

CHARLESTOWN PLANNING & ZONING COMMISSION

September 3, 2020 – 6:00 pm

The meeting was called to order at 6:00PM by Chairman Kenneth Confalone. Those members in attendance were: Kenneth Confalone, Tom Durange, David Jarinko, Dennis Taylor and Lou Wood. Others in attendance: Wib Pumpaly, Town/Zoning Administrator, Janine Antoshak, Office Manager, Debbie Myers, Town Clerk, and Bryan Lightner, Code Enforcement Officer. The meeting took place by phone conference.

Approval of the Minutes – August 6, 2020 Mr. Taylor moved to approve the minutes of August 6, 2020, seconded by Mr. Durange. Approved 5-0.

Facade Grant Presentation – Janine Antoshak and Bryan Lightner were present to explain the façade grant that was awarded to the town for presentation in the Sustainable Communities area. The committee is targeting the Historic District for awards. Mr. Confalone questioned about the Maryland Home Improvement Contractor, it can be any licensed contractor. How heavily does owner contribution impact awards. The Historic District was happy that a 15-point award to Historically significant homes. A point system is used by a committee who will be volunteers from other towns so no town residents will be choosing among their neighbors to receive the awards. Ms. Wood commended Ms. Antoshak on her hard work in getting this grant.

Old Business

T. Langhorne, 207 Black Ave., Removal of Car Shelter, Board Discussion. A letter was sent to Mr. Langhorne who returned it by wadding it into a ball and throwing it at staff. He has not prepared a building permit for either of his projects. Mr. Pumpaly stated that he had tried to help Mr. Langhorne to navigate the system. Mr. Taylor asked if the shed in the backyard was new? We do not think so. The next step is to take it to court? Mr. Langhorne has given the town a check for \$600.00 which is being held. Ms. Myers explained the encounter with Mr. Langhorne where Mr. Langhorne vented his displeasure of receiving a letter. **Mr. Confalone moved that after September 11, 2020 if Mr. Langhorne has not removed the shelter or applied for a permit or appeal, it will be turned over to the town attorney, seconded by Mr. Taylor. Approved 5-0.**

M. Casterline, 20-95, 155 Steamboat Ct. Addition of Porch. The addendum to the permit shortens the depth of the porch to 5 feet. Mr. Taylor asked to see the paperwork which was not in the packet. Ms. Wood moved to table until next month when we have paperwork. Mr. Durange said that if the paperwork is revised we should go ahead and approve it. Mr. Jarinko agrees with Tom. Tabled until the end of the meeting. Mr. Confalone stated that the approval must come from the board and approval cannot before the board's approval. **Ms. Wood had come into the office to see the paperwork and it indeed does state that the depth of the porch of 5feet. Mr. Durange moved to approve, seconded by Mr. Durange. Approved 5-0.**

New Business

#20-98, 348 Caroline St., W. Simpson, Replacement Windows, Exterior doors, Roof Shingles. This has Historic District approval. **Mr. Durange moved to approved, seconded by Mr. Jaarinko. Approved 5-0.**

#20-99, 348 Caroline St., W. Simpson, Upgrade Electrical, Plumbing, HVAC. Ms. Wood is wondering about the reason for splitting the permits. His assessed value keeps these two permits under the 40% value that would require a sprinkler system. Mr. Taylor moved to approve, seconded by Mr. Durange. Approved 5-0.

#20-100, 28 Theresa Lane, R. Henderson. Above Ground Pool. Mr. Jarinko moved to approve, seconded by Mr. Taylor. Approved 4-0.

#20-101, 154 Steamboat Court, J. Kemp, Sunroom This permit is to enclose an existing deck adding no additional square footage. This has HOA approval. Mr. Durange moved to approve, seconded by Mr. Taylor. Approved 5-0.

#20-102, 556 Baltimore St., N. McCall, Garage/Apartment, Replace Orig. Permit #17-56 Mr. McCall 's original permit had been extended in 2019 with a letter indicating that if not completed by September 2020 he would need to start all over again. He has submitted the permit again with no revisions, it is only a time frame issue. Mr. Jarinko moved to approve, seconded by Mr. Durange. Approved 5-0.

#20-103, 157 Steamboat Ct., Keystone Homes, House/Garage Mr. Durange moved to approve, seconded by Mr. Taylor. Approved 5-0.

#20-104, 116 Steamboat Ct., Keystone Homes, House/Garage Mr. Durange moved to approve, seconded by Ms. Wood. Approved 5-0.

Mr. Confalone asked what could be done about special meetings? He has no problem with new homes that are complete, but does not feel that a special meeting needs to be held for any permit that was denied, until the next month. He also stated that a portion of the committee cannot supercede the committee's decision. Mr. Jarinko stated that he agrees in retrospect. Mr. Taylor agrees wholeheartedly with Mr. Confalone and wants it put out that members cannot circumvent the decisions of the committee and that appeals need to go through the proper channels. Ms. Wood also agreed that the rules must be followed. Even though we appreciate what people do when they volunteer for the town, we have to follow the rules and not cross the lines. She does not feel that any one person should go to investigate on their own and it must be the whole board or assigned by the board.

There being no further business, the meeting was adjourned by consensus.

Respectfully submitted,

Debbie Myers, Town Clerk