

**PLANNING & ZONING COMMISSION
MINUTES
October 5, 2010 (7:00 pm)**

The meeting was called to order by Ursula Boudart. Also in attendance were Christopher Capano, Michael Doss, David Jarinko and Wib Pumpaly. Rogers Clements was absent.

The minutes from the September 7, 2010 meeting were reviewed and David Jarinko made the motion to accept them as written. This was approved 3-0 with 1 abstention.

Michael Downes, Greenlight Improvements, was attending to discuss their renovation work at the former Avalon Yacht Basin property. Mr. Downes proposes to demolish the existing shop on the site and erect a pole barn on the spot instead of trying to renovate the existing structure. It was noted that if entirely demolished, the building would then have to be relocated to accommodate the set back requirements. Discussion of the zoning of the parcel (shoreline/recreational) and the fact that the structure as it stands is non-conforming as to set back requirements and anything more than 50% of market value renovation would require it to be brought into conformance.

It was suggested that Mr. Downes supply a written description of the work his company proposes and submit this for study so the P&Z Board can make a ruling. Discussion ensued concerning the conforming and non-conforming aspects of the site and the possibility of submittal to the Appeals Board if a variance is required. It was also noted that repair of the said structure is mentioned in previously approved Permit 09-45. This information resulted in plot surveys and deed records being accessed and copied for Mr. Downes for his information. This would show the set-backs as they now exist.

Permit 10-58, Town of Charlestown, 630 Water Street. Remove lattice and replace with shingles at 630 Water Street which does not affect the structure's footprint. Michael Doss moved to approve Permit 10-58 and agreement was unanimous 4-0.

Permit 10-59, Town of Charlestown, Redecking of three piers. This permit is required by the County in order for the planned work to proceed. A short discussion concerning the actual ownership of the Stone Wharf ensued with an explanation that the Town owns the land and Pier with the State having control of its use. Michael Doss moved to approve Permit 10-59 with unanimous agreement 4-0.

Permit 10-60, Bruce Shroyer, 22 Theresa Lane, enclose area beneath existing deck. The area will be used for storage and will have two windows. Michael Doss made the motion to accept Permit 10-60 and all approved 4-0.

Permit 10-61, Roland Langford, 407 Calvert Street; install cement driveway and parking pad. It was revealed that this driveway is within the acceptable lot coverage for the address. Christopher Capano made the motion to accept Permit 10-61 and this was unanimously approved.

Old Business

An inquiry revealed that all Board members have completed the Planning & Zoning Education Course. Mr. Pumpaly will make sure the agency is properly informed.

All members now have a copy of Section 175 in preparation for the October 14th workshop meeting to review Articles I, II and III.

There being no further business David Jarinko moved to adjourn the meeting and all agreed.