

**Black Point Beach Club Association Zoning Commission**  
**Minutes for Regular Meeting held Friday, October 19, 2018 6:00Pm**

A Regular Meeting of the Black Point Beach Club Association Zoning Commission was held on Friday, October 19, 2018, 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; Jim Allen, Secretary; Mike Cenci, John Kycia Alternate and James Ventres Zoning Enforcement Officer.

Absent: James Mastria, Matt Peary, Barbara Koenig, Alternate.

1. Call meeting to order

Mr. Jim Fox called the Regular Meeting of the BPBCA Zoning Commission to order at 6:05 p.m.

2. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

3. Approval of Minutes September 21, 2018 – Regular Meeting

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

\*\* Motion [1]

Mr. Allen made a motion to approve the minutes of the Regular Meeting held on September 21, 2018 as presented. Mr. Cenci seconded the motion.

Vote: 4-0-0. Motion passed.

4. Correspondence and Announcements

Mr. Fox noted that there were no correspondences to be presented.

5. Public Comments

No members of the public were present.

6. Discussion

Report from the Zoning Enforcement Officer – Jim Ventres

Mr. Ventres presented his report. (copy attached)

#### 7. Old Business

Discussion continued on updated Zoning Regulations, which become effective November 1, 2018. Mr. Ventres confirmed that all required legal notifications would be complied with on or before November 1, 2018 so that the Amended Zoning Regulations would be finalized and in effect.

Mr. Fox reviewed the work done on updating and amending the BPBCA Zoning Regulations recently completed by the Zoning Commission and complemented all on the collective work done.

Mr. Allen thanked and complimented Zoning Enforcement Officer Jim Ventres for his assistance and guidance to the Board during the Zoning Regulations review process.

#### 8. New Business

Discussion relative to anticipated issues that may be facing the Zoning Commission in the coming year.

Mr. Fox requested that Commission members continue, over the winter months, to review our regulations. He urged members to consider comments from the public during our past meetings and public hearing.

Discussion continued regarding possible impact to shoreline homes/lots due to more restrictive national efforts. Noted was the homes now under construction in nearby waterfront lots.

#### 9. Upcoming Meeting

Mr. Fox noted that the next Zoning Commission meeting is Friday, March 15, 2019 (if needed) or April 12, 2019.

#### 10. Executive Session (Personnel)

\*\* Motion [2]

Mr. Allen made a motion to enter Executive Session at 6:50 PM. Mr. Cenci seconded the motion.

Vote: 4-0-0. Motion passed.

Mr. Cenci made a motion to exit Executive Session at 7:03 PM.

Mr. Kycia seconded the motion.

Vote: 4-0-0. Motion passed.

#### 11. Adjournment

There being no further business before the Board, Mr. Fox called for a motion to adjourn.

\*\* Motion [3]

Mr. Allen made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of October 19, 2018 at 7:07 p.m. Mr. Cenci seconded the motion.

Vote: 4-0-0. Motion Passed.

Respectfully Submitted

James J. Allen III, Zoning Secretary

Zoning Projects				October	2018	Report			
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
<b>2017</b>									
DM - 125	2/13	32 Woodland	Lombardo	5.9 / 15	New home	250	A	new 12 month permit w/ \$600 fee	Insp 10/10/18
DM - 128	5/8	31 E. Shore	Paternostro	5.11 / 3	Step replace	45	A	not yet	Insp 10/10/18
DM - 129	5/13	148 O B P	Danos	5.9 / 35	Home	600	A	CZC	7/25/2018
JF- 10	10/1	20 Osprey	Bedard-Shepard	5.19/102	New Home	600	A	CZC	7/20/2018
JV - 1	19-Nov	9 Uncas Road	Allegro	2.7/3	Propane	150	A	CZC	12/31/2017
JV - 2	10-Dec	1 Blue Heron Ct	Weiss	5.19/95	New Home	600	A	CZC	8/25/2018
JV - 3	10-Dec	6 East Shore Dr	Willard	5.11/64	Propane	150	A	Needs Screen	Insp 10/10/18
JV - 4	10-Dec	4 Seaview Ave	Boyle	5.15/33	Generator	150	A	CZC	7/25/2018
<b>2018</b>									
JV-5	1/26	16 Osprey	Villecco	5.19/100	Fire pit	45	A	CZC	2/18/2018
JV-6	1/26	16 Osprey	Villecco	5.19/100	Fence	150	A	CZC	2/18/2018
JV-7	2/12	40 Nehantic Dr	Trolongo	5.10 / 73, 74	Fence	75	A	CZC	5/10/2018
JV-8	2/12	1 Park Road	Degatana	5.10/9	Shed	150	A	CZC	5/2/2018
JV-9	2/16	3 Palette Dr	Koenig	5.15 / 66	addition	300	A	CZC	7/25/2018
JV-10	3/4	39 Nehantic Dr	Reardon	5.10 / 91	addition	600	A	Under Const	Insp 10/10/18
JV-11	3/7	6 East Shore	Willard	5.11/64	AC / remodel	150	A	Under Const	Insp 10/10/18
JV-12	3/16	31 Sea Spray	Allen	5.19 / 12	Shed	150	A	CZC	5/10/2018
JV-13	4/20	26 Sea Breeze	Sheehan	5.14 / 71	Garage	150	A	CZC	7/20/2018
JV-14	4/20	5 East Shore	Walsh	11 52	Addition	450	A	Under Const	Insp 10/10/18
JV-15	4/25	28 Sea Crest	Korenkiewicz	164	Shed	75	A	CZC	7/20/2018
JV-16	4/26	18 Indianola	Sheehan	5.11 / 9	Generator	150	A	CZC	8/2/2018
JV-17	4/26	11 Sea Crest	Shea	5.15 / 30	Shed / Door	75	A	CZC	7/20/2018
JV-18	4/26	6 East Shore	Willard	5.11 / 64	Addition	75	A	Under Const	Insp 10/10/18
JV-19	5/2	48 Sea Breeze	Parulis	5.14/80	deck	150	A	CZC	7/13/2018
JV-20	5/2	11 Brightwater	Corbett	5.19/62	Propane/gate	150	A	gate started	Insp 10/3/18
JV-21	5/24	31 Sea Spray	Allen	5.19 / 12	Fence	45	A	CZC	7/20/2018
JV-22	5/27	11 Bond St	Halleran	2.7 / 10	Shed	75	A	CZC	7/20/2018
JV-23	5/27	23 Osprey Rd	Dennis	5.19 / 74	Replace Fence	NA	A	CZC	7/13/2018
JV-24	6/6	22 South Trail	Duby	5.18 / 27	Pergola	150	A	CZC	8/25/2018
JV-25	6/6	22 South Trail	Duby	5.18 / 27	AC	150	A	CZC	8/25/2018
JV-26	6/6	31 Sea View	Szilagyi	5.14 / 93	L.P. Tank	45	A	CZC	7/20/2018
JV-27	6/6	15 Sea Spray	Pulaski	5.15 / 4	L.P. Tank	45	A	CZC	7/20/2018
JV-28	6/6	52 Indianola	Kolosowski	5.14 / 23	Fence	45	A	CZC	7/20/2018
JV-29	6/6	41 Sea Spray	Horoho	5.18 / 18	Fence/Fire Pit	150	A	fence / no pit	Insp 10/10/18
JV-30	6/16	30 Bellaire	Monroe	5.18 / 50	New Home	600	A	land cleared	Insp 10/10/18
JV-31	7/20	31 Seaview Ave	Szilagyi	5.14 / 93	Shower	75	A	CZC	7/20/2018
JV-32	7/22	41 Sea Spray	Horoho	5.18 / 18	Garage	300	A	not started	10/10/2018
JV-33	8/13	9 Osprey	Klimek	Feb-69	Fence	45	A	Fence up	10/3/2018
JV-34	8/18	11 Bellaire Rd	Craven	5.11 / 49	Shower	150	A		
JV-35	8/29	8 Bellaire	Mastria	5.11 / 42	New Home	600	A	not started	10/3/2018
JV-36	9/5	11 Bond St	Magnuson	2.7 / 10	Propane	150	A		
JV-37	9/5	6 Seaview Ave	McAndrew	5.15 / 34	AC Condenser	75	A	not started	10/3/2018
JV-38	9/26	46 Indianola	Schepker	5.14 / 20	New Home	600	A	not started	10/3/2018
JV-39	9/26	47 Sea Spray	Wright	5.18 / 16	New Home	600	A	not started	10/3/2018
JV-40	9/28	46 East Shore	Craven	5.15 / 93	New Home	600	A	not started	10/3/2018
JV-41	10/3/18	8 Saltaire Ave	Terreira	5.19 / 43	Heat/AC	75	A		
JV-42	10/10/18	4 Palette Ave	Smith	5.15 / 68	generator	150	A		
JV-43	10/10/18	52 Indianola Rd	Kolosowski	5.14 / 23	2nd story add.	600	A		
JV-44	10/10/18	39 Nehantic Dr	Reardon	5.10 / 91	Propane tank	75	A		
JV-45	10/10/18	21 Indianola Rd	Steele	5.11 / 12	AC Unit	45			