

Final

Black Point Beach Club Association
Zoning Commission

Regular Meeting Saturday May 23, 2009

Black Point Beach Clubhouse

1. Attendance and Establishment of a Quorum

Members Present: Edward Cosgrove, Brian Ewings, John Manuck, Randy Molloy, Marianne O'Neil, Steven Reed, and John Sullivan.

Members Absent: None.

Others: Michael Mullin, ZEO

Chairperson O'Neil opened the meeting at 8:00am and declared a quorum was present.

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

3. Approval of the minutes of the April 25, 2009 meeting.

Chairperson O'Neil pointed out that her conversation on the wording of the notice of variance approval was with the Chair of the Zoning Board of Appeals, not with our attorney. Mr. Molloy moved approval of the minutes as corrected which was seconded by Mr. Cosgrove. 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

In his report Mr. Mullin reported that with problem of abandoned boats, his discussions with the property owner seem to be making progress.

6. New Business

Mr. Reed said he had been contacted by a property owner regarding the approval of a ramp at that location since both residents are disabled. They question was whether they would have to continue to apply for approval after the temporary approval period expired. Chairperson O'Neil pointed out that after the 180 days period permitted under our regulations, the applicant can

request a variance from the ZBA and that in this instance there is no fee required.

Chairperson O'Neil asked board members to consider for discussion at our next meeting requiring written notice to abutting property owners when a zoning application has been filed

7. Public Comments limited to agenda items.

Mary Cahill, Indianola Road, spoke to the portion of the ZEO's report dealing with the complaints regarding large trucks and construction equipment parked on the roads. At the request of the Board of Governors Mr. Mullin had attended one of their recent meetings at which this problem was discussed. Mrs. Cahill feels that parking ordinance enforcement is the responsibility of the Board of Governors and not the Zoning Board or the ZEO.

Chairperson O'Neil pointed out that the Zoning Board has already discussed this and agrees. If the Board of Governors wishes to employ Mr. Mullin in this area it should be made clear that he performs that duty outside of his responsibility as Zoning Enforcement Officer.

8. Executive Session if necessary

There was no executive session.

9. Next Meeting. The next regular meeting will be on June 27, 2009 at 9:00 am in the Clubhouse

10. Adjournment

A motion to adjourn was made by Mr. Reed, seconded by Mr. Cosgrove and passed unanimously. The meeting was adjourned at 8:50 am.

Respectfully submitted

John J. Sullivan
Secretary