

BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, APRIL 15th, 2016
MINUTES

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, April 15, 2016 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Angela Taylor, Secretary, Sebastian Sanzaro, Jim Mastria, Alternate

ALSO PRESENT: Mary Cahill, President, Board of Governors

ABSENT: Dave Murray, ZEO, Jim Pillion, Board of Governors Ex-Officio, Sharon Sklar, Mike Cenci, Jim Fox, Alternate, John Manuck, Alternate

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:02 PM.

2. Attendance and Establishment of Quorum

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

3. Correspondence and Announcements

Mr. Cosgrove said that he did not have any correspondence.

4. Public Comments

Mr. Cosgrove called for comments from the public.

Ms. Cahill, BOG President said that she had come this evening to discuss a few items:

- They have had problems with people renting their property by the night rather than for no less than a week as stated in the regulations. The property owner would legally be held responsible for this.
- The Board of Governors has been busy reviewing the Association Rules and Regulations, job descriptions and term limits. They voted that Zoning and ZBA would all serve under the same term limits as the BOG with the only difference being that the BOG appoints members to Zoning and ZBA and the BOG members are elected. She noted that the terms of Mr. Cosgrove and Ms. Sklar would end this year on July 31, 2016 and that they would have to be off the Commission for three years prior to any re-appointment to it.

5. Approval of Minutes

▪ **August 14, 2015 - Regular Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the August 14, 2015 Regular Meeting Minutes.

Mr. Sanzaro said that on Page 1 for the motions 1 and 2 that he had voted against and not for them. The vote should read: 4 – 1 – 0. Against: Mr. Sanzaro

****MOTION (1)**

Mr. Sanzaro moved to accept the August 14, 2015 Regular Meeting Minutes of the Commission as amended.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Cosgrove noted that Mr. Murray could not be present this evening and reviewed his report. (Attached)

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CONNECTICUT
APR 21 2016 AT 10:00 AM PM
EAST LYME TOWN CLERK

7. Old Business

There was none.

8. New Business

There was some discussion regarding the rental situation and how to address it. It was suggested that perhaps they should consult with their Attorney.

Ms. Cahill said that she would contact the Attorney on it and provide them with that information.

9. Next Meeting of the Commission – 5/20/2016

Mr. Cosgrove said that the next meeting is May 20, 2016.

10. Public Comments

There were none.

11. Executive Session (if Necessary)

Mr. Cosgrove called for a motion to enter Executive Session for the purpose of discussion on Pending Litigation – 20 Woodland Drive.

****MOTION (2)**

Mr. Sanzaro moved to enter Executive Session at 6:45 PM for the purpose of discussion on Pending Litigation – 20 Woodland Drive inviting Ms. Cahill BOG President to join them.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

****MOTION (3)**

Mr. Sanzaro moved to exit Executive Session at 7:17 PM with no action taken and return to Regular Session.

Mr. Mastria seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (4)**

Mr. Sanzaro moved that the Regular Meeting of April 15, 2016 be adjourned at 7:22 PM.

Mr. Mastria seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Zoning Projects		2014							
App'l No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	
DM-30	9/1	18 Whitecap	Dellaripa		Garage, mbr suite	450	A	In progress	
2015									
DM-49	4/20	20 Woodland Drive	Doran	5.9/12	New home	600	A	No ZCC issued	
DM-54	5/30	45 Bellaire	Lustig	5.10/18	Addition	600	A		
DM - 62	7/18	9 Bellaire	Barrett	5.11/50	Handicap ramp	150			
DM - 66	8/17	48 Nehantic	Collins	5.10/76	Enlarge porch	150	A		
DM - 71	10/4	53 Sea View	Lee	5.14/86	New home	600	A		
DM - 75	10/23	20 Woodland	Doran	5.9/12	Fence, trellis	45	A		
DM - 76	10/24	5 Woodland	Danos	5.9/34	Shed	150	A		
DM - 77	11/2	19 Brightwater	McCarthy	5.19/59	Shed	150	D	Does not meet dim. Req'mts	
DM - 78	11/18	19 Brightwater	McCarthy	5.19/59	Garage	150	A		
DM - 79	11/24	22 Brightwater	Malloy	5.19/58	Fencing	150			
DM - 80	11/25	32 Woodland	Lombardo	5.9/15	New home	600	A		
DM - 81	12/9	46 Seaspray	Ferri	5.18/19	Solar panels	300	A		
2016									
DM - 82	2/1	52 Whitecap	Comer	5.14/55	AC condenser	300	A		
DM - 83	2/4	53 Nehantic	Paternoster	5.10/88	Bdrm addition	300	A		
DM - 84	3/4	21 Bellaire	Kallaugher	5.10/21	Carport	150			
DM - 85	3/21	31 Bellaire	Van Cura	5.10/41	Fence	75	A		
DM - 86	3/21	27 Cottage Ln	Bonelli	5.14/1	Kitchen extent	150	A		
DM - 87	3/28	38 E. Shore	Korn	5.15/90	AC cond. propane tks	300	A		
11/9 ZCC to Hyland @	50 SeaSpray for garage								
12/3 ZCC to Villeco @	16 Osprey for home								
2016									
1/8 ZCC to Lustig @	45 Bellaire for addition								
3/23 ZCC to Doran	20 Woodland for house only! Pergola still in question.								