

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, APRIL 19th, 2013
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, April 19, 2013 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, John Manuck,
Sebastian Sanzaro, Sharon Sklar

ALSO PRESENT: Jim Mastria, Alternate

ABSENT: Angela Taylor, Alternate, Richard Diachenko, Alternate

1. Call to Order

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

2. Attendance and Establishment of Quorum

Mr. Cosgrove said that all Regular members were present and that a quorum was present. He noted that Mr. Mastria, alternate was also present this evening.

3. Correspondence and Announcements

Mr. Cosgrove said that he did not have anything.

4. Public Comments

Mr. Cosgrove called for comments from the public.

Will Fountain, 31 Whitecap Road asked how long it takes to get approval from this Board. He said that he had sent in an application on April 2, 2013 with his check and has not heard anything.

Mr. Cosgrove and Mr. Reed said that they had not received anything.

Mr. Fountain said that he had not received it back either.

It was determined that Tom Sheehan gets the mail from the P.O. Box at the Post Office and then disseminates it.

Mr. Cosgrove said that he would check on it and if Mr. Fountain wished to provide them with a copy of the permit that he would look at it after the meeting and move the process along.

Barbara Johnston, 35 Sea Crest Ave. said that she is looking for a report on the permits and that she was there this evening looking to collect that information for Mary Cahill who could not attend this evening.

5. Approval of Minutes – March 15, 2013 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the March 15, 2013 Regular Meeting Minutes.

Mr. Sanzaro asked that on page 1 under Motion (1) and on Page 2 under Motion (2) that Mr. Sebastian be changed to read: Mr. Sanzaro.

****MOTION (1)**

Ms. Sklar moved to accept the March 15, 2013 Regular Meeting Minutes of the Commission as amended.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

6. Report from Acting Zoning Enforcement Officer

Mr. Cosgrove, Acting ZEO reported that there were some changes to the report since it was printed – 9 Uncas has been completed and Mr. Bailey's house at 31 Nehantic is coming to the end of the six (6) month permit and will most likely need another six month extension of time to complete.

Mr. Cosgrove reviewed the most recent permits noting that they are getting generator applications which are being treated as accessory equipment. Additionally, he noted that the lot clearing near Cottage Lane is for a future house which does not yet have any plans.

Mr. Manuck asked about the trailer parked on Sea Breeze Ave. and said that he did not recall the address but would get it and notify Mr. Cosgrove. He noted that it had been there for some time.

Mr. Cosgrove said that he had received a complaint about two (2) sheds on one property however they did not provide the location so it could not be checked.

Mr. Sanzaro said that he would provide Mr. Cosgrove with an address for a shed that seemed to just 'appear' and that may need a permit.

Ms. Sklar asked is she would be able to put a cupola on her roof without a permit. The consensus was that as long as it did not violate the height limit that it should be okay.

7. Old Business

Discussion Items:

▪ Stationary Emergency Generators

Mr. Cosgrove said that he is handling these like the propane tanks. He asked if there was any discussion.

Mr. Sanzaro said that he did not have any issue with that as long as they follow the current tank regulations.

Mr. Manuck said that the Town watches these also and needs permits for installation.

Mr. Cosgrove said that we are involved with the placement of them just as with the propane tanks.

▪ Solar Panel Installations

Mr. Cosgrove said that this was brought up awhile ago and called for any discussion.

Mr. Manuck asked what the issue is with them.

Mr. Mastria said that he does not think that with the size of the lots here that they would have any solar farm or area to put free-standing units.

Mr. Manuck asked why they would need a permit for a solar panel versus cupolas on roofs that do not need a permit.

Mr. Cosgrove suggested looking at them as auxiliary equipment like the generators.

▪ Selection process for new ZEO

Mr. Cosgrove said that they would discuss the applications in Executive Session and how they wanted to go about the interview process.

8. New Business

Mr. Sanzaro said that he wants the 15' setback on the smaller lots eliminated if there is a pre-existing, non-conforming house already there – so that they can go straight up on the second story at the full size of the house below – disregarding the 15' setback.

9. Next Meeting of the Commission – 5/17/2013

Mr. Cosgrove said that the next meeting of the Commission is May 17, 2013.

12. Public Comments

Mr. Cosgrove called for any comments from the public.

There were none.

13. Executive Session if Necessary

****MOTION (2)**

Mr. Manuck moved to enter into Executive Session to discuss the ZEO applications, inviting Mr. Mastria, alternate to join them, at 6:45 PM.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

****MOTION (3)**

Mr. Manuck moved to return to Regular Session with no action taken at 7:38 PM.

Mr. Cosgrove seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

14. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (4)**

Mr. Manuck moved that the Regular Meeting of April 19, 2013 be adjourned at 7:39 PM.

