

CHARLESTOWN PLANNING & ZONING COMMISSION MEETING AGENDA

September 5, 2019 – 6:00 pm

Call to Order - Rogers Clements, Chairman

Approval of the Minutes – August 8, 2019

Old Business

- No Old Business to Discuss

New Business

- #19-76 E. McCoy, 224 Conestoga St., New Roof/Rafters **(H)**
- #19-79 E. Saltsman, 135 Steamboat Court, Construct 20 x 12 ft. Deck
- #19-80 G. Supplee, Tasker Lane, Demolish (2) Two Sheds **(H)**
- #19-82 A. Johnson, Louisa Lane (2 lots), Construct driveway, some tree removal
- #19-83 A. Russell, 624 Bladen St., Construct Deck **(H)**
- #19-84 Keystone Homes, 129 Saratoga Ct., Lot #54, House/Garage
- #19-85 S. Fockler, 208 Caroline St., Shed 10 x 20 **(H)**
- #19-87 C. Murphy, 336 Baltimore St. 10 x 12 Shed, 4 x 8 Greenhouse **(H)**
- #19-88 Keystone Homes, 160 Saratoga Ct., Lot #215, House/Garage

The Following Building Permits have been approved by the Administrator per prior authority

- #19-77 W. Pumpaly, 109 Caroline St., Remove 1 Dying tree
- #19-74 S. Fraser, 153 Steamboat Ct., Solar Panels
- #19-78 W. Brookover, 125 Caroline St., Remove Trees
- #19-81 Board of Education, Stormwater Plan Charlestown Elementary
- #19-86 D. Ashworth, 408 Calvert St., Dead Tree **(H)**

(H) – Denotes Historic District Certificate of Appropriateness is required

Period of Public Comment

- Any resident who wishes to comment on these proceedings, or who may have comments for the good of the Town of Charlestown, may offer their comments to the Commissioners for a period of not to exceed (5) five minutes. All residents offering comments must first sign the “Public Comment Speaker” roster.

CHARLESTOWN PLANNING & ZONING COMMISSION MEETING AGENDA

August 8, 2019 – 6:00 pm

The meeting was called to order by Chairman, Rogers Clements. Present were Mr. Clements, Tom Durange, Ken Confalone and Bert Gay by phone. Mr. Wib Pumpaly, Town Administrator was also present. Mr. Letts was absent.

Approval of the Minutes – July 11, 2019 Ken Confalone moved to approve, seconded by Rogers Clements. Approved 3-0-1

Old Business

- R. Clements – Sub-division of Land – review & approval (H) This has Historic Approval. The plot plan presented tonight is the one that was previously submitted last month. It has also been approved for a sanitary sewer allocation. The Critical Area Commission has reviewed the plan and if fewer than 10 lots has no comment. Mr. Confalone moved to approve the subdivision as presented by Rogers Clements, seconded by Mr. Gay. Approved 3-0-1 Abstention (Mr. Clements).

New Business

- #19-68 Mack Rupp, 214 Bennie Drive, Install fence in side and rear yard Mr. Clements moved to approve, seconded by Mr. Confalone. Approved 3-0.
- #19-70 Richard Wankel, 111 Market St., Install fence, sides & rear yard (H) Mr. Clements moved to approve, seconded by Mr. Durange. Approved 3-0.
- #19-71 L. Uzdilla, 176 Salvation Circle, Extend existing deck Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 3-0.
- #19-72 C. Combs, 426 Chesapeake Rd. Complete construction of single home. Mr. Combs was present. He stated that he would like to place a travel trailer on the property as he completes the project. There was discussion of this request and if there was sufficient room on the property to place a travel trailer. Mr. Combs stated that he had a trailer on the property before. The suggestion was made that the trailer needs to be in the backyard. Mr. Confalone moved to approve the continued construction for a year provisional upon maintain the front yard setback, seconded by Mr. Durange. Approved 3-0.
- #19-73 S. Pawlikowski, 310 Manor Ave., Install Split Rail Fence This fence will be placed 12" inside the property line. Mr. Clements moved to approved, Mr. Durange seconded. Approved 3-0.
- #19-74 S. Fraser, 154 Steamboat Ct., Install Solar Panels This has HOA approval. Mr. Clements moved to approve. Mr. Confalone seconded. Approved 3-0.

- #19-75 C Weimer, 157 Cool Springs Rd., Privacy Fence This permit has HOA approval. This will be on the property line and letters from both neighbors approving the placement of the fence were included in the packet. Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 3-0.
- Tim Root/Carolyn Shoop – Discussion regarding use of residence at 124 Conestoga Street **(H)** Mr. Root was in attendance as were many residents. Mrs. Bryant voiced opposition to a Bed and Breakfast. Mr. Durange stated that he saw no problem with a Bed and Breakfast. Mrs. Bambacus voiced opposition to a Bed and Breakfast and would not like a privacy fence either. She stated that as the years have gone by the traffic has increased. Mr. Speakman voiced his opposition and wonders what will come if we open up the area to more traffic and commerce. Mr. Confalone stated that the zoning in R3 allows such things as boarding houses. Mr. Confalone stated that the Historic District would most likely disallow the use if so allowed there would be many hoops the Planning and Zoning regulations would also probably be restrictive. Mr. Root thanked everyone for their time and will likely withdraw his offer on the residence.
- Joseph Carey – Sub-division of Land review & approval **(H)** This has Historic District Approval. The Critical Area has no comment and it adheres to their guidelines. Mr. Pumpaly anticipates an allocation from the county for sanitary sewer allocation as well. This subdivision will create 2 conforming lots. Once this is subdivided it would not be eligible for further subdivision. Mr. Confalone moved to approve the subdivision of the Joe Carey property. Approved 4-0.
- Review of Section 175 as Revised by Committee This is tabled.

The Following Building Permits have been approved by the Administrator per prior authority

- #19-69 A. Hummer, 515 Riverview Ave, Remove (3) three trees

(H) – Denotes Historic District Certificate of Appropriateness is required

Period of Public Comment

Mr. Ron Edwards asked if any of the updates of the code would effect the Historic District. The answer is no.

Mr. Schnelli asked about his concerns about the weddings taking place at 125 Conestoga. Our attorney will be returning next week and a meeting will take place between all parties to discuss this issue. We will hopefully have an answer by the 27th of August. Has there been any proposal from the owner for a change of use? If this is being proposed the rules state that you cannot have anything outside it must be inside.

Mr. Speakman asked about the properties in the environmental trust are those documents available? Yes, we have them available.

Mr. Dijenokis is interested in purchasing a lot in town and moving into the area. At the corner of Caroline and Calvert Streets there is a lot. What is the process? Single family housing R3, Historical Commission would need to approve. It is also in the Critical Area and it would need to comply with that.

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

Respectfully submitted, Debbie Myers, Town Clerk

Welcome to Town Hall

PLANNING & ZONING MEETING
Public ~~Comment~~ Sign In
September 5, 2019

PLEASE SIGN IN

Cam Russell

April Russell

Kenneth Taylor

Dan Rubert

Sam Speakman

Craig Schnell