

DRAFT

ZONING COMMISSION

BLACK POINT BEACH ASSOCIATION  
NANTIC CONNECTICUT  
Regular Meeting  
Black Point Beach Clubhouse  
Saturday, October 24, 2009

1. Attendance & Quorum:

MEMBERS PRESENT: John Sullivan, Randy Molloy, Steve Reed, Alternate John Manuck

MEMBERS ABSENT: Brian Ewings, Ned Cosgrove

OTHERS: Michael Mullin, ZEO, Marianne O'Neil

Chairman Sullivan convened the meeting at 10:08AM. Mr. Sullivan asked Mr. Manuck to take Mr. Cosgrove's place as a voting member at the meeting. A quorum was present.

2. Announcements and Public Comment

Mr. Sullivan announced that the case Danos vs. Black Point Beach Club had ended. The case was resolved in favor of BPBC on October 20, 2008.

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

3. Approval of Minutes:

A motion to approve the minutes, as written, of the regular meeting held on September 26, 2009 was made by Randy Molloy and seconded by John Manuck. The motion passed unanimously.

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

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

5. Executive Session

At 10:23, a motion was made by John Manuck, seconded by Randy Molloy for the Zoning Board, including Michael Mullin and Marianne O'Neil, to enter Executive Session for personnel issues. The motion was passed unanimously.

At 10:47, the Zoning Board came out of Executive Session.

#### 6. Old Business

The hedge and intersection issue continues to be an ongoing activity. Homeowners will be contacted if not in compliance.

Mr. Mullin has noted four boats not in compliance with the regulations. He will be contacting the homeowners,

Mr. Mullin left the meeting at 11:00.

The review of the right to appeal memo was not acted upon since Mr. Mullin had departed. This will be addressed at the next meeting in March.

Mr. Sullivan reviewed the specifics of 11 Billow Rd. The owners had questioned if they had an additional building lot. The current owners bought their property as one lot. The East Lyme Sewer Commission will be addressing this issue at a later time, we were told.

#### 7. New Business

The proposed 2010 BPBC Zoning Board Regular Meeting Schedule was discussed. The Schedule voted upon is Attachment B. Randy Molloy made a motion, seconded by John Manuck to accept the proposed schedule for the 2010 Regular meetings of the BPBC Zoning Commission. The motion passed unanimously.

#### 8. Next Meeting

The next meeting will be held on March 27, 2010 at 10AM in the Clubhouse.

#### 9. Public Comment

There was no public comment.

#### 10 Adjournment

Mr. Manuch made a motion to adjourn, seconded by Mr. Molloy. It was passed unanimously. The meeting was adjourned at 11:24.

Marianne B. O'Neil  
Secretary