

ZONING COMMISSION

BLACK POINT BEACH ASSOCIATION
NANTIC CONNECTICUT

Regular Meeting
Black Point Beach Clubhouse
Friday, May 28, 2010

1. Attendance & Quorum:

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

MEMBERS ABSENT: None

OTHERS: Michael Mullin, ZEO

Chairman Sullivan convened the meeting at 6:00PM. All members were present. A quorum was present.

2. Announcements and Public Comment

Mr. Sullivan announced that the variance for 18 East Shore Dr. had been denied. Mr. Sullivan announced that the ZBA hearing for the variance at 62 Bellaire Rd. had been scheduled for June 25, 2010.

Barbara Johnston, 35 Sea Crest Ave. , asked that the titles of the Zoning Board officers be included in the minutes. She commented that an A-2 survey shouldn't be required for all permits.

Phil and Carol Lombardo, 3 East Shore Dr., stated they had sent a letter to Mr. Sullivan addressing 2 issues. They felt an A-2 survey shouldn't be required for all permits. They asked that the Board consider changing the regulations to allow shower enclosures within the setback areas. They noted that sheds were allowed within 5 feet of the setback lines.

3. Approval of Minutes:

The minutes of the April 24, 2010 meeting were reviewed. It was noted that Mr. Ewings not Mr. Manuck seconded the motion to reaffirm home occupations are not allowed in garages. **A motion to approve the minutes, as amended, of the regular meeting held on April 24, 2010 was made by Mr. Ewings 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.

5. Old Business

Hedge Report: Mr Manuck shared with the Board a draft letter to go to residents with properties that are not in compliance. Mr. Mullin will follow through with the mailing of the letter. He will identify the owner's names to go on the letters. The target date to have the letters mailed is June 8. Residents will be asked to comply by June 26.

Notification of Right to Appeal: This notice is now being given out with approved permits.

6. New Business

Sharon Sklar addressed the issue of roaming dogs. It was noted that this does not fall under Zoning. It was also noted that at the last Board of Governors meeting this issue had been addressed.

Mr. Sullivan said that in order to achieve a target date of July 30, 2010 for a tentative public hearing to address changes to the Regulations, certain dates would have to be met. All changes would have to be agreed to by July 16th, in order to meet the required timeframes for legal notices. He suggested that the Board add two Special Meetings on July 9th and July 16th to enable the Board to complete this task. Mrs. O'Neil will post the notices for these two meetings. The Board started reviewing the current regulations to identify where corrections, additions or changes might be made. The Lombardos, 3 East Shore Dr., reiterated their feeling that shower enclosures be allowed in the setback areas and that A-2 surveys not be required for all permits. The Board reviewed the first two sections of the regulations: Definitions and Jurisdictions.

8. Next Meeting

The next meeting will be held on Friday, June 25th, 2010 at 6PM in the Clubhouse.

9. Public Comment

Mr. Lombardo, 3 East Shore Dr., again stated that if neighbors agree where the property line lies, an A-2 survey should not be required for a fence.

10 Adjournment

Mrs. O'Neil made a motion to adjourn, seconded by Mr. Cosgrove. It was passed unanimously. The meeting was adjourned at 8:23PM.

Marianne B. O'Neil
Secretary