

CHARLESTOWN PLANNING & ZONING COMMISSION
September 9, 2021 – 6:00 pm Minutes

Those in attendance were board members: Ken Confalone, Dennis Taylor, David Jarinko, and Tom Durange. Also, in attendance was Town Administrator Bryan Lightner, and Town Attorney, David Beste. The meeting was held at Town Hall and called to order by Kenneth Confalone at 6:00pm.

The minutes of August 5, 2021 were not able to be approved due to the absence of attending board members.

Old Business

#21-85 650 Louisa Lane, William Broaddus, additions, Mr. Taylor motioned to approve and Mr. Jarinko seconded. All were in favor; approved 4 – 0.

#21-105 129 Saratoga Court, Erik Shaffer, Mr. Taylor motioned to approve and Mr. Durange seconded. All were in favor; approved 4 – 0.

21-114 235 Frederick Street, Valerie McHenry, Mr. Durange motioned to DENY and Mr. Confalone seconded. All were in favor; denied 4 – 0. A nine-foot variance to the 30-foot front yard setback would be required as delineated on the plot plan.

21-115 707 N. Ogle Street, Charles Dean, Mr. Jarinko motioned to approve and Mr. Durange seconded. All were in favor; approved 4 – 0.

New Business

#21-117, D Stozek, 401 Caroline St, tree removal. Mr. Jarinko motioned to approve and Mr. Durange seconded. All were in favor; approved 4 – 0.

#21-118, T McMullen, 304 Baltimore St, tree removal. Mr. Jarinko motioned to approve and Mr. Durange seconded. All were in favor; approved 4 – 0.

#21-119, J Wolfe, 116 Steamboat Ct, deck. Mr. Taylor motioned to approved on the condition that the concurrence letter from the HOA is received. Mr. Durange seconded it. All were in favor. Approved 4 – 0.

#21-120, D. Muhly, 348 Caroline St, fence/patio, Mr. Jarinko motioned to approve and Mr. Durange seconded it. All were in favor, Approved 4 – 0.

#21-121, R Jones, 119 Edgewater Ave, tree removal. Mr. Jarinko motioned to approve and Mr. Durange seconded. All were in favor; approved 4 – 0.

#21-122, D Ashworth, 408 Calvert St, tree removal. Mr. Jarinko motioned to approve and Mr. Durange seconded it. All were in favor. Approved 4 – 0.

#21-123, K Brozean, 157 Cool Springs Rd, deck, patio, path/drain. Mr. Durange motioned to approve and Mr. Jarinko seconded it. All were in favor. Approved 4 – 0.

#21-124, Charlestown Holding LLC, 132 Market St, replace garage/new driveway. Historic District Commission approved. Mr. Jarinko motioned to approve and Mr. Taylor seconded. All were in favor. Approved 4 - 0

#21 -125, Charlestown Holding LLC, 211 Market Street, remove porch walls, add second floor deck and driveway stub. Mr. Confalone motioned to DENY, plans needed showing interior changes and sprinkler system. Mr. Jarinko seconded. All in favor, denied 4 – 0.

#21-126, M Goodyear, 334 Baltimore St, pavilion. Mr. Jarinko motioned to approve and Mr. Durange seconded it. All were in favor. Approved 4 – 0.

#21-127, D Stehman, 95 Revelation Rd, shed. Mr. Taylor motioned to approve and Mr. Durange seconded it. All were in favor. Approved 4 – 0.

#21-128, H Miller, 241 Conestoga St, ground floor slats. Historic District Commission approved. Mr. Durange motioned to approve and Mr. Taylor seconded it. All were in favor. Approved 4 – 0.

#21-129, M Goodyear, 334 Baltimore St, interior renovations/garage. Mr. Jarinko motioned to approve and Mr. Durange seconded it. All were in favor. Approved 4 – 0.

There was a general discussion: Mr. Beste attended to explain the limits of the Planning and Zoning Commission's authority, namely regarding the variance process, and the fact code enforcement authority lies with the Town Administrator. Mr. Confalone brought up that Chapter 175 needs to address Bed and Breakfasts in the R-3 zone and Historic District. He thinks it needs to be worked on and brought back to the Board of commissioners with the Planning and Zoning Boards recommendations. The Planning and Zoning members agreed.

Period of Public Comment: None

There being no further business **Mr. Taylor motioned to adjourn the meeting at 7:30pm, seconded by Mr. Jarinko. All were in favor. 4 – 0.**

Respectfully submitted,
Bryan Lightner, Town Administrator