

DRAFT

ZONING COMMISSION

BLACK POINT BEACH ASSOCIATION
NANTIC CONNECTICUT
Regular Meeting
Black Point Beach Clubhouse
Saturday, April 24, 2010

1. Attendance & Quorum:

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

MEMBERS ABSENT: Randy Molloy

OTHERS: Michael Mullin, ZEO

Chairman Sullivan convened the meeting at 10:00AM. Mr. Sullivan asked Mr. Ewings to take Mr. Molloy's place as a voting member at the meeting. A quorum was present.

2. Announcements and Public Comment

There were no announcements.

Maureen Lowney, 62 Bellaire Rd., explained her plans for a Dog Grooming business. She asked for the Commission's support.

Ann Farley, 39 Sea Crest Ave., commented on unkempt properties in BPBC, especially the house at the top of Osprey. She felt there should be guidelines for property maintenance.

Joan Boardman, 43 Bellaire Rd., spoke in support of the Dog Grooming business.

Mary Cahill, 37 Indianola Rd., commented that the Zoning board members shouldn't be speaking during public comment. She felt that the Home Occupation regulation should have more sustenance. She recommended that 3 areas of the regulations be reviewed:

- 1) Building Height
- 2) the 35% maximum coverage for a lot
- 3) An A-2 Survey should be required.

Mary Lou Weidl, 22 Indianola Rd., supported Mary Cahill's comments and the Dog Grooming Business. She asked if 18 East Shore Dr. would be complete prior to the summer.

Pat Tomaino, 26 Indianola Rd., spoke against the dog grooming business. She felt this would only open the door to more businesses.

Janice Orsini, 21 Sea Spray Ave., supported the dog grooming business.

Barbara Johnston, 35 Sea Crest Ave., said Roberts rules should be followed. She stated that all denials should be on the ZEO report. She asked what the color coding on the reports meant. She questioned the heights of buildings. She said windows shouldn't be allowed in attics.

Patty Foley, 65 Indianola Rd., agreed with Mary Cahill and Janice Orsini's comments on Home Occupations.

Jurate Staneviciute, 11 Sunrise Ave., supported the Dog Grooming business.

William Boardman, 43 Bellaire Rd. supported the Home Occupation business.

3. Approval of Minutes:

A motion to approve the minutes, as amended, of the regular meeting held on March 27, 2010 was made by John Manuck and seconded by Sharon Sklar. 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. The Commission asked the ZEO to include all denials on the report going forward.

5. Old Business

Hedge Report: Mr Manuck shared with the Board his DRAFT Hedge report. He will review these sites with Mr. Mullin. For the next meeting, Mr. Manuck will draft a letter to homeowners, whose property is not in compliance. This will be reviewed and then sent to the noncompliant owners.

Distribution of ZEO Report: The distribution of the ZEO report, when monthly meetings aren't held will be posted on the BPBC website. Marianne O'Neil will ask the Webmaster to change the heading Zoning Minutes to Zoning Minutes/ZEO Reports, prior to the end of Regular 2010 Meetings.

Notification of Right to Appeal: The review of the draft right to appeal memo was distributed. Members felt this issue and notification to abutting homeowners of properties

requesting Zoning permits should be discussed and reviewed under the review of the Regulations to be done this year.

7. New Business

Home Occupations: The discussion of whether a Dog Grooming Business was allowed as a Home Occupation took place. The ZEO passed out the pertinent sections of the regulations on this topic, see Attachment B, and his logic in rendering his decision. The ZEO asked the Board to address two questions: 1) Whether Home Occupations are allowed in a Garage and 2) if a Dog Grooming Business is allowed as a Home occupation under the current Zoning regulations. Mrs. O'Neil stated that a dog grooming business was a beauty parlor for dogs. Mr. Manuck said it also is a barbershop for dogs. Both of these uses are explicitly mentioned as not allowed in the regulations. Two motions were made.

Mrs. O'Neil made a motion, seconded by Mr. Manuck, that the Board reaffirm that the regulations prohibit a Home Occupation in a garage. The motion passed unanimously.

Mr. Ewings made a motion, seconded by Mr. Cosgrove, that the regulations are interpreted as not allowing a dog Grooming business. The motion passed unanimously.

Due to the time, the review of issues to be looked at for possible changes in the regulations was postponed until the next meeting. Mr. Sullivan asked each Board member to review the regulations for areas they feel should be discussed. A public meeting to discuss proposed changes will be targeted for August 27th, 2010. Review of the regulation will take place at meetings in May, June and July.

8. Next Meeting

The next meeting will be held on Friday, May 28th, 2010 at 6PM in the Clubhouse.

9. Public Comment

Mary Cahill, 37 Indianola Rd., gave some history on the Hedge issue. She supported the Dog Grooming business.

Mary Lou Weidl, 22 Indianola Rd., commented on the hedges and bushes on Ridge Rd. and Sunset as being extremely dangerous.

Maureen Lowney, 62 Bellaire Rd, reiterated her desire for a dog grooming business and her rationale for feeling it should be allowed.

Barbara Johnston, 35 Sea Crest Ave., questioned whether the ZEO should speak during the meeting.

10 Adjournment

Mr. Cosgrove made a motion to adjourn, seconded by Mrs. O'Neil.
It was passed unanimously. The meeting was adjourned at 12:20.

Marianne B. O'Neil
Secretary

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