

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, MAY 15th, 2015
MINUTES**

FILED IN EAST LYME
CONNECTICUT
MAY 18 20 15 AT 10:00 AM/PM
Desley Blair
EAST LYME TOWN CLERK

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, May 15, 2015 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, Sharon Sklar, Sebastian Sanzaro, John Manuck, Alternate

ALSO PRESENT: Dave Murray, Zoning Enforcement Officer

ABSENT: Mike Cenci, Angela Taylor, Alternate, Jim Mastria, Alternate

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:05 PM.

2. Attendance and Establishment of Quorum

Mr. Cosgrove said that they have four regular members present and one Alternate and established that a quorum is present.

3. Correspondence and Announcements

Mr. Cosgrove said that he did not have anything to report here.

4. Public Comments

Mr. Cosgrove called for comments from the public.

There were none.

5. Approval of Minutes

- April 17, 2015 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the April 17, 2015 Regular Meeting Minutes.

****MOTION (1)**

Ms. Sklar moved to accept the April 17, 2015 Regular Meeting Minutes of the Commission as presented.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Cosgrove recapped that the property at 12 Indianola had undergone changes over time that involved things being in the setback area which is not allowed. The house is 9' 8" from the road; and the portico is clearly in the setback area. They had put this item off so that Mr. Murray could address it here this evening.

Mr. Murray discussed his report (attached) and explained that the 12 Indianola portico part of the permit was his error and should not have been approved. He said that the contractor contacted him during the winter and was very anxious to get started and said that he would meet him in West Hartford at a shopping center parking lot to present the application. Doing that was a mistake. He said that he also read Section V1.b. incorrectly to mean within the setback area.

Mr. Cosgrove noted that Mr. Murray has the right to request that an A-2 survey be presented in order for those applying for the right to do something can clearly prove that they are working within the appropriate area and NOT in the setback area.

Mr. Murray said that 40 Sunrise would be applying for a new home to be built on the property and that the home that was there has been demolished. He said that Mr. Bonelli had notified him that he would be in touch regarding the plans and an application.

Mr. Cosgrove noted that it is a corner lot and that there is not a lot of room there, and that the old home has been removed. It was also noted that they could put a two-story home on the site.

Mr. Murray said that he has received an application for 20 Woodland to build a new home and that the applicant indicated that they would begin working on it during July.

Mr. Murray said that he had received complaints about contractors doing work prior to 8 AM and also working past 6 PM and that he would put together a paper citing the rules and the hours that would be given with the permit and would have to be posted at the property so that any sub-contractors coming on the job would also know the rules. The hope is that this would solve these problems.

7. Old Business

o Front Portico on 12 Indianola

Mr. Cosgrove said that they had discussed this above.

o Permits for Solar Panels

Mr. Cosgrove said that this had come up at their last meeting on whether or not they should be charging for them.

Mr. Murray said that the contractors send him the application and the fees.

Ms. Sklar asked if there was a way to keep them from the fronts of the homes as they are unattractive.

Mr. Murray said that they have to be placed where the sun is, which is facing the south-southwest.

Mr. Cosgrove asked if they exceed the 30' height dimension.

Mr. Murray said that they do not.

Mr. Sanzaro said that he thought that they should charge for them as they could have free-standing units and the placement of them is important and cannot be in the setback area.

The consensus was that these installations do need to be monitored and could also involve structures in areas other than on the roofs.

o Short-term Rentals (less than 7 contiguous days)

Mr. Cosgrove said that they had discussed this briefly at the last meeting. He explained that he had gone on Google looking for something for Black Point and one of the first things that came up was for 'trippings.com' which are for day rentals and were posted for Black Point and this area. Pictures of the homes that were offering this type of rental were also posted. He said that he let Mr. Murray know so that he could get hold of the people to let them know that we do not allow any by the day/night rentals and those rentals must be for a week – 7 days only and that they must take down those notices that are for less than the 7 days.

Mr. Murray said that he went on the VRBO (Vacation Rental by Owner) website area and notified the owners that he found from Black Point that were listing there that they could NOT rent for less than a week (7 days) and that they had to change the listing to reflect that it is for 7 days minimum. He said that he will also list it in the Black Pointer and mention it at the meetings.

Ms. Sklar suggested that it be mentioned at the Annual Opening Meeting next week Saturday as a lot of people attend that and then it would reach more people who potentially rent their homes during the summer.

Mr. Murray said that he had planned on doing that.

8. New Business

Mr. Cosgrove said that they could discuss making the definition with regard to the section that Mr. Murray had cited clearer so that the setback issue would not be a problem.

9. Next Meeting of the Commission – 6/19/2015

Mr. Cosgrove said that he would let them know if a meeting was necessary or not. He also asked everyone to respond to the email about the meeting as if they did not have a quorum, he would prefer to cancel the meeting and let people know before they came to one that was not necessary,

10. Public Comments

Mr. Cosgrove called for any comments from the public.
There were none.

11. Executive Session (if Necessary)

Mr. Cosgrove said that he did not have anything.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (2)**

Mr. Manuck moved that the Regular Meeting of May 15, 2015 be adjourned at 6:45 PM.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Zoning Projects	2014							
App'l No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status
	9/17/13	16 Osprey	Villecco	5.19/100	New house	600	A	In progress
DM-14	3/14	39 Woodland	Carlson	5.10/5	Add garage/bdrm	600	A	In progress
DM-25	7/27	40 Sunrise	Collelo		Underground garage	450	A	
DM-30	9/1	18 Whitecap	Dellaripa		Garage, mbr suite	450	A	In progress
DM-34	9/14	56 Whitecap	Greenwood	5.14/56	New home	600		In progress
DM-36	10/6	19 Park Court	Ogle		Addition	600	A	In progress
DM-37	10/31	59 Bellaire	Cianci	5.10/13	Pool	300	A	In progress
	2015							
DM-43	2/18	12 Indianola	Spalutto	5.11/6	Portico, deck, bay window	450	A	
DM-44	3/11	20 Sea Breeze	Fox	5.15/62	Shed	75	A	
DM-45	3/11	9 Seabreeze	Flaherty		Portico	150		
DM-49	4/20	20 Woodland Drive	McQuilken	5.9/12	New home	600	A	
DM-50	4/27	44 Sea View	Weagle		Generator	150	A	
DM-51	4/30	7 Bellaire	O'Reilly	5.11/51	Propane	75	A	

1 Attachment BRZC mtg. 5/15/15