

TOWN OF CHARLESTOWN
PLANNING & ZONING COMMISSION
November 2, 2022 – 6:00 PM
Town Hall, 241 Market Street, and via Zoom

MEETING MINUTES

The meeting was called to order by Chairman Ken Confalone at 6:01pm.

In attendance: Chairman Ken Confalone, Tom Durange, Ursula Boudart, Commissioner Renee Capano, Bryan Lightner, Mary Culver. Via Zoom: Robyn Rowe.

The minutes of October 6, 2022 were presented and approved 4-0-1. Motion was made by Mr. Durange, seconded by Ms. Boudart. Robyn Rowe joined via Zoom after approval.

OLD BUSINESS

110 Edgewater Avenue – Revised SWM Plan

Tabled at previous meeting because of incomplete application.

There are a list of revisions still needed, including declaration of restriction for forest remaining after development and correcting proposed grading to drainage system and proposed on-lot stormwater management facility.

Tabled again until revisions are made.

This marks the end of Old Business.

NEW BUSINESS

Permits:

Number	Address	Description	Motion	Second	Decision
22-159	201 Cool Springs Rd	Screened Porch	Mr. Durange	Ms. Boudart	Approved 5-0
22-160	139 Saratoga Ct	Interior Renovations	N/A	N/A	Mr. Lightner's approval was recognized
22-161	Veteran's Park	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-162	230 Louisa Ln	Rooftop Solar	N/A	N/A	Mr. Lightner's approval was recognized
22-163	202 Cool Springs Rd	Fence	Ms. Capano	Ms. Rowe	Contingent upon moving fence away from forest retention; stormwater easement; if needing removal, at

					homeowner's expense; approved 5-0
22-164	321 Tasker Ln	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-165	211 Colorado Ct	New Dwelling	Ms. Boudart	Mr. Durange	Approved 5-0
22-166	327 Tasker Ln	Fence	Mr. Durange	Ms. Boudart	Approved 5-0

This marks the end of New Business.

GENERAL DISCUSSION

Chicken Ordinance

The board discussed revisions to Pet Ordinance #2009-01.

Mr. Confalone questioned if the number of chickens allowed should be limited. He suggested a draft ordinance be written to include guidelines, required running space, no more than 6 chickens, and no roosters be allowed. Mr. Durange stated that the ordinance will need to be very clear and concise. Mr. Confalone suggested the Town mirror the Cecil County ordinance, and those of other Towns, such as Annapolis.

The board discussed allowing chickens in all residential zones and limiting space for chickens the rear yard only. The required running space was suggested as 10ft of space or more, and that a coop cannot be inside that space. Guidelines for property lines would require the coop stay with existing setbacks for accessory structures, allowing chicken space to be no closer than 50ft from a neighboring dwelling, and that the lot must be occupied by the property owner. The ordinance could also cover noise and smell.

It was also discussed whether or not to require a permit, and potential complaints and negative impacts that could occur.

Comprehensive Plan Update

Ms. Boudart asked about the status of the Town Hall renovation/addition. Mr. Lightner stated the Town is waiting for a survey, as suggested by the architect. Ms. Capano stated that the Post Office most likely will not be here much longer, and that the design plans will need to reflect that.

The group briefly discussed the 2008 Comprehensive Plan and decided to review the Implementation Section, Chapter 11, for discussion at the next meeting.

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 7:26pm, seconded by Ms. Capano. Carried 5-0.**

Respectfully submitted,
Mary Culver, Office Manager