

TOWN OF CHARLESTOWN
PLANNING & ZONING COMMISSION
April 6, 2023 – 6:00 PM
Town Hall, 241 Market Street, and via Zoom

MEETING MINUTES

The meeting was called to order by Chairman Ken Confalone at 6:00pm.

In attendance – Board Members: Chairman Ken Confalone, Commissioner Renee Capano, Robyn Rowe, Tom Durange, Ursula Boudart; Town Staff: Bryan Lightner

The minutes of March 9, 2023 will be presented at the next meeting.

OLD BUSINESS

None

NEW BUSINESS

Permits:

Number	Address	Description	Motion	Second	Decision
23-28	110 Steamboat Ct	berm removal	Ms. Boudart	Mr. Durange	Approved 5-0, Conditional upon stormwater runoff not impacting neighbors
23-29	167 Cool Springs Rd	pool/deck	Ms. Capano	Mr. Durange	Approved 5-0, Conditional upon proper barrier provided
23-30	133 Caroline St	tree removal	--	--	Approval recognized
23-31	Foot Log Park	tree removal	--	--	Approval recognized
23-32	106 Saratoga Ct	deck	Mr. Confalone	Ms. Boudart	Approved 5-0, Conditional upon deck/fence clarification
23-33	143 Delaware Ave	pool	Mr. Durange	Ms. Rowe	Approved 5-0
23-34	317 Market St	fence	Ms. Boudart	Ms. Rowe	Approved 5-0
23-35	220 Ogle St	fence, pool, pavilion	Mr. Confalone	Ms. Boudart	
23-36	826 Bladen St	tree removal	--	--	Approval recognized
23-37	240 Black Avenue	tree removal	--	--	Approval recognized
23-38	316 Cecil St	deck	Ms. Boudart	Ms. Rowe	

23-39	346 Cather Ave	main beam replacement			On hold, pending permit revision
23-40	320 Tasker Ln	fence			Tabled, pending Town survey

This marks the end of New Business.

GENERAL DISCUSSION

807 Bladen Street

The board briefly discussed a proposal by a developer that would like to buy the property and the adjacent property to build townhomes and commercial retail on the ground floor, with apartment uses on the second floor. The board noted the properties are located in the critical area overlay district, and a question came up regarding the lot coverage requirement for the 5.9-acre parcel with the LDA designation. Mr. Lightner will confirm with the Maryland Department of Natural Resources, Critical Area Commission, that the lot coverage requirement is 15%.

This marks the end of General Discussion.

PERIOD OF PUBLIC COMMENT

No public comment.

There being no further business, **Mr. Durange motioned to adjourn the meeting at 7:35pm, seconded by Ms. Rowe. Carried 5-0.**

Respectfully submitted,

Bryan Lightner, Town Administrator