

ZONING COMMISSION

BLACK POINT BEACH ASSOCIATION
NANTIC CONNECTICUT
Regular Meeting
Black Point Beach Clubhouse
Saturday, August 22, 2009

1. Attendance & Quorum:

MEMBERS PRESENT: Marianne O'Neil, John Sullivan, Randy Molloy, Edward Cosgrove, Alternate Steve Reed

MEMBERS ABSENT: Brian Ewings, Alternate John Manuck,

OTHERS: Michael Mullin, ZEO

Chairperson O'Neil convened the meeting at 9:00AM. Ms O'Neil asked Mr. Reed to take Mr. Ewings place as a voting member at the meeting. A quorum was present.

2. Election of Officers:

Per the by-laws, the officers of the Zoning Board are elected at the first meeting after July 31st. Mrs. O'Neil asked for nominations for Chairperson. Mr. Molloy nominated John Sullivan. This was seconded by Edward Cosgrove. There were no further nominations. Mr. Sullivan abstained from voting. A vote was taken, Mr. Sullivan was elected Chairperson unanimously.

Mr. Sullivan asked for nominations for Secretary. Mr. Molloy nominated Marianne O'Neil. This was seconded by Edward Cosgrove. There were no further nominations. A vote was taken, and Mrs. O'Neil was elected Secretary unanimously.

3. Announcements and Public Comment

There were no announcements. There were no members of the public present and therefore no public comments.

4. Approval of Minutes:

A motion to approve the minutes, as written, of the regular meeting held on July 25, 2009 was made by Edward Cosgrove and seconded by Marianne O'Neil. The motion passed unanimously.

5. Report of Zoning Enforcement Officer, Including Commission Action as Required

The Zoning Officer's report, see attachment A, was reviewed.

The debris on BPBC property at the end of Billow Rd. has been mentioned to the ZEO. Mr. Sullivan will speak to Mr. Tom Kelly regarding this matter.

Mr. Mullin commented on the continuing issue of vegetative growth at intersections and other areas that pose a safety issue, due to blocked vision. It was discussed and decided that Mr. Sullivan would remind homeowners of the requirements as stated in Section IV, 4a of the Zoning regulations and ask for their help in voluntarily meeting these requirements for safety. Compliance will be addressed at the next Zoning meeting and letters will be issued for those still in non-compliance.

Clarification of the language for the location of boats on lots, Section IV, 2b, will be worked on in future meetings. It was restated, however, that all boats must be within a property's lot lines.

6. Old Business

A proposed handout to accompany Zoning applications and permits was reviewed. Mr. Mullin will draft a BPBC handout for the next meeting.

7. New Business

There was no new business.

7. Next Meeting

The next meeting will be held on September 26th, 2009 at 9AM in the Clubhouse.

8. Public Comment

There was no public comment.

9. Executive Session:

The Board went into Executive session to discuss personnel issues at 11AM.. The Board exited Executive session at 11:37.

10 Adjournment

Mr. Cosgrove made a motion to adjourn, seconded by Mrs. O'Neil. It was passed unanimously. The meeting was adjourned at 11:38.

Marianne B. O'Neil
Secretary