

FILED

June 20 2016 AT 16:00/PM

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, JUNE 17, 2016
MINUTES**

Caren Gulm, at
EAST LYME TOWN CLERK

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, June 17, 2016 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Mike Cenci, Jim Fox, Alternate

ALSO PRESENT: Dave Murray, ZEO
Jim Pillion, BOG Ex-Officio

ABSENT: Angela Taylor, Secretary, Sharon Sklar, Sebastian Sanzaro, John Manuck, Alternate, Jim Mastria, Alternate

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:04 PM.

2. Attendance and Establishment of Quorum

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

3. Correspondence and Announcements

Mr. Cosgrove noted that a letter had been received by the Board of Governors from Barbara Johnston regarding bushes at the corner of Sunrise and Sea Spray that are out of the 10' that they have jurisdiction over.

4. Public Comments

There were no comments from the public.

5. Approval of Minutes

▪ **May 20, 2016 - Regular Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the May 20, 2016 Regular Meeting Minutes.

****MOTION (1)**

Mr. Fox moved to accept the May 20, 2016 Regular Meeting Minutes of the Commission as presented.

Mr. Cenci seconded the motion.

Vote: 3 - 0 - 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Murray said that he had sent them his report for May and that there were some small things being done at this time. He said that he expected the new home construction at 32 Woodland to start fairly soon.

7. Old Business

There was none.

8. New Business

Jim Pillion, Ex-Officio from the Board of Governors noted that the Board of Governors would have to appoint two new alternate members to this Board in July. Mr. Fox and Mr. Mastria would be moved up from alternate

positions to regular positions to fill the two openings for those whose time has expired (Mr. Cosgrove and Ms. Sklar). He suggested two people who have indicated some interest.

Mr. Cosgrove said that the Board of Governors should request a letter of interest from the people who have indicated some interest and also ask if they have had experience with zoning from other things that they may have been involved with. New people coming on should be knowledgeable in this area.

9. Next Meeting of the Commission – 7/15/2016

Mr. Cosgrove said that the next meeting is July 15, 2016.

Mr. Murray said that there is a conflict with that date as it is the evening that they hold the annual spaghetti dinner at the clubhouse and the building will be very busy with people and cars. He added that he helps with the dinner and would not be available for the meeting.

After discussion it was decided to cancel the July 15, 2016 regular meeting and to re-schedule a Special Meeting on Friday July 22, 2016 commencing at 5:30 PM so that they would be finished in time for Mr. Pillion to attend the Board of Governors meeting also on that evening but commencing at 6:30 PM.

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. Fox moved to enter Executive Session at 6:22 PM for the purpose of discussion on Pending Litigation – 20 Woodland Drive inviting Dave Murray ZEO and Mr. Pillion BOG Ex-Officio to join them. Mr. Cenci seconded the motion.

Vote: 3 – 0 – 0. Motion passed.

****MOTION (3)**

Mr. Fox moved to exit Executive Session at 6:37 PM with no action taken and return to Regular Session.

Mr. Cenci seconded the motion.

Vote: 3 – 0 – 0. Motion passed.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (4)**

Mr. Fox moved to adjourn the Regular Meeting of June 17, 2016 at 6:38 PM.

Mr. Cenci seconded the motion.

Vote: 3 – 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 | 45 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 | Patemoster | 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 | Bonelli | 5.14/1 | Kitchen extant | 150 | A | | |
| DM - 87 | 3/28 | 38 E. Shore | Korn | 5.15/90 | AC cond, propane tks | 300 | A | | |
| DM - 88 | 4/8 | 109 E. Shore | Reeder | 2.7/13 | Addition | 450 | A | | |
| DM - 89 | 4/18 | 54 E. Shore | Sisitsky | 5.15/94 | Propane tank | 75 | A | | |
| DM - 90 | 4/19 | 1 Nehantic | Lorenzo | 5.11/39 | Rebuild shower | 150 | A | | |
| DM - 91 | 4/19 | 1 Nehantic | Lorenzo | 5.11/39 | Shed | 75 | A | | |
| DM - 92 | | 19 Osprey | Yacavone | 5.19/75 | Propane tank | 45 | A | | |
| DM - 93 | 5/22 | 5 Indianola | Matts on | 5.11/19 | Car port | 300 | A | | |
| DM - 94 | 6/4 | 56 Sea Spray | Foley | 5.18/23 | Fencing | 150 | 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. | | | | | | | |
| 5/26 ZCC to Dellaripa | 18 Whitecap | for addition | | | | | | | |

Attachment

BPEC

6/17/16

2016
May ZEO
Report