

APPROVED MINUTES

ZONING COMMISSION

BLACK POINT BEACH ASSOCIATION

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Regular Meeting

Black Point Beach Clubhouse

Friday, June 25, 2010

1. Attendance & Quorum:

MEMBERS PRESENT: Chairman John Sullivan, Secretary Marianne O'Neil, Ned Cosgrove, Randy Molloy, Steve Reed, Alternates John Manuck, Sharon Sklar

MEMBERS ABSENT: Brien Ewings

OTHERS: Michael Mullin, ZEO

Chairman Sullivan convened the meeting at 6:00PM. A quorum was present. Mr. Sullivan appointed Mr. Manuck as a voting member until Mr. Cosgrove arrives. Note Mr. Cosgrove arrived at 6:15.

2. Announcements and Public Comment

Mr. Sullivan announced that he had sent a letter to Mr. Kelly, Chairman of the BPBC Board of Governors, requesting a paid recording secretary for the Zoning Commission. He stated that the Zoning Commission was the only Board without a non-member paid secretary and that it was very difficult to contribute to the meeting while taking notes.

Mr. Matthew Borelli, 15 Indianola Rd., spoke on two issues: water and qualitative vs. quantitative zoning. Mr. Borelli stated that runoff water from driveways effect the Sound and the lack of absorbency impacts the aquifers. He suggested a new policy that requires all new driveways must be permeable. Mr. Borelli also stated that many of the new homes were not in keeping with the spirit of Black Point. He stated BPBC is not a suburb and homes should be appropriate for the beach; hence, qualitative vs. quantitative zoning.

Barbara Johnston, 35 Sea Crest Ave. stated that the harmony of the neighborhood is important. She questioned the state of the permit for 18 East Shore Dr. She asked that denials of permits be on the report and questioned why values on applications with BPBC and East Lyme are different.

Phil and Carol Lombardo, 3 East Shore Dr., stated they agreed that zoning should be in harmony with the community. They again asked that the Board consider changing the regulations to allow shower enclosures within the setback areas. They provided draft language and a petition of some residents supporting this idea.

Tim Taylor, 63 East Shore Dr. agreed that he believed that shower enclosures should be allowed in the setback.

Mary Lou Wiedl, 27 Indianola Rd., thought zoning was too restrictive and questioned the rule on upward expansion of non-conformity.

Angela Taylor, 63 East Shore Dr, felt the zoning regulations were too difficult to understand.

3. Approval of Minutes:

The minutes of the May 28, 2010 meeting were reviewed. **A motion to approve the minutes of the regular meeting held on May 28, 2010 was made by Mr. Molloy and seconded by Mr. Cosgrove.** Mrs. O'Neil noted that the date on the top of the page should read May, 28 and that Ms. Johnston's name was spelled incorrectly. **A motion to approve the minutes, as amended, of the regular meeting held on May 28, 2010 was made by Mr. Molloy and seconded by Mr. Cosgrove. 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. Mr. Mullin also explained the numbering scheme for permits for the audience.

5. Old Business

Hedge Report: Mr. Mullin stated that 12 letters of non-compliance had been mailed on June 12th, 2010. Compliance was requested to be done by June 26th, 2010. An update of compliance will be given at the next regular meeting, scheduled for July 30th, 2010.

The Commission reviewed possible additional definitions to be added to the regulations, which had been discussed at the last meeting. The board agreed that the continuing review of the regulations should fall under Old Business and not New Business.

The Board continued its review of the regulations focusing on Section III, Districts, Section IV, General Regulations and Section V, Dimensional Requirements. Mr. Cosgrove asked if there was any interest in lowering the side and back setbacks from 15 feet to 10 feet. The other members they did not want that changed. Discussion on the shower enclosure issue also took place.

6. New Business

None.

7. Next Meeting

The next meeting will be a Special Meeting held on Friday, July 9th, 2010 at 6PM in the Clubhouse.

8. Public Comment

Mr. Lombardo, 3 East Shore Dr., again stated that he supported a different set of setbacks for a shower enclosure.

9. Executive session

None.

10 Adjournment

Mr. Molloy made a motion to adjourn, seconded by Mr. Cosgrove. It was passed unanimously. The meeting was adjourned at 8:25PM.

Marianne B. O'Neil
Secretary