

## DRAFT

### Black Point Beach Club Association Zoning Commission

Regular Meeting Saturday April 25, 2009  
Black Point Beach Clubhouse

#### 1. Attendance and Establishment of a Quorum

Members Present: Edward Cosgrove, Marianne O'Neil, Steven Reed, and John Sullivan.

Members Absent: Brian Ewings, John Manuck, and Randy Molloy.

Others: Michael Mullin, ZEO

Chairperson O'Neil opened the meeting at 10:00am and declared a quorum was present. Mr. Reed was appointed to sit in for Mr. Ewings.

2. Announcements and Public Comments There were no announcements. There were no members of the public present.

#### 3. Approval of the minutes of the March 28, 2009 meeting.

Mr. Reed moved the minutes be approved and Mr. Sullivan seconded. Mr. Cosgrove suggested that the time of adjournment should be noted in the minutes. Minutes should be filed as draft until approved at a subsequent meeting. The motion passed unanimously.

4. Report of the Zoning Enforcement Officer including Commission as required. The report was reviewed with no Commission action required.

#### 5. Old Business

There was a discussion relating to issues of litter and abandoned boats. Further discussion will be required.

#### 6. New Business

Chairperson O'Neil mentioned that she had an initial discussion with our attorney relative to the wording when a variance is granted.

#### 7. Public Comments limited to agenda items.

There were no public comments

8. Executive Session if necessary

There was no executive session.

9. Next Meeting. The next regular meeting will be on May 23, 2009 at 8:00 am in the Clubhouse. Because the annual membership meeting is scheduled for 9:00am that same orning

10. Adjournment

A motion to adjourn was made by Mr. Cosgrove, seconded by Mr.Reed and passed unanimously. The meeting was adjourned at 11:45 am.

Respectfully submitted

John J. Sullivan  
Secretary

**BLACK POINT BEACH CLUB ASSOCIATION**

**APRIL, 2009**

**ZONING PERMIT APPLICATIONS**

<b>DATE &amp; Permit#</b>	<b>FEE PAID</b>	<b>ZEO FEE DUE @ COMP.</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>WORK TO BE PERFORMED</b>	<b>ACTION</b>	<b>STATUS</b>	<b>INSPECTION DATES</b>
06/08/07 #07-21 (a)	\$300 + \$200=\$500		12 Sea Spray Avenue	Gail Kelly	Replace existing 2 car garage	Approved 05/01/08 Contractor selected..  WILL NOTIFY THAT PERMIT WILL NEED TO BE RENEWED SINCE JOB IS NOT COMPLETE	Old Garage Removed – Foundation is dug and poured.  Construction nearing completion.  NO CHANGE	06/05/08 9/15/08 9/26/08 10/11/08 10/24/08 11/02/08 11/15/08 12/16/08 12/17/08 1/06/09 1/20/09
06/06/08 #08-07	\$600	\$250/2 <sup>nd</sup>	53 Billow Road	Mary Hunter	New Single Family Home	Approved 06/15/08	<b>Construction</b>  To start in Spring '09	<b>07/06/08</b> <b>07/12/08</b> <b>07/19/08</b> <b>09/16/08</b> <b>9/23/08</b>
05/30/08 #08-08	\$600	\$250/2 <sup>nd</sup>	18 East Shore Drive	Ron Giannamore	New Single Family Home	Approved 07/08/08	<b>App re-review for Reg Compliance – OK</b>  <b>Re-review completed and plans found to be in compliance or were revised.</b>  <b>Demo has started (REMOVAL OF ATTACHMENTS) HOME SHOULD START COMING DOWN WITHIN THE MONTH.</b>	<b>9/16/08 – Am</b> <b>9/23/08</b> <b>10/11/08</b> <b>10/13/08</b> 10/24/08 11/02/08 11/15/08 12/16/08 12/17/08 1/06/09 1/20/09 4/6,8,20,23
06/28/08 #08-12	\$450	\$202.50/2 <sup>nd</sup>	65 Indianola Road	Pat Foley	Second Story Addition	Approved 06/28/08	<b>Contractor selected.</b>  <b>Foundation poured and checked. EXTERIOR WORK GOING WELL.</b>	<b>08/05/08</b> <b>08/19/08</b> <b>9/9/08</b> <b>10/11/08</b> <b>10/13/08</b> 10/24/08 11/02/08

