

RIDGELY PLANNING AND ZONING MEETING
MAY 26, 2010

Meeting was called to order at 7:00pm.

Attending signed in were: Jeff Garrett, Martin Sokolich, Margaret Haven, Nancy Gearhart, Stephanie Berkey. Attending not signed in were Cathy & Rick Schwab and Anthony Casey.

Minutes from April were approved motion by Nancy 2nd by Margaret.

Martin said we would do New Business first.

407 Maryland Avenue: application for permit to screen in the porch. Concerns were: is it installed on the inside or outside of the rails and does it comply to the Historic District guidelines? It was discussed that everything could be reversible and that Nancy observed that it appeared the screen was installed on the inside of the rails. Margaret made a motion to approve the application. Seconded by Nancy. Unanimous approval.

Old Business

3 W Railroad Avenue: Cathy and Rick Schwaab submitted Building Permit Application for the Ridgely Historical Society sign on the Telephone Exchange building. According to the specifications outlined in the application Jeff said the sign would be within the limits. It will be metal and the same design and color as the one currently over the Telephone Exchange door. Martin said that setback, design and size have been previously approved. Margaret made a motion to approve, Jeff seconded, unanimous approval.

113 Central Avenue: Certificate of Appropriateness for Exterior Renovations 113 Central Avenue. Margaret and Martin discussed that the motion would be to make a motion to the Commissioners in favor of a tax break for Lisa Takala. It was discussed that she may need to get a statement from her contractor as to what percentage of the bill is for interior vs. exterior. Blue Heron was contracted for the job and can they sign off on a letter saying how the bill was portioned out? The original bill is one big package for \$24,000. Mrs. Takala needs to establish the amount on her credit of town taxes. There is an \$8,000 limit. A minimum of \$5,000 has to be spent on work to get the credit. Margaret suggested that we focus on the appropriateness of design, quality and standards. The tax break is up to the Commissioners to be introduced at the 6/7/10 meeting. Margaret motioned that a Certificate of Appropriateness be issued for the exterior of the house on 113 Central Avenue. Nancy 2nd, unanimous approval.

Discussion

During the 6/7/10 meeting they will discuss the Cowbarn property and the historic easement for vote approval. The Draft Overlay Zoning is currently R-3. We need to have discussion to ensure that this is the appropriate designation.

Martin proposed that we hold a worksession during the 2nd week of June. Margaret has said that she will still volunteer to help with tasks even though she will be off of the commission.

Nancy motioned to adjourn, Jeff 2nd, unanimous approval. Meeting adjourned at 8:00 pm