

BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, SEPTEMBER 20th, 2013
MINUTES

FILED IN EAST LYME
CONNECTICUT
Sept 26 2013 AT 9:55 AM/PM
Brook D. Brown ATC
EAST LYME TOWN CLERK

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, September 20, 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, Sebastian Sanzaro, Angela Taylor, Alternate

ALSO PRESENT: No One

ABSENT: Sharon Sklar, Michael Cenci, Jim Mastria, Alternate, Richard Diachenko, Alternate

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:02 PM.

2. Attendance and Establishment of Quorum

Mr. Cosgrove established that a quorum was present; noting that he had Seated Angela Taylor, Alternate at the table this evening.

3. Election Of Officers

Mr. Cosgrove called for nominations for the position of Chairman of the Zoning Commission for the upcoming year.

****MOTION (1)**

Mr. Sanzaro nominated Mr. Cosgrove for the position of Chairman of the Zoning Commission for the upcoming year.

Ms. Taylor seconded the motion.

Mr. Cosgrove called for any other nominations –

Hearing none,

He called for a vote on the motion –

Vote: 4 – 0 – 0. Motion passed.

Mr. Cosgrove called for nominations for the position of Corresponding Secretary of the Zoning Commission for the upcoming year.

****MOTION (2)**

Mr. Cosgrove nominated Mr. Reed for the position of Corresponding Secretary of the Zoning Commission for the upcoming year.

Ms. Taylor seconded the motion.

Mr. Cosgrove called for any other nominations –

Hearing none,

He called for a vote on the motion –

Vote: 4 – 0 – 0. Motion passed.

4. Correspondence and Announcements

Mr. Cosgrove noted the following:

- He had received correspondence regarding ornamental grasses on Sunrise Avenue that were causing a site line issue;
- He had a request from realtors to place signs regarding open houses and homes for sale throughout the area to which he had responded that it was not allowed;
- He had received a complaint regarding living space above a garage and –
- He had received a complaint about a tent in a back yard all summer long – which is not allowed by the regulations.

He said that he would investigate these issues.

5. Approval of Proposed Zoning Commission 2014 Calendar

Mr. Cosgrove said that he had asked Mr. Reed to prepare calendars for 2014 for Friday evenings at 6 PM and also one for Saturday mornings at 9 AM in an attempt to see if more members would attend the meetings. He noted that at times it has been difficult to come up with a quorum.

The members were split on the calendars with most noting that it really did not make much of a difference to them. It was noted that it would have been better had more of the members shown up this evening, including the newest appointed member.

****MOTION (3)**

Ms. Taylor moved to approve the proposed Friday evening Zoning Commission meeting calendar for 2014. (Copy attached to end of Minutes)

Mr. Sanzaro seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

6. Public Comments

Mr. Cosgrove called for comments from the public.

Barbara Johnston, 35 Seacrest Ave. said that Mary Cahill wanted her to talk to them about signage and the size or of making a change regarding the time limit on signs on property after work has been completed.

Mr. Cosgrove said that he speaks to contractors who leave them up beyond 30 days and that they do take them down.

Ms. Johnston said that there is a cleaning lady sign on Seacrest announcing that they are looking for work cleaning homes and indicating a phone number to call. She said that it should not be posted there. She also said that she thought that the signs should be smaller than the currently allowed six square feet. She also said that she thought that propane tanks larger than 100 gallons should be allowed as she has read in the news of many blowing up lately and she does not think that we should be allowing 500 gallon tanks here. She also said that there was a fire pit on East Drive and wanted to know if it was permitted.

Mr. Cosgrove said that he had approved the fire pit pending it being moved to the proper location to suit the setback requirement and that the owner had indicated that he would more it. He said that he would go out and check it again. He also said that he would take the other comments under advisement for when they next decide to update the regulations.

7. Approval of Minutes – August 16, 2013 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the August 16, 2013 Regular Meeting Minutes.

