

TOWN OF CHARLESTOWN
PLANNING & ZONING COMMISSION
June 8, 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 5:59pm.

In attendance – Board Members: Chairman Ken Confalone, Robyn Rowe, Tom Durange, Ursula Boudart, Comm. Renee Capano; Town Staff: Bryan Lightner, Mary Culver, Chris Williamson; Public: Dennis Brumbles, Laura Boudart, Patrick Boudart; Via Zoom: Debi Harvey, Brandi Corriggio.

The minutes of May 4, 2023 were presented. A motion was made by Mr. Durange, and seconded by Ms. Rowe. Carried 5-0.

The minutes of the working session on May 30, 2023 were presented. A motion was made by Mr. Durange, and seconded by Ms. Rowe. Carried 4-0-1. Comm. Capano abstained.

OLD BUSINESS

None

NEW BUSINESS

Permits:

Number	Address	Description	Motion	Second	Decision
23-55	133 Saratoga Ct	Fence	Comm. Capano	Ms. Rowe	Conditional approval upon moving fence out of wetland buffer, 5-0
23-56	630 Louisa Ln	Fence	Ms. Boudart	Mr. Durange	Approved 5-0
23-57	106 Saratoga Ct	Fence		Mr. Durange	Conditional approval upon no disturbance in forest retention area
23-58	154 Saratoga Ct	Tree Removal	N/A	N/A	Approval recognized
23-59	205 Tarpon St	Fence	Ms. Rowe	Mr. Confalone	Approved 5-0
23-60	180 Cool Springs Rd	Rooftop Solar	N/A	N/A	Approved recognized
23-61	619 Bladen St	Demolition	Ms. Boudart	Mr. Durange	Approved 5-0
23-62	95 Revelation Rd	Pool (On Hold)	N/A	N/A	No Vote
23-63	430 Chesapeake Rd	Tree Removal	N/A	N/A	Approval recognized
23-64	537 Bladen St	Interior Renovations	Mr. Durange	Ms. Boudart	Approved 5-0
23-65	207 Market St	Window Replacement	Mr. Confalone	Comm. Capano	Approved 5-0

23-66	207 Market St	Driveway	Ms. Boudart	Mr. Confalone	Approved 5-0
23-67	304 Cecil St	Roof Replacement	Mr. Confalone	Ms. Rowe	Approved 5-0
23-69	132 Salvation Cir	Shed	Mr. Durange	Ms. Boudart	Approved 5-0
23-70	339 Caroline St	Replacement Windows/Siding	Mr. Confalone	Comm. Capano	Approved 5-0
23-71	234 Caroline St	Front Porch Repair	Mr. Durange	Ms. Rowe	Approved 5-0
23-72	320 Tasker Ln	Fence	N/A	N/A	Not Approved
23-73	187 Cool Springs Rd	Deck	Ms. Boudart	Ms. Rowe	Approved 5-0
23-74	345 Caroline St	Replacement Decking/Stairs	Ms. Boudart	Mr. Durange	Conditional approval upon Historic District approval, 5-0
23-75	341 Caroline St	Replacement Stairs	Ms. Boudart	Mr. Durange	Conditional approval upon Historic District approval, 5-0
23-76	306 Baltimore St	Fence	Ms. Boudart	Comm. Capano	Approved 5-0
23-77	337 Frederick St	Deck	Ms. Boudart	Mr. Durange	Approved 5-0
23-78	316 Market St	Painting	Mr. Confalone	Ms. Rowe	Approved 5-0
23-79	187 Cool Springs Rd	Concrete patio & pavilion	Comm. Capano	Mr. Durange	Approved 5-0
23-80	235 Caroline St	Demolition	Mr. Confalone	Ms. Rowe	Approved 5-0
23-81	235 Caroline St	New Dwelling/Garage	Mr. Confalone	Mr. Durange	Conditional approval upon SWM plan, 4-0-1
23-82	116 Frederick St	Tree Removal	N/A	N/A	Approval recognized
23-83	126 Cool Springs Rd	Fence	Mr. Confalone	Ms. Boudart	For 6' privacy fence along back of proper, not on side of house, Approved 5-0
22-145	176 Colorado Ct	Inground Pool, Fence Revision	Mr. Confalone	Mr. Durange	Conditional approval upon Town attorney approval, 5-0

This marks the end of New Business.

GENERAL DISCUSSION

Commercial Development Regulations Update

The board discussed continuing with David Dahlstrom from MDP to develop regulations for commercial development, with the goal of setting up additional work sessions in the future.

Beachcomer Annexation

Mr. Lightner mentioned this property and a few others are already connected to the Town's water system, which have deed restrictions agreeing to be annexed into Town, when the Town makes an annexation plan. Whether or not other properties might be annexed in the future, the Town can still proceed with more of a clean-up annexation at any time, for these properties.

This marks the end of General Discussion.

PERIOD OF PUBLIC COMMENT

No public comment.

There being no further business, **Comm. Capano motioned to adjourn the meeting at 8:14pm, seconded by Ms. Boudart. Carried 5-0.**

Respectfully submitted,

Mary Culver, Office Manager