Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 5-0.

#18-71 M. Fronheiser – 535 Baltimore St., Partial Fence The fence is designated for 2 different heights. It meets the 6" setback so neighbor consent is not needed. Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 5-0.

#18-72 Carl Jarusak – 152 Cool Springs Rd. – Inground Swimming Pool The resident has HOA approval for the project. This will add 1,050 sq. feet. The lot is 10,500 square feet. Mr. Clements moved to approve conditionally with the stipulation that the impervious surfaces do not exceed the 50%, seconded by Mr. Gay. Approved 5-0.

Building permits approved by the Administrator per prior authority:

#18-62 John Scott – 99 Revelation Road Solar Panels

#18-73 (H) Phil Miklas 320 Baltimore Street – Remove (1) one tree

Mr. Confalone asked that the Code Enforcement Officer be hired. When we hire someone he would like to see that person follow up on the permits after we approve them. The question was asked if it had been advertised? Not as of yet.

There being no further business Mr. Clements moved to close the meeting, seconded by Mr. Durange. Approved 5-0.

(H) – Denotes Historic District Certificate of Appropriateness is required!

Respectfully submitted,

Debbie Myers, Town Clerk