

Black Point Beach Club Association
Zoning Commission
Minutes of Regular Meeting
Friday, June 15, 2018, 6PM

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday, June 15, 2018 at 6 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Angela Taylor, Secretary; James Mastria; Michael Cenci; Matt Peary; Jim Allen, Alternate

Also Present: Steve Beauchene, Board of Governors Liaison; Jim Ventres, Zoning Enforcement Officer

Absent: Barbara Koenig, Alternate

1. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

2. Call meeting to order

Mr. Fox called the Regular Meeting of the BPBCA Zoning Commission to order at 6:02 p.m.

3. Approval of Minutes

May, 2018 – Special Meeting

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

**** Motion [1]**

Mrs. Taylor made a motion to approve the minutes of the Special Meeting held on May 20, 2018 as presented. Mr. Mastria seconded the motion.

Vote: 6-0-0. Motion passed.

4. Correspondence and Announcements

There was no correspondence presented.

5. Public Comments

- K. Craven, 46 E. Shore Drive: Had a question about the noise ordinance in the zoning regulations. She is having work done on her sea wall and was informed she did not need a permit from BP. However, her contractor was approached because there had been a noise complaint. She was unaware of the noise ordinance stating work cannot begin before 8AM

and would have appreciated being informed of the noise ordinance and of the complaint directly instead of through her contractor.

Mr. Fox responded that indeed she did not need a permit for work being done on her sea wall but that the noise ordinance has always been in place and it is applicable to all noise related activities, such as lawn mowing, yard work, etc. Also, it is common practice to approach whoever is on the property conducting the work about the noise complaint at the time it occurs.

- J. Moffet, 27 Nehantic: Stated his concern for a broken fence that exposes an in-ground pool at 56 E. Shore Drive.

Mr. Fox responded that the damage to this fence probably happened during one of our winter storms. The home owners are seasonal and he does not know if they were aware of the fence damage. He also stated that this type of situation used to fall under the responsibility of the Association Manager, since BP no longer has this position the BOG needs to address who will handle such occurrences. He asked Steve Beauchene, Board of Governors Liaison, to bring this matter to the attention of the BOG. The ZEO, J. Ventres will contact the home owner at 56 E. Shore Drive so the situation can be remedied as soon as possible as it exposes a hazard to the community. Mr. Ventres is also going to notify the town of East Lyme as this is a building code violation.

6. Discussion

Report from the Zoning Enforcement Officer – Jim Ventres

Mr. Ventres presented his report. (attached)

7. Old Business

Discussion continued on the review of current regulations:

- Section I Definitions
- Section IV, 2b
- Section V, 3b
- New section: Soil and Erosion Control

8. New Business

As discussion on the current regulations continued Mr. Fox asked Steve Beauchene, Board of Governors Liaison, to make the BOG aware of the proposed changes to the regulations. He also noted that a good timeline would be to have a Public Hearing in August.

9. Upcoming Meeting

Mr. Fox noted that the next Zoning Commission meeting is Friday, July 20, 2018.

10. Public Comments

- J. Moffet, 27 Nehantic: Stated his concern that including a mandate for boats stored on a property to be registered may prohibit a boat owner from rehabbing a boat.

Mr. Fox thanked him for bringing this up.

- K. Craven, 46 E. Shore Drive: Stated there is an unregistered vehicle currently stored on a property in BP. She stated it is difficult to see at the corner of E. Shore and Bellaire due to a high fence and also asked for clarification of the definitions for beach front lots: rear lot line and frontage.

Mr. Fox said the unregistered vehicle is currently being addressed. The ZEO will take a look at that intersection of concern. Mr Fox noted that there has been a lot of progress on the community intersections have continuously been of concern for blocking safe travel on our roads. The definitions for beach front lots: Rear lot line is along the street and the frontage is beach side. He noted that this has been a point of confusion for many members and is exactly what the zoning board is hoping to clarify with the proposed changes to the regulations.

11. Executive Session

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]**

Mr Mastia made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of June 15, 2018 at 7:18pm. Mr. Cenci seconded the motion.

Vote: 6-0-0. Motion Passed.