Mr. Cosgrove seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

7/14/2011	#07-14	31 Nehantic	600.00	8	07/13/12	5:10	48	Seth Bailey	new house	45 day extension/expired and filed new 6 month extended permit	N
9/8/2011	#09-08	95 East Shore	75.00	2	07/03/12	5:19	96	Fagan	fence	approved	N
11/18/2011	11-18	12 Sea Breeze	200.00 first 1/3\$400.00 OBAL paid in	4	08/01/12	5:15	12-14	Katherine Yamalis	addition/renovation/add bedroom and expand garage	Almost complete	Y
3/8/2012	030812	50 Sea Spray	308.00	3	08/13/12	5:18	21	Hyland	frost foundation under existing house,propane tanks and replace watersupply to winterize	approved/work in progress	N
4/12/2012	41212	35 Nehantic	45.00	2	09/02/12	5:10	92	Hyland	Add propane tank	COMPLETE EXCEPT SCREENING	N
6/12/2012	60112	12 Sea Breeze	150 1/3 300.00	1	06/01/12	5:15	12/14	Yamalis	Concrete patio	approved	N
7/10/2012	71112	7 COTTAGE LN	600.00	1	07/10/12	5:14	7	BROWN	tear down and build new house per plans	OLD HOUSE REMOVED AND HAVE BEGUN CONSTRUCTION	N
8/3/2012	80312	14 BLUE HERON	600.00	3	11/28/12	5:19	3	COSSGROVE	tear down and build new house per plans	SHOULD BE DONE APRIL/MAY	N
8/28/2012	82812	52 WHITECAP	45.00	1	08/28/12	5:14	58	COMEN	PROPANE TANK AND FIRE PIT	APPROVED	N
9/8/2012	90812	21 BRIGHTWATER	180.00	1	09/08/12	5:19	58	ZIRGER	ADD DECK TO REAR OF HOUSE	APPROVED	N
9/13/2012	91312	20 BILLOW	75.00	1	09/09/12	5:11	60	HAHN	REPLACE FRONT STEPS	APPROVED	N
9/12/2012	91212	46 SEA VIEW	300.00	1	09/12/12	5:14	99	MINGARELLI	ADD GARAGE WITH ROOM ABOVE ENTRY PORCH AND DOWNERS	APPROVED	N
9/18/2012	91812	31 NEHANTIC	250.00	1	09/15/12	5:10	48	BAILEY	EXT 6 MONTHS ON PERMIT #07 14 NEW HOUSE	APPROVED	N
9/23/2012	92312	19 SEA VIEW	45.00	1	09/23/12	5:15	48	CABBY	SECTION OF FENCE	APPROVED	N
9/27/2012	92712	58 NEHANTIC	135.00	1	09/27/12	5:10	79	KENNEY	EXPAND EXISTING DECK	APPROVED	N
10/13/2012	101312	24 COTTAGE LN	150.00	1	10/13/12	5:14	134	GLEASON	INSTALL UNDERGROUND PROPANE TANK RETAINING WALL AND GROUND LEVEL	APPROVED	N
10/18/2012	102012	9 UNCAS RD	150.00	1	10/18/12	2:70	3	ALLEGRO	PATIO INSTALL NEW PORCH	APPROVED WITH CONDITIONS	N
10/23/2012	102312	32 SUNSET	N/A	1	10/08/12	5:14	58	PADANI	REPLACE EXISTING FENCE WITH NEW FENCE	APPROVED/ MAINTENANCE NO FEE	N
10/28/2012	102812	18 SEA VIEW	45.00	2	10/28/12	5:15		CONDON	PERGOLA	DENIED/ EXTENDS INTO SETBACK	N
11/14/2012	111412	31 SEACREST	45.00	1	11/01/12			ZERZDA	ABOVE GROUND PROPANE TANK	APPROVED	N
11/14/2012	111412	29 BILLOW	45.00	1	11/14/12	5:10	31	PEARY	ABOVE GROUND PROPANE TANK	APPROVED	N
11/18/2012	111812	21 BELLAIRE	50.00 OWE 100.	1	11/18/12	5:10	21	KALLAUGHER	STANDBY GENERATOR	APPROVED	N
11/19/2012	111912	64 INDIANOLA	150.00	1	11/19/12	5:14	27	MULREADY	PERGOLA	APPROVED	N

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Completed

Attachment

BPC

4/19/13

11/29/2012	112912	15 SEACREST	50.00 OWE 100.	1	11/29/12	5.19	29	ANNOUR	GENERATOR AND PROPANE TANKS	APPROVED	N
11/30/2012	113012	148 Old Black Pt	n/a	4	10/10/12	5.90	35	HARRY J Damos	add to deck	6 month extension on permit	N
12/3/2012	12312	14 BLUE HERON	45.00 NOT PAID	1	12/03/12	5.19	3	COSGROVE	UNDERGROUND PROPANE TANK	APPROVED	N
12/10/2012	121112	10 BRIGHTWATER	N/A	1	12/10/12	5.19	66	MARBEY	REPAIR PORCH	APPROVED (note: did not require permit but asked for one when I had to address start time restriction)	N
12/21/2012	122312	27 RIDGE TRAIL	N/A	1	12/23/12	5.10	3	ZMITRUK	REPLACE ROTTED DECKING BOARD/MAINTENANCE NO FEE	APPROVED	
4/18/2013	DD13-01	19 BILLOW	\$450.00		01/28/13	5.2	68	GILSON	ADDITION TO HOUSE & ATTACH GARAGE	APPROVED	N
	DD13-02	24 INDIANOLA	75.00		03/31/13	5.11	11	MANZO	6' X 6' ADDITION TO HOUSE	APPROVED	N
	DD13-03	19 SEACREST	300.00		04/10/13	5.15	28	MOLIS	POOL AND SPA	APPROVED	N
	DD13-04	11 BELLAIRE				5.11	49	VAN CURA	FENCE	APPROVED	N
	DD13-05	1 OSPREY	NA			5.19	86	BOURGEBT	NEW DOOR AND RAILING	NOT REQUIRED	N
	DD13-06	11 SEACREST	NA		04/18/13	5.14	84	SHZA	REPLACE DAMAGED PORCH	APPROVED	N
	DD13-07	62 BELLAIRE	\$50.00			5.1	102	LOWNEY	GENERATOR	APPROVED (location)	N