

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, SEPTEMBER 19th, 2014
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, September 19, 2014 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Steve Reed, Secretary, Sharon Sklar

ALSO PRESENT: Mary Cahill, BOG Ex-Officio
David Murray, BP Zoning Enforcement Officer

ABSENT: Sebastian Sanzaro, Mike Cenci, Angela Taylor, Alternate, John Manuck,
Alternate, Jim Mastria, Alternate

FILED IN EAST LYME
CONNECTICUT
Sept 20 2014 AT 10:00 AM/PM
Carin J. O'Connell
EAST LYME TOWN CLERK

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:01 PM.

2. Attendance and Establishment of Quorum

Mr. Cosgrove said that they have three regular members present and established that a quorum is present.

3. Correspondence and Announcements

Mr. Cosgrove said that he did not have anything to report here.

4. Approval of Proposed Zoning Commission 2015 Calendar

Mr. Cosgrove called for discussion or a motion.

****MOTION (1)**

Ms. Sklar moved to approve the proposed Zoning Commission meeting calendar for 2015 as presented.

Mr. Reed seconded the motion.

Vote: 3 - 0 - 0. Motion passed.

5. Public Comments

Mr. Cosgrove called for comments from the public.

There were none.

6. Approval of Minutes

▪ **July 18, 2014 - Regular Meeting**

Mr. Cosgrove said that he was hoping for more people who attended this meeting to be present.

▪ **August 15, 2014 - Regular Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the August 15, 2014 Regular Meeting Minutes.

****MOTION (2)**

Mr. Reed moved to accept the August 15, 2014 Regular Meeting Minutes of the Commission as presented.

Ms. Sklar seconded the motion.

Vote: 3 - 0 - 0. Motion passed.

7. Report from Zoning Enforcement Officer

Mr. Murray reviewed his report. (Attached to end of Minutes) He said that there was a new home and some additions that had been applied for and approved.

Ms. Sklar asked about the 'underground garage' on Sunrise.

Mr. Murray said that what they are proposing to do is to raise the house up and put a garage in and put the house back down on it.

Ms. Cahill noted the bushes at the end of Whitecap and East Shore are rather high and obscure people walking or riding bikes and present a dangerous situation as cars have to pull out into the road to see and that makes it too late to do anything about it.

Ms. Cahill also said that rentals are for a period of not less than a week in time and that anything less is not allowed as it is considered running a boarding house and they are not allowed here. Further the regulations do state that rentals are for nothing less than a week.

8. Old Business

▪ Final Approval of Regulations Housekeeping Changes

Mr. Cosgrove noted that there was a copy in their meeting packets of the housekeeping changes. He said that he would work on the diagram with Mr. Murray and asked that they make a motion to have the Recording Secretary post the changes to the regulations. He noted that they had been discussing the changes throughout the season.

****MOTION (3)**

Mr. Cosgrove moved to approve the housekeeping changes to the Regulations and to have the Recording Secretary post the changes as approved. (Copy of changes attached to Minutes).

Mr. Reed seconded the motion.

Vote: 3 – 0 – 0. Motion passed.

9. New Business

▪ Review and Update Zoning Commission 2015 Roster

The members present reviewed the roster and indicated changes that had to be made to Mr. Reed, the keeper of the roster, so that they could be made.

10. Next Meeting of the Commission – 10/17/2014 (if necessary)

Mr. Cosgrove said that he would let them know if a meeting was necessary or not.

(Note: Mr. Murray was excused from the meeting for another engagement)

10. Public Comments

Mr. Cosgrove called for any comments from the public.

Kim Craven, 46 East Shore asked about fire pits and if they are allowed and if they are considered permanent structures.

Mr. Murray said that 'fixed' fire pits are considered structures, require permits and have to follow the setbacks.

Ms. Craven asked if they have approved any fire pits.

Mr. Murray said yes, one on Uncas/Bond Street.

Ms. Craven asked about long weekends for rentals.

Mr. Murray said that a week is seven (7) days and that he has seen ads on the website for rates by the day and that is not allowed.

Ms. Craven asked what their recourse was for this.

Mr. Cosgrove said that they could issue a Cease & Desist and then assess daily fines per State Statute.

Barbara Johnston, 35 Sea Crest Ave. said that many years ago that they had a problem with casino workers coming and staying for only days at a time and that they had to go to the State Police for help. She then asked about the prices that are being charged for the permits and said that she thinks that they are too high.

