

TOWN OF CHARLESTOWN
PLANNING & ZONING COMMISSION
September 8, 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 6:03pm.

In attendance: Chairman Ken Confalone, Dennis Taylor, Commissioner Renee Capano, Mary Culver. Via Zoom: Robyn Rowe, Tom Durange.

The minutes of August 4, 2022 were presented and approved 5-0. Motion was made by Ms. Capano, seconded by Mr. Durange.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Permits:

Number	Address	Description	Motion	Second	Decision
22-134	6 Salvation Cir	Shed	Mr. Durange	Ms. Capano	Approved 5-0
22-135	198 Cool Springs Rd	Fence	Mr. Taylor	Mr. Confalone	Approved 5-0
22-137	516 Charlestown Pl	Demo Permit	Mr. Confalone	Ms. Capano	Approved 5-0
22-138	96 Edgewater Ave	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-139	1433 W Old Philadelphia Rd	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-140	640 Baltimore St	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-141	516 Charlestown Pl	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-142	157 Cool Springs Rd	Hot Tub	Mr. Confalone	Ms. Rowe	Approval with recommendation to home owner to ensure the safety of

					structure; Approved 5-0.
22-143	235 Caroline St	Tree Removal	N/A	N/A	Mr. Lightner's approval was recognized
22-144	227 Louisa Ln	Demo Permit	Ms. Rowe	Mr. Durange	Approved 5-0
22-145	176 Colorado Ct	In-Ground Pool	Mr. Taylor	Ms. Capano	Conditional upon HOA letter; Approved 5-0
22-146	137 Saratoga Ct	Deck	Ms. Rowe	Mr. Confalone	Approved 5-0
22-147	516 Charlestown Pl	Replacement Dwelling	Mr. Confalone	Ms. Capano	Conditional upon stormwater management plan being approved; Approved 5-0

This marks the end of New Business.

GENERAL DISCUSSION

Chapter 175 Revisions – The board reviewed the revisions that were discussed in recent meetings and approved them to be submitted to the Commissioners for possible adoption.

R-1 & R-2. Definitions for a Bed and Breakfast Home, Boarding House, Campground, and Roadside Stand were added. Changes were made to the definition of a Dwelling to include water and sewer connection, and to Junkyard to include watercraft and aircraft under the definition of other vehicles. Carports and lean-to's were added to the definition of a Structure.

The board would like to make the definition of an abandoned boat clearer and allow for privately owned boats to be stored on their own property, however, a limit will need to be established as to how many boats might be permissible.

Ms. Capano would like the Junkyard definition to include health and safety. Mr. Confalone stated we don't currently have a Health and Safety ordinance; Mr. Lightner said he'd ask the Town attorney for guidance. Ms. Rowe said there are items being hoarded that are of no value and attracting unwanted pests.

Ms. Capano questioned if the proposed Nontidal Wetlands regulations could have a grandfathering clause added in. Mr. Lightner will ask the Town Attorney about that.

There was discussion about what's considered a manufactured home, which are not legal in Town. Ms. Capano questioned having this definition under the dwelling section, which was subsequently removed.

175-16:7 home occupation, roadside stand, boarding home, and Bed and Breakfast Home regulations were added.

R-1 & R-2 no issues – Ms. Capano wants to allow for roadside stands in R-2. Mr. Confalone proposed a vote to leave roadside stand in R-1 only, carried 3-2.

R-3. Silt Fence requirements for active construction were discussed, including setting a minimum disturbance of 500 sq ft for determining some stormwater management requirements. The board decided to consider revising the Town's stormwater regulations at a later date, which may require additional revisions to Chapter 175, zoning ordinance.

Mr. Confalone made a motion to approve changes to 175 as discussed, with modifications, and to send to Commissioners and Town Attorney for additional review.

This marks the end of General Discussion.

PERIOD OF PUBLIC COMMENT

No public comment.

There being no further business, **Mr. Confalone motioned to adjourn the meeting at 7:44pm, seconded by Mr. Taylor. Carried 5-0.**

Respectfully submitted,

Mary Culver, Office Manager