								11/15/08 12/16/08 12/17/08 1/06/09 1/20/09 4/6,8,20,23
07/07/08 #08-13	\$600	\$250/2 <sup>nd</sup>	52 Sea Breeze Avenue	Jeffery Holyst	New Dwelling – Lot cleared – ‘C’ Van Parked	Approved 07/12/08	Site being maintained clean.  JOB NEARING COMPELETION	08/05/08 08/18/08 9/16/08 10/11/08 10/13/08 10/24/08 11/02/08 11/15/08 12/16/08 12/17/08 1/06/09 1/20/09
#08-21	\$450	\$202.50/2 <sup>nd</sup>	39 Sea Breeze	David B. Murray & Susan M. Murray	Second Story Addition, Kitchen Extension, Covered deck	Approved 9/02/08	Work In-Progress.  OUTSIDE NEARING COMPLETION	9/16/08 10/11/08 10/13/08 10/24/08 11/02/08 11/15/08 12/16/08 12/17/08 1/06/09 11/20/09
#09-01	\$600	\$250	62 Bellaire Road	Maureen C. Lowney	Replace old Cottage with new	Approved 9/11/08	9/1/08 No Work  NO CHANGE	9/23/08 10/11/08 10/24/08 11/02/08 11/15/08 12/16/08 12/17/08
10/07/08 #10-03	\$300	\$135/2 <sup>nd</sup>	33 Cottage Ln	Susan Coggins & Margaret Swickard	New above ground pool in backyard		POOL INSTALLED, LANDSCAPING TO FOLLOW IN SPRING WHEN OWNERS RETURN	1/06/09
12/16/08 #12-01	\$75	-0-	21 Indianola Rd	Helen D’Alessio	Installation of propane tank to supply gas log. Fireplace.			
01/06/09 #01-01	\$45	-0-	23 Blue Heron Rd	Carol Ward	Installation of Propane tank just behind chimney	APPROVED 1/6/09  CZC ISSUED 2/2/09	Tank installed and CZC issued.	
1/29/09 #01-02	\$150	\$62.50/1 <sup>st</sup>	51 Sea View Ave	Joseph Superneau	Reconstruct Deck using same design size and location, Replace Bay window, Replace Siding NO FEE. Install 6” insulated vent due for heating, fee charged.			

2/11/09 #02-01	\$600	\$250/1 <sup>st</sup>	21 Brightwater Rd	Richard Zirger	Construct NEW single family dwelling.	<b>COMPLAINTS RAISED ABOUT PARKING ON THE ROAD AND TOWN ROW'S OFF THE ROAD. REVIEWED BY THE BUILDER, E.L. POLICE AND MYSELF VARIOUS TIMES. ONE LANE ALWAYS OPEN AND WORKERS TRY TO MAINTAIN TO A MIN.</b>	Foundation installed & verified. Wood delivered.  <b>FRAMING SHOULD BE COMPLETE AND PARKING SHOULD BETTER</b>	3/20/09  4/6,8/20/22
3/20/09 #03-01	\$600	\$250/1 <sup>st</sup>	9 Seabreeze Ave	Morgan & Abbye Flaherty	Addition to existing single family home.	Approved 3/21/09  <b>COMPLAINT RECEIVED THAT WORKERS SERE STARTING PRIOR TO 8AM. THEY WERE NOT AWARE OF THE TIME RESTRICTION.</b>	<b>FOUNDATION DUG, VERIFIED@POURED.</b>	
3/20/09 #03-02	\$150	\$62.50/st	14 Indianola Rd	Linda Jakab	Replace Chimney allowed by Variance approved 11/15/08	Approved 3/21/09	<b>WORK NEARING COMPLETION PERMIT WITH VARIANCE ARE POSTED</b>	
3/27/09 #03-03	\$45	-0-	62 Bellaire Road	Maureen Lowney	Bury propane tank and replace old piece of fence	Approved 3/38/09		
4/24/09 #04-01	\$135		9 East Shore Drive		Replaced Roof over Front Steps without zoning or Building Permits	Approved 4/24/09	<b>WORK NEARING COMPLETION</b>	

**Items to discuss:**

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12 SEA SPRAY – THE GARAGE IS GOING UP BUT THE DEBRIS ON THE RIGHT SIDE OF THE HOUSE IS ALSO INCREASING. TALKED WITH GAIL KELLY, ONE OF THE OWNERS AND INFORMED HER THAT SECTION IV ITEM ONE PROHIBITS THE CONDITION THAT HAS DEVELOPED. SHE CLAIMS PEOPLE UNNAMED ARE USING THE AREA AS A DUMP AND THAT THE TWO BOATS ARE EXAMPLES. I SUGGESTED SHE CONSULT WITH THE TOWN POLICE TO HELP WITH THE BOAT ISSUE AND MIKE MANIFOLD FOR THE GENERAL DUMP ISSUE.

Got abandoned boat guidance from the DEP. This is not a quick process and requires the owner to take the lead. More to follow.

12 Sea Spray – Rubbish, 2 boats, and debris found on vacant lot next door in violation of SECTION IV – ITEM 1.  
NO UPDATE

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Material has been obtained from the DEP on how to remove the old boats left on site. I'll put info together for the property owner since the DEP has them as the key in the process.

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Parking will be an issue during the work on 18 East Shore Drive. Brought up at the B.O.G. meeting Thursday (Was asked to attend). Mike Manifold and B.O.G have the lead. They're talking about an ordinance change and permits with the ZEO admin. I suggested that the CGS allow the ZEO to enforce only Zoning Regulations. The BC attorney believes otherwise.

Concerned member of the Community still believes she hasn't received satisfaction on 18 East Shore. Hasn't received corrected minutes from Oct '08 and has found the WEB still refers to the OLD ZEO.

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**Record Storage was review with John C & Gemma. Town Hall files Minutes of B.O.G., Zoning & ZBA. The detail associated with these are in the Club House. They will make the material for a hearing available to the Public IF provided. NEEDS REVIEW for compliance.**