Respectfully Submitted, Angela Taylor, Zoning Secretary

Zoning Projects				June	2018	Report			
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
2017									
DM - 125	2/13	32 Woodland	Lombardo	5.9 / 15	New home	250	A	new 12 month permit w/ \$600 fee	Insp 6/6/18
DM - 128	5/8	31 E. Shore	Paternostro	5.11 / 3	Step replace	45	A	not yet	Insp 6/6/18
DM - 129	5/13	148 O B P	Danos	5.9 / 35	Home	600	A	Under const	Insp 6/6/18
JF- 10	10/1	20 Osprey	Bedard-Shepard	5.19/102	New Home	600	A	Under const	Insp 6/6/18
JV - 1	19-Nov	9 Uncas Road	Allegro	2.7/3	Propane	150	A	CZC	Insp 12/31/2017
JV - 2	10-Dec	1 Blue Heron Ct	Weiss	5.19/95	New Home	600	A	Under Const	Insp 6/6/18
JV - 3	10-Dec	6 East Shore Dr	Willard	5.11/64	Propane	150	A	Needs Screen	Insp 6/6/18
JV - 4	10-Dec	4 Seaview Ave	Boyle	5.15/33	Generator	150	A		
2018									
JV-5	1/26	16 Osprey	Villecco	5.19/100	Fire pit	45	A	CZC	Insp 2/18/18
JV-6	1/26	16 Osprey	Villecco	5.19/100	Fence	150	A	CZC	Insp 2/18/18
JV-7	2/12	40 Nehantic Dr	Trolongo	5.10 / 73, 74	Fence	75	A	CZC	Insp 5/10/18
JV-8	2/12	1 Park Road	Degatana	5.10/9	Shed	150	A	CZC	Insp 5/2/18
JV-9	2/16	3 Palette Dr	Koenig	5.15 / 66	addition	300	A	Not started	Insp 5/10/18
JV-10	3/4	39 Nehantic Dr	Reardon	5.10 / 91	addition	600	A	Under Const	Insp 6/6/18
JV-11	3/7	6 East Shore	Willard	5.11/64	AC / remodel	150	A	Under Const	Insp 6/6/18
JV-12	3/16	31 Sea Spray	Allen	5.19 / 12	Shed	150	A	CZC	Insp 5/10/18
JV-13	4/20	26 Sea Breeze	Sheehan	5.14 / 71	Garage	150	A	Not Started	Insp 6/6/18
JV-14	4/20	5 East Shore	Walsh	11 52	Addition	450	A	Under Const	Insp 6/6/18
JV-15	4/25	28 Sea Crest	Korenkiewicz	164	Shed	75	A	Not started	Insp 5/2/18
JV-16	4/26	18 Indianola	Sheehan	5.11 / 9	Generator	150	A	Not Started	Insp 5/2/18
JV-17	4/26	11 Sea Crest	Shea	5.15 / 30	Shed / Door	75	A	Not Started	Insp 5/17/18
JV-18	4/26	6 East Shore	Willard	5.11 / 64	Addition	75	A	Under Const	Insp 6/6/18
JV-19	5/2	48 Sea Breeze	Parulis	5.14/80	deck	150	A	Under Const	Insp 5/2/18
JV-20	5/2	11 Brightwater	Corbett	5.19/62	Propane/gate	150	A	Not started	Insp 5/2/18
JV-21	5/24	31 Sea Spray	Allen	5.19 / 12	Fence	45	A	Not Started	Insp 6/6/18
JV-22	5/27	11 Bond St	Halleran	2.7 / 10	Shed	75	A	Not started	Insp 6/6/18
JV-23	5/27	23 Osprey Rd	Dennis	5.19 / 74	Replace Fence	NA	A		
JV-24	6/6	22 South Trail	Duby	5.18 / 27	Pergola	150	A		
JV-25	6/6	22 South Trail	Duby	5.18 / 27	AC	150	A		
JV-26	6/6	31 Sea View	Szilagyi	5.14 / 93	L.P. Tank	45	A		
JV-27	6/6	15 Sea Spray	Pulaski	5.15 / 4	L.P. Tank	45	A		
JV-28	6/6	52 Indianola	Kolosowski	5.14 / 23	Fence	45	A		
JV-29	6/6	41 Sea Spray	Horoho	5.18 / 18	Fence / Fire Pit	150	A		