

**BLACK POINT BEACH CLUB - ZONING COMMISSION  
SPECIAL MEETING  
Friday, APRIL 25th, 2014  
MINUTES**

A Special Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, April 25, 2014 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

**PRESENT:** Ned Cosgrove, Chairman, Steve Reed, Secretary, Sebastian Sanzaro, Angela Taylor, Alternate

**ALSO PRESENT:** David Murray, BP Zoning Enforcement Officer  
Mary Cahill, Ex-Officio, BP Board of Governors

**ABSENT:** Sharon Sklar, Richard Diachenko, Alternate, Jim Mastria, Mike Cenci

**1. Call to Order**

Mr. Cosgrove called this Special Meeting of the BPBC Zoning Commission to order at 6:00 PM.

**2. Attendance and Establishment of Quorum**

Mr. Cosgrove said that he had seated Angela Taylor, Alternate this evening and that a quorum was present.

**3. Discuss Changes to the BPBCA Zoning Regulations**

Mr. Cosgrove said that they had discussed a review of the zoning regulations. He suggested that they look over the definitions which is Section I and the next four (4) sections for discussion at their next meeting.

Mr. Murray noted that he had received the new format for the permits and that the application would be posted on line for everyone. He also said that there is a house that had a tarp on the roof for some time and that it blew off and a neighbor had folded it up and put it near the house. He asked if there is a blight ordinance for things such as this.

(Note: Ms. Cahill said that she had to go to another meeting and left this meeting)

Mr. Cosgrove said that he would check with Attorney O'Connell regarding one. It was mentioned that the Town does not have one but it does have a 'junkyard' definition in the definitions section that is used for such circumstances if necessary.

Mr. Reed noted that he was having trouble with his computer and that when he had taken it in for repair that they had not re-loaded all of the programs or items that he had previously on it. He said that he would not be able to get the regulations for them and asked that they obtain them from the BP Website as it has the most recent copy.

Ms. Taylor mentioned the Solarize CT program and said that they were interested in looking into it. Mr. Cosgrove said that he had also heard about the program.

It was noted that the ZEO report had been e-mailed to everyone. Mr. Murray said that he would be contacting the people regarding the fencing/screening of the propane tanks that had not been done prior to winter to get them to complete their projects.

**4. ADJOURNMENT**

Mr. Cosgrove called for a motion to adjourn the Special Meeting.

**\*\*MOTION (1)**

**Ms. Taylor moved that the Special Meeting of April 25, 2014 be adjourned at 6:40 PM.**

**Mr. Sanzaro seconded the motion.**

**Vote: 4 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary

