

APPROVED MINUTES

ZONING COMMISSION

BLACK POINT BEACH ASSOCIATION
NIANTIC CONNECTICUT
Special Meeting
Black Point Beach Clubhouse
Friday, July 9, 2010

1. Attendance & Quorum:

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

MEMBERS ABSENT: Alternates John Manuck, Brian Ewings, Sharon Sklar

OTHERS: Michael Mullin, ZEO

Chairman Sullivan convened the meeting at 6:05PM. All regular members were present. A quorum was present.

2. Announcements and Public Comment

Mr. Sullivan announced that Mrs. O'Neil would be leaving the Board on July 31st after 10 years on the Board. Mr. Sullivan also announced that Mrs. Cahill had been appointed by the Board of Governors as the liaison to the Zoning Board.

Phil and Carol Lombardo, 3 East Shore Dr., asked that the Board consider changing the regulations to allow shower enclosures within the setback areas.

Tony Orsini, 21 Seaspray Rd., stated he was in favor of outside shower enclosures.

Barbara Johnston, 35 Sea Crest Ave., stated that she thought the Board of Governors should hire a paid recording secretary, upon Mrs. O'Neil's departure. She also asked that any permits denied be placed on the ZEO report.

Ken Mattson, 5 Indianola Rd, asked if a flagpole installed in the ground was considered a structure. If it is, he asked that a flagpole be allowed in the setback areas.

3. Old Business

The Board continued its review of the regulations to determine if any changes should be made. Mr. Molloy submitted a proposal for handicapped access ramps to simplify the administration of these and to lessen any burden to the residents. Mr. Mullin will provide the state requirements to determine wheelchair ramp access, if it exists, at the next meeting. Mr. Reed questioned the requirement to build a house prior to a detached garage. The Board felt that requirement should stay as is.

Section V, Dimensional Requirements, was reviewed. The 2 floor limitation was discussed, as well as whether to specify which dimensions of sheds are the height, length and depth. Mr. Mullin suggested banning large firepits for health reasons.

The Board agreed that an inground flagpole was a structure. The Board was in agreement that they were not allowed in setback areas and that they would not be given an exception.

The Board discussed shower enclosures within the setback areas. The members were in agreement that shower enclosures should not intrude into the setback areas.

In Section VI, a clarification on merged lots will be added. In Section VII, the exceptions for not needing a permit will be added.

4. Next Meeting

The next meeting will be held on Friday, July 16th, 2010 at 6PM in the Clubhouse.

5. Public Comment

Mrs. Cahill, 37 Indianola Rd., stated she supported continuing the limit of two floors for living space. She also supported the requirement to build the dwelling before building a detached garage.

6 Executive Session

None.

7. Adjournment

Mr. Cosgrove made a motion to adjourn, seconded by Mr. Molloy. It was passed unanimously. The meeting was adjourned at 8:20PM.

Marianne B. O'Neil
Secretary