

**Black Point Beach Club Association
Zoning Commission
Minutes of Regular Meeting
Friday, July 21, 2017
6:00Pm**

A Regular Meeting of the Black Point Beach Club Association Zoning Commission was held on Friday, July 21, 2017, at 6:00 p.m. at the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Angela Taylor, Secretary; Jim Mastria, Jim Allen, Alternate

Absent: William Willetts, Mike Cenci, John Manuck, Alternate

1. Call meeting to order

Mr. Fox called the Regular Meeting of the BPBCA Zoning Commission to order at 6:00 p.m.

2. Approval of Minutes

June 16, 2017 - Regular meeting

Mr. Fox called if there were any omissions or corrections on these minutes. There being none he called for a motion to accept the minutes.

**** Motion [1]**

Mr. Mastria made a motion to approve the minutes of the Special Meeting held on June 16, 2017, as presented. Ms. Taylor seconded the motion.

Vote: 4 - 0 - 0. Motion passed.

3. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

4. Correspondence and Announcements

Mr. Fox reported there were no correspondence or announcements.

5. Public Comments

Ms. Carolyn Boyle, 4 Sea View Avenue, commented on the height of bushes at intersections and asked the Zoning Board to impose penalties. She stated that it is in our regulations that violators can be penalized \$10.00- \$100.00 per day in accordance with the provisions of the State Statues. Ms. Boyle stated that people seem to be ignoring the 42" height from the pavement, and believes the Association would be liable if someone got hurt if the Association is not enforcing the regulations. She stated that it is a safety issue.

6. Discussion

. Report from Zoning Enforcement Officer - Jim Fox

Mr. Fox said there has been 3 permit requests since the last meeting. He said he has been meeting with many of the homeowners with hedges on corners. Most wanted to be in compliance with the hedges.

7. **Old Business**
No old Business

8. **New Business**
. Regulations Review

Mr. Fox reviewed the wording on the Zoning Permit Application and suggested change to ensure both the homeowner and the applicant are aware of our Zoning Regulations and to address some of the things that during the construction may or may not come on the property such as a trailer or temporary shed or temporary facilities etc.

Discussion followed.

Mr. Fox asked for a motion to support or present a language change to the Board of Governors for Approval.

**** Motion [2]**

Mr. Taylor made a motion to present the language change to the Zoning permit Application to the Board of Governors. Mr. Allen seconded the motion.

Vote: 4 - 0 - 0. Motion passed.

Mr. Fox asked Ms. Taylor to refresh the Board on the regulation on boat and trailer storage. Ms. Taylor said they had talked about making sure that boats and trailers stored on their property are registered and licensed, have setback lines, and not blocking views for traffic. She stated that this regulation would apply only to boats 16ft or longer.

Discussion followed.

Mr. Fox asked if Ms. Taylor and Mr. Allen could have a proposal by next meeting on the boat and trailer regulation. Mr. Fox stated that any change in regulation would need to be brought to a public hearing.

9. **Upcoming Meetings**

Mr. Fox noted that the next Zoning Commission meeting is Friday, August 18, 2017.

10. **Public Comments**

Ms. Ann Farley, 39 Sea Crest Ave., apologized about her bushes but said she has been ill.

Ms. Farley asked about the blight problem at the house across the street from her. Mr. Fox informed her that he has spoken with the homeowner. He also said that Black Point does not have blight ordinance but the Town of East Lyme has a Blight Ordinance and they are the ones to enforce that regulation.

Ms. Kim Craven, 46 East Shore Drive, asked if there are any consequences for starting construction work early or working late. Mr. Fox said he will come up with a penalty for violators.

Ms. Craven commented that the corner of East Shore Drive and Billow Road is a dangerous intersection.

Ms. Carolyn Boyle, 4 Sea View Ave., commented on the permit application and suggested that people pay the permit in full when applying for a permit instead of a partial payment.

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 [3]**

Mr. Mastria made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of July 21, 2017, at 6:51p.m. Mr. Allen seconded the motion.

Vote: 4 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

