

CHARLESTOWN PLANNING & ZONING COMMISSION
October 4, 2018

The meeting was called order by Chair, Rogers Clements at 6:00PM. In attendance was Rogers Clements, Patricia Clements, and Ken Confalone. Also present was Mr. Wib Pumpaly, Town Administrator.

Ken Confalone moved to approve the minutes of September 6, 2018, seconded by Rogers Clements Approved 3-0.

Old Business

#18-78 (Historic District Approval Granted) Dan Rubert, 117 Market Street, Install Concrete Driveway
Ken Confalone moved to approve, seconded by Rogers Clements. Approved 3-0

#18-82 (Historic District Approval Granted with conditions of colors and removal of current storage trailers) Larry Metz 523 Water Street, Shed According to the Critical Bay Area this permit does not meet their criteria for consideration. Mr. Clements feels that the plot plan is out of date. Our town maps are not in agreement with the plot plan. Mr. Confalone feels that the new shed is completely in the Commercial area. Mr. Confalone is fine with the building. He also feels that in fairness to the owner they should apply for the property to be changed in zoning or to comply with the R3 zoning and the 50% rule on those portions that are in R3 to C1. We are suggesting that a new plot plan be submitted that shows all of the impervious surface on the property. Ms. Mann was in attendance representing the Wellwood and stated that this would not increase the impervious surface. Mr. Confalone moved to approve, it lacks a second so then it is tabled. Ms. Mann requested a letter to the property owner stating what the new conditions are.

New Business

The new owner of 8 Louisa Lane, Trey Giraldi was present to seek information on the process of proceeding with renovations. Mr. Clements stated it needs a new survey. Mr. Giraldi stated that it has been surveyed. Ms. Clements stated that the property is in RR and not in residential. The website has the information that can be used. Mr. Giraldi has spoken to Brian Lightner with the county who stated that there was 5 feet in the buffer. If in the middle of the job something changes he can apply for a revision. After a plan is made they can present it to the Critical Area. This topic will be presented in their meeting next Tuesday with the State. The lot is conforming but the structure is nonconforming.

#18-89 Kimberlee Lloyd – 197 Green Haven Drive, Elkton, MD., 200 ft. Pier The owner has gotten all permits necessary for the pier, but the ownership of the land may be in question. A survey should be done of the property. This is tabled until we have a survey. Ms. Clements will request at the next meeting of the Commissioners that they proceed with a survey of the whole entire lot of parcel 194.

#18-91 Christopher Waltrip – 162 Steamboat Court, Fence Installation This has been approved by the Cool Springs HOA and neighbors. This property includes forest conservation. Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 3-0.

#18-92 Keystone Custom Homes – 157 Cool Springs Rd., Lot 197 New home construction. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 3-0.

#18-94 (Historic District Approval Granted) Tim Ward – 608 Cecil St., Refurbish Existing Structure (H) Part of this property falls in the Critical Area. The structure will include changing the roof line and adding a porch. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 3-0.

#18-95 Tom Kenny – 220 Louisa Lane, Extend Front Porch Mr. Clements moved to approve, seconded by Ms. Clements. Approved 3-0.

#18-96 Keystone Homes – 159 Steamboat Ct., Lot 134 Mr. Confalone moved to approve, seconded by Ms. Clements. Approved 3-0.

#18-97 –Amy Uranchek, 207 Grace Road, lawn shed. This has HOA approval. Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 3-0.

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

#18-87 Robert Phillips - 547 Baltimore St., Remove (1) Tree

#18-88 Robert Phillips - 547 Baltimore St., Wheelchair Ramp

#18-90 M. Huss – 601 N. Ogle St., Solar Panels

#18-93 William Barry – 138 Steamboat Court, Solar Panels

Public Comment

Tom Kelly – He thanked the committee for their service. He was here to voice his opposition to the new owner of 125 Conestoga Street holding weddings there and would hope that there would be no rezoning of the property. Recently someone sprayed rose bushes with pesticide which killed both rose bushes on our side and his side and trimmed a holly tree that now allows car lights to shine into his home in the evenings. Mr. Clements stated that Mr. Kelly had his sympathy. The property can only be used for what the zoning allows. You can have 2 employees in R3 and can have 10 people. What would the recourse be? They might have better recourse through the civil courts.

Dave Ashworth - He sent the letter that the Commissioners received and he wants to be on the record that he is against holding weddings at 125 Conestoga Street.

Kathy Ashworth – What happens if weddings are held and called private parties? It would still not be a permitted purpose. At the flagpole it is out of sight, but this would be too close.

Tom Gatch – He would welcome Larry and Angela as neighbors if they choose to live there but is opposed to the home being used as a commercial venue.

Craig Schnell – What do we do if a wedding takes place on the weekend? Do we call the police and complain about a disturbance? Commissioner Clements stated that the issue would be brought up at a meeting. One of the Commissioners will have to abstain, correct? Yes, the one that has business relationships with Larry would have to abstain himself.

Mr. Clements moved to adjourn, seconded by Mrs. Clements. Approved 3-0.

Respectfully submitted, Debbie Myers, Town Clerk