

BLACK POINT BEACH CLUB - ZONING COMMISSION FILED IN EAST LYME
REGULAR MEETING CONNECTICUT
Friday, AUGUST 16th, 2013 *Aug 23 2013 AT 10:00 AM*
MINUTES *By [Signature] EAST LYME TOWN CLERK*

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, August 16, 2013 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, John Manuck, Sebastian Sanzaro, Sharon Sklar, Jim Mastria, Alternate

ALSO PRESENT: Mary Cahill, Ex-Officio, Board of Governors

ABSENT: Steve Reed, Secretary, Richard Diachenko, Alternate, Angela Taylor, Alternate

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 established that a quorum was present.

3. Correspondence and Announcements

Mr. Cosgrove said that the only correspondence that he had received was a note from Mr. Fountain indicating that while he had entertained application for the ZEO position that he was no longer interested in it.

4. Public Comments

Mr. Cosgrove called for comments from the public.

There were no public comments.

5. Approval of Minutes – July 19, 2013 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the July 19, 2013 Regular Meeting Minutes.

****MOTION (1)**

Mr. Sanzaro moved to accept the July 19, 2013 Regular Meeting Minutes of the Commission as presented.

Ms. Sklar seconded the motion.

Vote: 3 – 0 – 1. Motion passed.

Abstained: Mr. Manuck

(Note: Mr. Mastria joined the meeting and was seated.)

6. Report from Acting Zoning Enforcement Officer

Mr. Cosgrove, Acting ZEO said that he had made his report available and that generators and fences seem to be the major items. He noted that he had also issued a permit for a fire pit on East Shore once the location had been taken care of.

7. Executive Session (ZEO Interviews)

Mr. Cosgrove said that there was no need for this as they did not have an applicant at this time.

8. Old Business

- **Status of Search for new ZEO**

Mr. Cosgrove said that he had not received any other applications.

Ms. Cahill suggested announcing it at the annual meeting.

Discussion by the Commissioners determined that there is a need for someone with experience for this position.

9. New Business

Ms. Cahill said that she thinks that they have to do something regarding the contractor signage that remains long after the job has been completed. She suggested that they come up with a size also.

Mr. Sanzaro said that in Section 3 of the regulations that they do cite a size and that it is no larger than 6 square feet.

Mr. Cosgrove noted that when he has called the contractors and asked them to remove their signs that they have done so fairly promptly.

10. Next Meeting of the Commission – 9/20/2013

Mr. Cosgrove said that the next meeting of the Commission is September 20, 2013.

Mr. Cosgrove noted that Mr. Manuck's position on the Commission has expired and that he has agreed to be re-appointed as an Alternate.

The Commissioners thanked Mr. Manuck for his service to the community.

Mr. Manuck said that other obligations prohibit him from attending every meeting however he would be happy to serve as an Alternate.

11. Public Comments

Mr. Cosgrove called for any comments from the public.

There were no public comments.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (2)**

Ms. Sklar moved that the Regular Meeting of August 16, 2013 be adjourned at 6:37 PM.

