

May 27, 2015

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The May meeting of the Ridgely Planning Commission was called to order by Martin Sokolich @ 7:00pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member Jeff Garrett and Committee Member: Dale Mumford. Also in attendance were: John Buckle – Commissioner, Melissa Leonard – Asst. Clerk Treasurer, Tom Davis – DMS, Tom Rhodes – Queenstown Bank, Sue Walls, Joyce & Melvin Faulkner and Tricia Arrington (and husband – did not sign in). ***Dale made a motion to approve the meeting minutes from March 25, 2015 and Rob 2nd. All were in favor!***

Old Business

WALNUT FARMS – A subdivision request was submitted to change the current twenty (20) lot subdivision into five lots. Four being single family lots facing Walnut St and the fifth remaining as undeveloped land with hopes of selling to one of the adjoining farmers in the future. The belief is that the four smaller lots would be more beneficial to the town than having the twenty properties. The Sewer line will come off of Walnut St. (currently ends at lot four) and will be extended as needed. Mr. Davis said he will get with David (Director of Public Works) before finalizing and get a Utility Plan in place. Dale asked for confirmation that the fifth lot wouldn't be an issue in the future. Lot sizes are all the minimum 8,500 sf widths and their depths range between 16,000 and 19,000 sf. The allocation reservations have been paid on the five lots as requested. There was a preliminary and final approval motioned by Jeff, Rob second and everyone approved.

*The application form was given to Mr. Davis for submittal to Zoning Administrator for approval.

New Business

WALLS/FAULKNER – Plans were submitted to build on the property known as 42 Seward Road. A perk test was done on the property to be sure that the well and septic systems would hold both properties. The plans seem to be in order and meet the setbacks. They are signed by Middle Department Inspection Agency. A motion for approval was given by Jeff and Rob 2nd, all were in favor.

HABITAT FOR HUMANITY – No one was here to represent them, but the question was about the property located at 2 Maple Ave. Habitat wants to know if it can be subdivided into two lots. This question has come up in the past from other interested parties and the lot size appears to be large enough for a split, but there are a few other items that may get in the way:

-Road Access to E. Railroad Ave? Is it a Town street, access road to a parking lot or even private to the building located at 2 N Maple?

- Does the Rails to Trails interfere (or will it in the future)

According to DPW (at an earlier discussion of this property), the sewer line comes from the back of the property, therefore an easement must be created should a 2nd lot be created. The water lines come from the front on Maple. Planning and Zoning would need to see an actual sketch of the

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planned build in order to give a more specific answer. An email will be sent to Habitat with these findings.

THE GOOD SHED – Sign permit was approved to replace the existing signs that are currently up at 204B Sixth Street and insert the signs for the Good Shed. Tenant will use the existing structures that are already there, therefore nothing will change but the name. A motion to approve was made by Rob and 2nd by Jeff. All were in favor.

Reports and Updates

NONE

Open Discussion

Dale had a question and request of the Habitat for Humanities. He wants to know the difference between them and Section 8 housing. It was explained that Habitat housing is for working folks who get assistance in buying their first home. These are typically working people who will carry a thirty (30) year mortgage just like regular homeowners. They take pride in what they have, just like the rest of us homeowners. Dale would like for Habitat or the Town to contact the neighbors in the area (if any are chosen by Habitat) to see their feelings. Habitats goals are to make families into homeowners.

Dale also asked about the sidewalk work that is being done in town. It was explained to him that this is a State Highway Administration project that the town is not included in.

Finally, he asked about responsibility of tree maintenance that is partially on the resident's property and partially on the Town's property. I explained to him that we have his question on the Agenda of the Town's monthly Commissioners meeting on Monday, June 1st.

Tricia Arrington (14 Central Ave.) was here asking for direction of her repairs of the property she recently purchased. There is extensive siding and roof work as well as a window or two that needs to be done ASAP. She wondered if she needed a building permit. I explained to her that the windows can be replaced without a permit, as long as they are replaced with similar materials. If the style or size of the window changes, then a permit is required. She would have to get a permit for the extensive work on the roof as well as the siding. She wants to get rid of the current wood siding and change it to vinyl for the manageability in the future. Later on, eventually she would like to put a bedroom addition onto the back of the house for when they get older to avoid the stairs. She will keep in touch with the Town to be sure we're on the same page. She wants to keep the bones of the house as it currently is. Her plans is not to take away from the historical charm.

Next Meeting Scheduled for June 24, 2015 @ 7:00pm – if needed

Meeting adjourned @ 8:18pm by Dale, 2nd by Rob

Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer