

Black Point Beach Club Association
Zoning Commission
Minutes of Special Meeting
Sunday, May 20, 2018, 5PM

A Special Meeting of the Black Point Beach Club Zoning Commission was held on Sunday, May 20, 2018 at 5 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Angela Taylor, Secretary; James Mastria; Jim Allen, Alternate;
Steve Beauchene, Board of Governors Liaison

Absent: Mike Cenci; Matt Peary; Barbara Koenig, Alternate

1. Call meeting to order

Mr. Jim Fox called the Special Meeting of the BPBCA Zoning Commission to order at 5:03 p.m.

Mr. Fox thanked the commission for their understanding at the cancellation of the regular May meeting that was scheduled for Friday, May 18, 2018.

2. Approval of Minutes

March, 2018 – Regular Meeting

Mr. Fox asked if there were any omissions or corrections on these minutes.

**** Motion [1]**

Mr. Allen made a motion to approve the minutes of the Regular Meeting held on March 16, 2018 as presented. Ms. Taylor seconded the motion.

Vote: 3-0-0. Motion passed.

3. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present. To be noted, Mr. Mastria arrived late at 5:17.

4. Correspondence and Announcements

There was no correspondence presented.

5. Public Comments

J. Moffet, 27 Nehantic, introduced himself to the commission as the new Waterfront Supervisor for Black Point.

H. Danos, 148 Old Black Point Road, asked for clarification on the process to receive a variance. Mr. Fox responded that the Zoning Board of Appeals is whom he needs to work with.

6. Discussion

Report from the Zoning Enforcement Officer – Jim Ventres

Mr. Ventres presented his report. (attached)

7. Old Business

Discussion continued on the review of current regulations. Mr. Fox noted that any changes to the regulations would need a public hearing.

8. New Business

Mr. Ventres, ZEO, presented an overview of the current regulations and the areas that he believes would benefit from some clarification.

9. Upcoming Meeting

Mr. Fox noted that the next Zoning Commission meeting is Friday, June 15, 2018.

10. Public Comments

J.Moffet, 27 Nehantic, asked for clarification on a zoning regulation that had been discussed.

11. Executive Session

There was no Executive Session.

12. Adjournment

There being no further business before the Board, Mr. Fox called for a motion to adjourn.

**** Motion [2]**

Mr Mastia made a motion to adjourn the BPBCA Zoning Commission Special Meeting of May 20, 2018 at 6:22 p.m. Mr. Allen seconded the motion.

Vote: 4-0-0. Motion Passed.

Respectfully Submitted, Angela Taylor, Zoning Secretary

Zoning Projects				May	2018	Report			
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
2017									
DM - 125	2/13	32 Woodland	Lombardo		New home	250	A	new 12 month permit w/ \$600 fee	Insp 5/10/18
DM - 128	5/8	31 E. Shore	Paternostro		Step replace	45	A	not yet	Insp 5/10/18
DM - 129	5/13	5 Woodland	Danos		Home	600	A	Under const	Insp 5/10/18
JF- 10	10/1	20 Osprey	Bedard-Shepard	5.19/102	New Home	600	A	Under const	Insp 5/10/18
JV - 1	19-Nov	9 Uncas Road	Allegro	2.7/3	Propane	150	A	CZC	Insp 12/31/2017
JV - 2	10-Dec	1 Blue Heron Ct	Weiss	5.19/95	New Home	600	A	Under Const	Insp 5/10/18
JV - 3	10-Dec	6 East Shore Dr	Willard	5.11/64	Propane	150	A	Needs Screen	Insp 5/10/18
JV - 4	10-Dec	4 Seaview Ave	Boyle	5.15/33	Generator	150	A		
2018									
JV-5	1/26	16 Osprey	Villecco	5.19/100	Fire pit	45	A	CZC	Insp 2/18/18
JV-6	1/26	16 Osprey	Villecco	5.19/100	Fence	150	A	CZC	Insp 2/18/18
JV-7	2/12	40 Nehantic Dr	Trolongo	5.10 / 73, 74	Fence	75	A	Completed	Insp 5/10/18
JV-8	2/12	1 Park Road	Degatana	5.10/9	Shed	150	A	CZC	Insp 5/2/18
JV-9	2/16	3 Palette Dr	Koenig	5.15 / 66	addition	300	A	Not started	Insp 5/10/18
JV-10	3/4	39 Nehantic Dr	Reardon	5.10 / 91	addition	600	A	Under Const	Insp 5/10/18
JV-11	3/7	6 East Shore	Willard	5.11/64	AC / remodel	150	A	Under Const	Insp 5/10/18
JV-12	3/16	31 Sea Spray	Allen	5.19	Shed	150	A	CZC	Insp 5/10/18
JV-13	4/20	26 Sea Breeze	Sheehan		Garage	150	A	Not Started	Insp 5/10/18
JV-14	4/20	5 East Shore	Walsh	11 52	Addition	450	A	Under Const	Insp 5/2/18
JV-15	4/25	28 Sea Crest	Korenkiewicz	164	Shed	75	A	Not started	Insp 5/2/18
JV-16	4/26	18 Indianola	Sheehan		Generator	150	A	Not Started	Insp 5/2/18
JV-17	4/26	11 Sea Crest	Shea		Shed / Door	75	A	Not Started	Insp 5/10/18
JV-18	4/26	6 East Shore	Willard	5.11 / 64	Addition	75	A	Under Const	Insp 5/10/18
JV-19	5/2	48 Sea Breeze	Parulis	5.14/80	deck	150	A	Under Const	Insp 5/2/18
JV-20	5/2	11 Brightwater	Corbett	5.19/62	Propane/gate	150	A	Not started	Insp 5/2/18