

**Black Point Beach Club Association
Zoning Commission
Minutes of Regular Meeting
Friday, August 18, 2017
6:00Pm**

A Regular Meeting of the Black Point Beach Club Association Zoning Commission was held on Friday, August 18, 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; Mike Cenci, Matt Peary, Jim Allen, Alternate; Steve Beauchene, Board of Governors Ex-Officio

Also Present: Barbara Koenig, Alternate

Absent: Jim Mastria

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

July 21, 2017 - Regular Meeting

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

**** Motion [1]**

Ms. Taylor made a motion to approve the minutes of the Regular Meeting held on July 21, 2017, as presented. Mr. Peary seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

Mr. Fox asked for a motion to amend the Agenda. Adding 3b Introduction of new members and adding 8b Election of officers.

****Motion [2]**

Ms. Taylor made a motion to amend the Agenda for the August 18, 2017, meeting. Mr. Cenci seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

3. a) Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

b) Mr. Fox introduced the new members Matt Peary, Barbara Koenig, Alternate and Steve Beauchene, BOG Ex-Officio. The Board welcomed the new members.

4. Correspondence and Announcements

Mr. Fox reported there was no correspondence or announcements.

5. Public Comments

No members of the public were present.

6. Discussion

. Report from Zoning Enforcement Officer - Jim Fox

Mr. Fox presented his report (attached)

Mr. Fox reported on the hedges/bushes safety and stated it has been the major topic with the Board of Governors and with the Zoning Commission. It got to the point where our First Selectman was asked to get involved and then Joe Bragaw, the head of public works for the town of East Lyme got involved. Mr. Fox drove around with Mr. Bragaw today and they identified 5 or 6 properties that the town considers a safety issue. The town is concerned with the safety issue and not Black Point's regulations. Mr. Fox said he would reach out to the owners before the town contacts them. The town said they will send letters to the homeowners and if they do not do anything then the town will step in and take care of them.

Mr. Fox also reported that Mr. Bragaw looked at some of the stop signs that are not close to the stop line. The town will move some of the stop signs closer to the stop line. Some stop signs cannot be moved because of the curve on the roads. The intersection at Sea Crest and Sunrise is one of the streets where the stop sign cannot be moved.

Mr. Bragaw also informed Mr. Fox that the town will be putting in a crosswalk at South Beach.

7. Old Business

No old Business

8. New Business

. Regulations Review

Ms. Taylor distributed hand outs to the Board members with the current wording on the regulations on boat storage in section 2b and proposed wording. Discussion followed. Ms. Taylor and Mr. Allen will look at other wording and present them again at the next meeting.

Mr. Cenci researched other area beach associations construction noise regulations regarding hours and days of the week, and how they differ from our regulations. Mr. Cenci distributed hand outs to the Board members on comparison between Black Point Beach's regulation on construction noise to four other beach associations.

Discussion followed

Mr. Fox reviewed the wording on the Zoning Permit adding that current Association taxes be paid to date before a permit is issued and that the permit fee is paid in full instead of deposit and then final permit fee.

Mr. Fox asked for a motion to send the Zoning permit changes to the BOG for review.

****Motion [3]**

Ms. Taylor made a motion to send the Zoning permit changes to the BOG for review. Mr. Cenci seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

8. b) Election of Zoning Chairperson and Secretary

Mr. Fox called for nominations for the position of Zoning Chair for the 8/1/17-7/31/18 term.

****Motion [4]**

Mr. Cenci nominated Mr. Fox for the position of the Chair of the Zoning Commission for the upcoming year. Mr. Allen seconded the motion.

Vote: 5- 0 - 0. Motion passed.

Mr. Fox called for nominations for the position of Secretary for the 8/1/17-7/31/18 term

****Motion [5]**

Mr. Fox nominated Ms. Taylor for the position of Secretary of the Zoning Commission for the upcoming year. Mr. Peary seconded the motion.

Vote: 5- 0 - 0. Motion passed.

9. Upcoming Meetings

Mr. Fox noted that the next Zoning Commission meeting is Friday September 15, 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 [6]**

Mr. Allen made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of August 18, 2017, at 6:42 p.m. Mr. Peary seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