Mr. Manuck seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

7/14/2011	#07-14	31 Nehantic	600.00	8	07/13/12	5.10	48	Seth Bailey	new house	45 day extension/expired and filed new 6 month extended permit	N
9/8/2011	#09-08	95 East Shore	75.00	2	07/03/12	5.19	96	Fagan	fence	approved	N
11/18/2011	11-18	12 Sea Breeze	600.00	4	06/01/12	5.15	12-14	Katherine Yamalis	addition/renovation/add bedroom and expand garage	Almost complete	Y
3/8/2012	030812	50 Sea Spray	300.00	3	06/13/12	5.18	21	Hyland	frost foundation under existing house, propane tanks and replace water supply to winterize	approved/work in progress	n
4/12/2012	41212	35 Nehantic	45.00	2	09/02/12	5.10	92	Hyland	Add propane tank	COMPLETE EXCEPT SCREENING	n
6/1/2012	60112	12 Sea Breeze	150 1/3 300.00 due	1	06/01/12	5.15	12/14	Yamalis	Concrete patio	approved	n
7/10/2012	71112	7 COTTAGE LN	600.00	1	07/10/12	5.14	7	BROWN	tear down and build new house per plans	OLD HOUSE REMOVED AND HAVE BEGUN CONSTRUCTION	N
8/3/2012	80312	14 BLUE HERON	600.00	3	11/29/12	5.19	3	COSGROVE	tear down and build new house per plans	SHOULD BE DONE APRIL/MAY	Y
8/28/2012	82812	52 WHITECAP	45.00	1	08/28/12	5.14	55	COMER	PROPANE TANK AND FIRE PIT	APPROVED	N
9/8/2012	90812	21 BRIGHTWATER	150.00	1	09/08/12	5.19	58	ZIRGER	ADD DECK TO REAR OF HOUSE	APPROVED	N
9/13/2012	91312	20 BILLOW	75.00	1	09/09/12	5.11	60	HAHN	REPLACE FRONT STEPS	APPROVED	N
9/12/2012	91212	46 SEA VIEW	300.00	1	09/12/12	5.14	99	MINCARELLI	ADD GARAGE WITH ROOM ABOVE ENTRY PORCH AND DOORMERS	APPROVED	Y
9/15/2012	91512	31 NEHANTIC	250.00	1	09/15/12	5.10	48	BAILEY	EXT 6 MONTHS ON PERMIT #07-14 NEW HOUSE	APPROVED	N
9/23/2012	92312	19 SEA VIEW	45.00	1	09/23/12	5.15	46	CASEY	SECTION OF FENCE	APPROVED	N
9/27/2012	92712	58 NEHANTIC	135.00	1	09/27/12	5.10	79	KENNEY	EXPAND EXISTING DECK	APPROVED	N
10/13/2012	101312	24 COTTAGE LN	150.00	1	10/13/12	5.14	134	GLEASON	INSTALL UNDERGROUND PROPANE TANK RETAINING WALL AND GROUND LEVEL PATIO	APPROVED	N
10/18/2012	102012	9 UNCAS RD	150.00	1	10/18/12	2.70	3	ALLEGRO	INSTALL NEW PORCH	APPROVED WITH CONDITIONS	Y
10/23/2012	102312	32 SUNSET	N/A	1	10/08/12	5.14	58	PAGANI	REPLACE EXISTING FENCE WITH NEW FENCE	APPROVED/ MAINTENANCE NO FEE	N
10/28/2012	102812	18 SEA VIEW	45.00	2	10/28/12	5.15		CONDON	PERGOLA	DENIED/ EXTENDS INTO SETBACK	N
11/1/2012	11112	31 SEACREST	45.00	1	11/01/12			ZEBZDA	ABOVE GROUND PROPANE TANK	APPROVED-need street shielding	N
11/14/2012	111412	29 BILLOW	45.00	1	11/14/12	5.10	31	PEARY	ABOVE GROUND PROPANE TANK	APPROVED	N
11/18/2012	111812	21 BELLAIRE	\$50.00 OWE	1	11/18/12	5.10	21	KALLAUGHER	STANDBY GENERATOR	APPROVED	N
11/19/2012	111912	64 INDIANOLA	\$100.00 150.00	1	11/19/12	5.14	27	MULREADY	PERGOLA	APPROVED	N
11/29/2012	0	15 SEACREST		1	11/29/12	5.15	29	ARMOUR	GENERATOR AND PROPANE TANKS	APPROVED	N
11/30/2012	113012	148 Old Black Pt	n/a	4	10/10/12	5.90	35	Harry J Danos	add to deck	6 month extension on permit	N
12/3/2012	12312	14 BLUE HERON	45.00	1	12/03/12	5.19	3	COSGROVE	UNDERGROUND PROPANE TANK	APPROVED	Y