Mr. Cosgrove said that they could address discussion on the fees during the next season. Further if Ms. Johnson had specific questions regarding permits that they should be brought up when the ZEO is present.

Kim Craven, 46 East Shore asked if all of the right-of-ways are the same.

Ms. Cahill said that they are in the process of being surveyed and that they are all different.

Ms. Craven asked about the cement steps at the end of Sea Crest that have No Trespassing spray painted on them and why it was there as she likes to use them to access the beach. She noted that they are not in bad condition.

Ms. Cahill and Mr. Cosgrove said that was a question for the Board of Governors and Beach Manager as Zoning does not have anything to do with spray painting the steps. That type of message would have had to go before the Board of Governors initially.

11. Executive Session if Necessary

Mr. Cosgrove said that he did not have anything.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (4)**

Mr. Reed moved that the Regular Meeting of September 19, 2014 be adjourned at 6:53 PM.

Ms. Sklar seconded the motion.

Vote: 3 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

**Black Point Beach
Zoning Commission
Meeting Schedule for 2015
Approved**

All meetings are held at the Black Point Beach Club Association Clubhouse
on the THIRD Friday commencing at 6 PM unless otherwise noted.

March 20, 2015

April 17, 2015

May 15, 2015

June 19, 2015

July 17, 2015

August 14, 2015

September 18, 2015

October 16, 2015 (If needed)

FILED IN EAST LYME
CONNECTICUT

Sept 18, 2014 AT 10:00 AM/PM
Ann Sabat
EAST LYME TOWN CLERK

*The following are BP Association Annual Meeting dates and are for information only.
They are NOT Zoning Commission meetings.

Saturday - May 23, 2015, Association Annual Meeting, 9:00 AM at the Clubhouse

Saturday - September 5, 2015, Association Annual Meeting, 9:00 AM at the Clubhouse

**Zoning
Projects** **2014**

App'l No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status
	9/17/13	16 Osprey	Villecco	5.19/100	New house	600	A	In progress
	10/8/13	29 Sunset	Stevens	5.14/128	New deck	75	A	In progress
DM-7	1/1/14	10 Seaview	Ladegard	5.15/35	New house	600	A	In progress
DM-10	2/22/14	4 Seabreeze	Arcata	5.15/54	New house	600	A	In progress
DM-14	3/14	39 Woodland	Carlson	5.10/5	Add garage/bdrm	600	A	In progress
DM-21	6/16	41 Sunrise	Bedrossian	5.14/97	Enclosed screen existing deck	150	A	In progress
DM-25	7/27	40 Sunrise	Collelo		Underground garage	450	A	
DM-27	8/14	50 Bellaire	Suplicki	5.10/97	Gazebo	150	A	
DM-28	8/28	39 Woodland	Carlson	5.10/5	Deck	150		In progress
DM-29	8/29	12 Uncas	Finingan		Fire pit, deck	75	A	In progress
DM-30	9/1	18 Whitecap	Dellaripa		Garage, mbr suite	450	A	
DM-31	8/29	55 E. Shore	Newman	5.15/31	Addition	450	A	
DM-32	9/8	59 Bellaire	Cianci	5.10/13	Addition	600	A	
DM-33	9/15	14 Indianola	Jakob	5.11/7	Shed repl.	50	A	
DM-34	9/14	56 Whitecap	Greenwood	5.14/56	New home	600		
DM-35	9/15	10 Sea Breeze	Green	5.15/57	Portico	150	A	

1 ZEO Report - Sept. 2014

Approved Housekeeping to the Black Point Zoning Regulations

Approved housekeeping:

Under Definitions –

Page 2 – Building Height –

Re-draw Figure -1-BH so that it is more understandable – Mr. Murray said that he would undertake this

Page 5 – Add the words: '***or Black Point***' to the Street Right-of-Way definition in the first line after the words 'East Lyme'.

Page 5 – under Terrace/Patio – have it read: '*A level, landscaped and/or surfaced area located at no more than two inches (2") above grade with no roof and no structural supports other than subsurface materials.*'

Pages 7 & 8 – Sections III & IV – Residence District and Business District –

ALL items remain the same except that they are re-arranged so that the permitted uses for each are under that respective area instead of scattered about over the two pages.

Approved for update at meeting of 9-19-14