

Black Point Beach Club Association

Zoning Commission

Regular Meeting Saturday March 27, 2010

Black Point Beach Clubhouse

1. Attendance and Establishment of a Quorum

Members Present: John Manuck, Randy Molloy, Sharon Sklar and John Sullivan.

Members Absent: Edward Cosgrove, Brian Ewings, Marianne O'Neil, and Steven Reed

Others Absent: Michael Mullin, ZEO

Chairperson Sullivan opened the meeting at 10:04 am. The Chair appointed alternate Sharon Sklar to replace Edward Cosgrove as a voting member and declared a quorum was present. John Manuck joined the meeting at 10:20am and was appointed to replace Marianne O'Neil as a voting member.

2. Announcements and Public Comments

The Chair welcomed Sharon as a new member of the Zoning Commission.

Marylou Weidell, 65 Indianola, spoke in favor of dog grooming as a home occupation.

Barbara Johnson, 35 Seacrest had questioned the appointment by the Board of Governors of the Chair of the Zoning Commission.

The Chair clarified that the Board of Governors appoints members of the Zoning Commission but the Zoning Commission elects the Chairperson and Secretary. She also spoke in favor of strict zoning enforcement and review of the Zoning Enforcement Officer's decisions.

Maureen Lowney, 62 Bellaire said she was told by the Zoning Enforcement Officer that her request to operate a dog grooming business at her address is not permitted under the regulations that allow home occupations. She does not agree.

Mary Cahill, 37 Indianola, spoke about the establishment of the current Zoning Commission and Zoning Board of Appeals. She would like the present regulations to be reviewed.

William Boardman, 43 Bellaire support the dog grooming business.

The Chair explained that the Zoning Commission reviews the report of the Zoning Enforcement Officer with him at each regular meeting. Current regulations were reviewed and revised in 2007. The commission plans to do a total review beginning next month. This process will take several months. If any revisions are proposed there must be a public hearing before any revisions are made.

3. Approval of the minutes of the October 24, 2009 meeting.

Mr. Molloy moved approval of the minutes which was seconded by Mr. Manuck and passed unanimously

4. Report of the Zoning Enforcement Officer, including commission action as needed.

In the absence of Mr. Mullin this item and the discussion of the dog grooming business were deferred until the April meeting.

5. Old Business

- Hedge Report

Mr. Manuck reported he had completed a review of the areas of concern. He will review this with Mr. Mullin and report at the April meeting.

-Notification of Right to Appeal

This item has been under review since last year. In the absence of three regular members it will be deferred to the April meeting.

6. New Business

Identification of items too be reviewed for possible changes.

Potential areas of the regulations have been submitted to members. A complete review of present regulations will begin at the April meeting.

7. Next Meeting

The next meeting will be April 24 ,2010 at 10:00 AM at the Clubhouse.

8. Public Comments- limited to agenda items

Mary Cahill, 37 Indianola recommended copies of the zoning regulations be made available to the public at each meeting. She supports expanded notification to adjacent property owners. She questions accountability of the Zoning Enforcement Officer and the Zoning Commission and whether the Zoning Board of Appeals should waive their fee when a zoning decision is questioned.

9. Executive Session

There was no executive session.

10 Adjournment.

A motion to adjourn was made by Mr. Manuck, seconded by Ms Sklar and passed unanimously. The meeting was adjourned at 11:20 AM.

Respectfully submitted

John J. Sullivan



