Black Point Beach Club Association Zoning Commission Minutes of Special Meeting Saturday, May 20, 2017 9:00Am

A Special Meeting of the Black Point Beach Club Association Zoning Commission was held on Saturday, May 20, 2017, at 9:00 a.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Angela Taylor, Secretary; William Willetts, Jim Allen, Alternate; John Manuck, Alternate. . Also Present: Dave Murray, ZEO;

Absent: Mike Cenci, Jim Mastria, and Jim Pillion, Board of Governors Ex-Officio

1. Call meeting to order

Mr. Fox called the Special Meeting of the BPBCA Zoning Commission to order at 9:04 a.m.

2. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

3. Correspondence and Announcements

Mr. Fox noted the Zoning Commission received notice that Mr. Danos of 148 Old Black Point Road filed a permit to demolish the house that had been destroyed by fire.

Mr. Fox distributed handouts on the Highlights of the Connecticut Freedom of Information Act.

4. Public Comments

No members of the public were present.

5. Approval of Minutes

April 21, 2017 - Regular Meeting

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

** Motion [1]

Mr. Willetts made a motion to approve the minutes of the Regular Meeting held on April 21, 2017, as presented. Ms. Taylor seconded the motion. Vote: 5 - 0 - 0. Motion passed.

6. Discussion

. Report from Zoning Enforcement Officer - Dave Murray Mr. Murray presented the zoning report.(see attached). Mr. Murray stated that 9 Sunset Ave. is still advertising nightly rates. He will send them one more letter and if the home owner continues to rent on a daily basis they will be fined. Mr, Murray stated that he had approved a permit for an Artist studio for Mr. Danos. Mr. Fox stated that Mr. Danos will not be living in there, he will be building a new home and the studio is for personal use, not commercial.

Mr. Murray brought up the subject of blighted properties. Mr. Fox said the town deals with the blight issues. He mentioned that there is a house on Osprey that has been targeted by the town for blight.

Ms. Taylor mentioned that you cannot see the stop sign at the corner of East Shore Dr and Osprey Rd. due to the bushes. Mr. Fox thought it had to do more with the width of the bushes and not the height.

Ms. Taylor also thought a stop sign is needed at the Corner of East Shore and SeaSpray and asked what the process was. Mr. Fox said she would have to contact the town.

7. Old Business

No old Business

8. New Business

. Regulations Review

Board members reviewed some of the Black Point Regulations. Mr. Fox asked Ms. Taylor and Mr. Allen to look in to the regulation on boat storage.

9. Upcoming Meetings

Mr. Fox noted that the next Zoning Commission meeting is Friday June 16, 2017

10. Public Comments

No members of the public were present

11. **Executive Session (**if necessary)

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]

Ms. Taylor made a motion to adjourn the BPBCA Zoning Commission Special Meeting of May 20, 2017, at 9:56a.m. Mr. Manuck seconded the motion. Vote: 5 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

Zoning Projects	2014								
App'l No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	
2015									
DM - 78	11/18	19 Brightwater	McCarthy	5.19/59	Garage	150	A		
DM - 80	11/25	32 Woodland	Lombardo	5.9/15	New home	600	A		
2016									
		21 Bellaire	Kallaugher	5.10/21	Carport	150			
		5 Indianola	Mattson	5.11/19	Car port	300	A		
DM - 95		11 Brightwater	Corbett	5.19/62	Shed	150	A		
DM - 95A		31 Sea Spray	Allen	5.19/12	Remodel	600	A		
DM - 101		19 Ridge Trail	Burke	5.9/26	Shed	150	A		
		7 Bellaire	O'Reilly	5.11/51	Shed	75	A		
DM - 107	8/28	10 SeaSpray	Joyce	5.15/2	New home	600	A		
DM - 108	10/3	10 Sea Spray	Joyce	5.15/2	Propane	45	A		
DM - 112	10/17	15 Blue Heron	Fox	5.19/109	New house	600	A		
DM - 116	11/8	31 Sea Spray	Allen	5.19/12	porch	300	A		
2017									
DM - 118	1/9	32 Woodland	Lombardo	5.9/15	propane	45	A		
DM - 119	1/26	3 Billow	O'Reilly	5.2/66	addition, porch	600	A		
DM - 120	3/14	30 Woodland	Tanasi	5.9/14	propane	45	A		
DM - 121	3/13	48 Sea Breeze	Parulis	27/400	Shed	150	A		
DM - 122	4/22	26 Nehantic	Szupiany		Fence	150	A		
ОМ - 123	4/25	18 E. Shore	Giannamore		Flagpole	75	A		
ОМ - 124		40 Nehantic	Tralongo		Deck	150	A		
DM - 125	2/13	32 Woodland	Cianci		New home	250	A	6 mo. Extension	
DM - 126	5/8	50 Bellaire	Suplicki		Shower enclosed	45	A		
DM - 127	5/8	45 Bellaire	Lustig		Shed	150	A		
OM - 128	5/8	31 E. Shore	Paternostro		Step replace	45			
DM - 129		5 Woodland	Danos		Studio	600			
DM - 130		19 Blue Heron	Hyland		AC unit	75			
11/9 ZCC to	50 SeaSpray for								
Hyland @	garage								
12/3 ZCC toVilleco @	16 Osprey for home								
2016									
	45 Bellaire for addition								
-	20 Woodland for								
Doran	house only! Pergola still in question.								
	18 Whitecap for addition								
6/10 ZCC to Lee	53 SeaView for new house								
	31 Nehantic for new house								
1/6/17 ZCC	53 Nehantic for								
	addition								
	20 Woodland for pergola								