BP zoning - Submittal

8/16/13

12/10/2012	121112	10 BRIGHTWATER	N/A	1	12/10/12	5.19	66	MASSEY	REPAIR PORCH	APPROVED(notes: did not require permit but asked for one when when I had to address start time restriction)	n
12/21/2012	122312	27 RIDGE TRAIL	N/A	1	12/23/12	5.10	3	ZMITRUK	REPLACE ROTTED DECKING BOARD/MAINTENANCE NO FEE	APPROVED-TEMPORARY ABOVE GROUND PROPANE TANK	n
4/18/2013	DD13-01	19 BILLOW	\$450.00		04/28/13	5.2	68	GILSON	ADDITION TO HOUSE & ATTACH GARAGE	APPROVED	N
	DD13-02	24 INDIANOLA	75.00		03/31/13	5.11	11	MANZO	6' X 6' ADDITION TO HOUSE	APPROVED	N
	DD13-03	19 SEACREST	300.00		04/10/13	5.15	28	MOLIS	POOL AND SPA	APPROVED	N
	DD13-04	31 BELLAIRE	150.00			5.11	49	VAN CURA	FENCE	APPROVED	N
	DD13-05	1 OSPREY	NA			5.19	86	BOURGET	NEW DOOR AND RAILING	NOT REQUIRED	N
	DD13-06	11 SEACREST	NA		04/18/13	5.14	84	SHZA	REPLACE DAMAGED PORCH	APPROVED	N
	DD13-07	62 BELLAIRE	\$50.00		04/21/13	5.1	102	LOWNEY	GENERATOR		
5/17/2013	DD13-08	11 OSPREY	45		04/28/13			AUTH	GENERATOR	APPROVED	N
	DD13-09	15 BRIGHTWATER	NA		04/28/13			WICHOSKI	PORCH REPAIR	NOT REQUIRED	N
	DD13-10	31 WHITECAP	45		04/26/13			FOUNTAIN	GENERATOR	APPROVED	N
	DD13-11	61 INDIANOLA	45		04/26/13			DONACKI	GENERATOR	APPROVED	N
	DD13-12	55 EAST SHORE	45		04/30/13			NEWMAN	A/C COMPRESSOR	APPROVED	N
	DD13-13	20 COTTAGE	300		05/08/13			FOUTEAU	EXTEND DECK	APPROVED	N
	DD13-14	20 BELLAIRE	45		05/14/13			DEVENS	GARAGE	APPROVED	N
	DD13-15	19 SEACREST	45		05/14/13			MOLIN	PROPANE GAS TANK	APPROVED	N
	DD13-16	36 SUNSET	600		05/14/13			KYEIA	NEW HOUSE	APPROVED	N
	DD13-17	61 SEA VIEW	45		07/19/13			CHODOROV	GENERATOR	APPROVED	N
	DD13-18	16 BRIGHTWATER	75		05/19/13			O'NEIL	120' FENCE	APPROVED	N
	DD13-19	34 WOODLAND	45		5/18/13			FOLEY	RELOCATE PROPANE TANKS	APPROVED	N
	DD13-20	3 SEA BREEZE	45		06/16/13			RESNISKY	GENERATOR	APPROVED	N
	DD13-21	8 BILLOW	45		06/13/13			COMER	72' OF FENCE	APPROVED	N
	DD13-22	31 EAST SHORE			06/09/13			DUPREY	FENCE	APPROVED	N
	DD13-23	15 SEA CREST	100		07/20/13			ARMOUR	PROPANE GAS TANK	APPROVED	N
	DD13-24	15 SEA CREST	45		08/05/13			ARMOUR	A/C COMPRESSOR	APPROVED	N
	DD13-25	18 COTTAGE	45		8/5/213			KERN	PROPANE GAS TANK	APPROVED	N
	DD13-26	43 BELLAIRE	45		07/11/13			BOARDMAN	GENERATOR	APPROVED	N
	DD13-27	5 BILLOW	45		07/29/13			STROUD	GENERATOR	APPROVED	N
	DD13-28	60 SEA CREST	45		07/16/13			MURPHY	GENERATOR	APPROVED	N
	DD13-29	38 SEA CREST						KIMBALL	Fire Pit, 2 Decks, Wall & shed		
	DD13-30	38 WHITECAP	150		08/14/13			DEDARD	FENCE	APPROVED	Y