

**Black Point Beach Club Association Zoning Commission  
September 21<sup>st</sup>, 2018 Regular Meeting Minutes**

**Present:**

Jim Fox, Chairman  
James Mastria  
Jim Allen

**Also Present:**

Steven Beauchene, Board of Governors Liaison  
Jim Ventres, Zoning Enforcement Officer

**Absent:**

Matt Peary  
Michael Cenci  
Barbara Koenig, Alternate  
John Kycia, Alternate

**FILED**

Sept 25 20 18 AT 9:40 AM/PM  
(Signature)  
**EAST LYME TOWN CLERK**

The Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday September 21<sup>st</sup>, 2018 at 6:00 p.m. in the Black Point Beach Clubhouse located at 6 Sunset Avenue, Niantic.

**I. Call to Order**

Mr. Fox called the Regular Meeting of the Black Point Beach Association Zoning Commission to order at 6:00 p.m.

**II. Attendance and Establishment of Quorum**

The Commission Members introduced themselves and Mr. Fox noted that a quorum was present.

**III. Approval of Meeting Minutes:**

A. August 17, 2018 Regular Meeting Minutes

**MOTION (1)**

**Mr. Allen moved to approve the meeting minutes of August 17, 2018 as posted.**

**Mr. Mastria seconded the motion.**

**Motion carried, 3-0-0.**

B. August 25, 2018 Special Public Hearing Minutes

**MOTION (2)**

**Mr. Mastria moved to approve the Special Public Hearing Minutes of August 25, 2018 as posted.**

**Mr. Allen seconded the motion.**

**Motion carried, 3-0-0.**

**IV. Correspondence and Announcements**

Mr. Fox said he received no formal correspondence but he did receive informal comments about the Public Hearing throughout the week and how they thought the Commission did a thorough job overall.

#### V. Public Comments

There were none.

#### VI. Discussion- Report from Zoning Enforcement Officer

Mr. Ventres shared the following:

- There will be a change in building codes come October 1st; thinking there may be 3-5 new applications prior to this change.
- The Town has a new Building Official.
- If a property owner wants to put a fence on the property line he will be requiring the neighboring property owner to sign the permit as well.

#### VII. Old Business- Regulation Review

Mr. Fox acknowledged the valuable feedback and comments they've received from the Public. The Board decided to take each item separately for the approval process.

- a. Section 1- Definitions- Building Heights, Building Lines, Front Lot Line, Grade Plane

Mr. Ventres said the only thing that came up during the Public Hearing was that "building line" should be changed to "building lines."

#### MOTION (3)

**Mr. Allen moved to approve item a. Section 1- Definitions- Building Heights, Building Lines, Front Lot Line, Grade Plane as were published for the Public Hearing, with the slight modification of "building lines" as opposed to "building line."**

**Mr. Mastria seconded the motion.**

**Motion carried, 3-0-0.**

- c. General Regulations- Handicapped Access- correct Typographical Error

#### MOTION (4)

**Mr. Mastria moved to approve the addition of the word "permitted" as published for the Public Hearing.**

**Mr. Allen seconded the motion.**

**Motion carried, 3-0-0.**

- d. Section V- Dimensional Requirements- added language for clarity.
- e. Section V-3. External Equipment- clarify setback line
- f. Section V-4. Grading

Mr. Ventres mentioned the comment from the floor during the Public Hearing regarding pools- to consider adding "8 feet in diameter" so that people may be permitted to have a round pool.

#### MOTION (5)

**Mr. Allen moved to accept the change from page 4 that accessory equipment does extend into the setback line more than 3 feet, for general grading this measurement doesn't include approved retaining walls and terraces, there is only one front line, clarity that the floor above the garage floor is to be used for storage only, for pools the dimensional requirements are not to exceed 8 feet by 8 feet or 8 feet in diameter.**

**Mr. Mastria seconded the motion.**

**Motion carried, 3-0-0.**

g. Proposed New Section- Soil and Erosion Control Regulations

Mr. Ventres noted there was a general agreement from the floor on this item.

**MOTION (6)**

**Mr. Mastria moved to accept the new Soil and Erosion Control Regulations as posted.**

**Mr. Allen seconded the motion.**

**Motion carried, 3-0-0.**

h. Proposed New Section- Portable Storage Container (PODS)  
Requirements

Mr. Fox said there was a comment during the Public Hearing regarding placement and Mr. Ventres said one comment was to consider 10 feet as opposed to 5 feet. Mr. Fox observed that in some cases that's almost impossible; 5 feet is a decent compromise and the length of time requirement- it's a temporary structure, helps.

**MOTION (7)**

**Mr. Allen moved to accept the Regulation addition as posted and retain the 5 foot setback.**

**Mr. Mastria seconded the motion.**

**Motion carried, 3-0-0.**

b. General Regulations- revised Setback limits to Boats, Trailers, Camping  
Trailers and Utility Trailers

Mr. Fox reminded the Commission that the current Regulation limits the number, talks about storage no further than the front of the house but they can bring it forward between April 15th and Memorial Day; the numbers in the current Regulation are a good place to work from but we need to add that they must be registered and pick an actual end date rather than a holiday.

Mr. Mastria said we need something in place so that Mr. Ventres can have people place them correctly on their property.

Mr. Fox said the Public brought up who may store a boat and currently there are no restrictions in the Regulations. Mr. Ventres said in terms of storage only by owners, you can't enforce that efficiently.

**MOTION (8)**

**Mr. Allen moved to approve the Regulation as posted but amend it to remove the owner requirement and change the date range to April 15th thru June 1st.**

**Mr. Mastria seconded the motion.**

**Motion carried, 3-0-0.**

Mr. Ventres said the Commission needs to pick an effective date.

**MOTION (9)**

**Mr. Mastria moved that the amended Zoning Regulations become effective November 1st, 2018.**

**Mr. Allen seconded the motion.**

**Motion carried, 3-0-0.**

**VIII. New Business**

**A. Election of Officer**

**MOTION (10)**

**Mr. Fox moved to elect Mr. Allen as Secretary of the Zoning Commission.**

**Mr. Mastria seconded the motion.**

**Motion carried, 2-0-1.**

**Mr. Allen abstained from the vote.**

**B. 2019 Meeting Schedule**

The Commission discussed the meeting schedule for 2019 and decided on March 15th (if needed), April 12th, May 17th, June 21st, July 19th, August 16th and September 20th (if needed.)

The next meeting is October 19th if needed.

**X. Public Comments**

- Mary Cahill of 37 Indianola Road spoke about the origin of the 1 foot strip and observes that it shows ownership and locks land.
- Arlene Garrow of 58 Bellaire Road thanked the Commission for their decision regarding boats.
- Mike Johnson of 45 Bellaire asked about sailboats and Mr. Ventres explained that sailboats without motors don't need to be registered.
- Kim Craven of 46 East Shore Drive asked about the new building code.
- Mary Cahill of 37 Indianola Road said we finally have a ZEO who knows what he's talking about.

**XI. Executive Session**

Not needed.

**XII. Adjournment**

**MOTION (11)**

**Mr. Mastria moved to adjourn the Black Point Zoning Association Meeting at 6:56 p.m.**

**Mr. Allen seconded the motion.**

**Vote: 3-0-0, Motion passed.**

Respectfully Submitted,

Brooke Stevens,

*Brooke Stevens,*  
*Recording Secretary*