****MOTION (4)**

Mr. Sanzaro moved to accept the August 16, 2013 Regular Meeting Minutes of the Commission as presented.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

8. Report from Acting Zoning Enforcement Officer

Mr. Cosgrove, Acting ZEO passed out an updated report listing the current and in-progress applications. He noted that 24 Cottage Lane would be coming on its' one year time and that he would check with them regarding an extension of time. He also noted that there are two houses in progress – one at 4 East Shore (tear down and rebuild); another at 16 Osprey (tear down and rebuild) as well as a two car garage with a bedroom above at 65 Bellaire.

Mr. Cosgrove also cautioned everyone about a number of break-ins that have been taking place in the beach association area – primarily on Blue Heron, White Cap Road and Indianola as well as in other neighboring associations. The police have warned everyone to keep their homes locked. Flat screen TV's are one of the items being targeted.

9. Old Business

▪ Status of Search for new ZEO

Mr. Cosgrove said that he has heard from someone who may be interested in the position and would let everyone know in the near future once everyone has made up their mind.

He said that he has asked the Recording Secretary to update the Zoning Regulations and have them posted to the website by the webmaster.

10. New Business

▪ Review and Update Zoning Commission 2013-2014 Roster

Mr. Cosgrove asked that if members have any new or changed information that they provide Mr. Reed with it so that he can update the roster.

He also noted that there is a new person that has been appointed to the Commission – Michael Cenci. Also, as Mr. Diachenko has not been able to make any of the meetings except for two; he has been asked to resign and will do so as his availability has changed. Mr. Manuck did not want to be re-appointed as a regular member as his status has changed and he has other obligations that would keep him from attending all of the meetings. He has indicated that he would however be willing to be an alternate. Once Mr. Diachenko resigns; Mr. Manuck will be appointed as an Alternate to replace him.

11. Next Meeting of the Commission – 10/18/2013 (If required)

Mr. Cosgrove said that they may not need this meeting however he would like to keep it open for now. If he hears that the person is interested in the ZEO position; they may schedule a Special Meeting earlier and not need this meeting. He will let them know.

12. Public Comments

Mr. Cosgrove called for any comments from the public.

Barbara Johnston, 35 Seacrest Ave. said that the problem with the driveway and putting cars in it at 4 East Shore Drive should be solved once the house is torn down and rebuilt further back. She asked about the ROW's and if they know where the association property is and if they had heard anything more from the time that it was mentioned to the Board of Governors at a meeting during the summer.

Mr. Cosgrove said that he had asked the Board of Governors for the width on the ROW's to be marked. He said that he has not heard anything more on it. It was noted that this area is in linear feet and if they find a pin somewhere nearby, they can work from it. He said that the boat dock area ROW has rocks on the side so the cars would not park in that area.

13. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (5)**

Mr. Sanzaro moved that the Regular Meeting of September 20, 2013 be adjourned at 7 PM.

Mr. Reed seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

**Black Point Beach
Zoning Commission
Meeting Schedule for 2014
Approved**

All meetings are held at the Black Point Beach Club Association Clubhouse
on the THIRD Friday commencing at 6 PM unless otherwise noted.

March 21, 2014

April 18, 2014

May 16, 2014

June 20, 2014

July 18, 2014

August 15, 2014

September 19, 2014

October 17, 2014 (If needed)

***The following are BP Association Annual Meeting dates and are for information only.
They are NOT Zoning Commission meetings.**

Saturday - May 24, 2014, Association Annual Meeting, 9:00 AM at the Clubhouse

Saturday – August 30, 2014, Association Annual Meeting, 9:00 AM at the Clubhouse

Zoning - Report of 9/20/13

Sheet1

DATE	ADDRESS	FEE		LANDOWNER	PROJECT	STATUS	
07/14/11	31 NEHANTIC	\$600.00	5.1	48 BAILEY	NEW HOUSE	EXTERIOR COMPLETED	N
04/12/12	35 NENANTIC	\$45.00	5.1	92 HYLAND	PROPANE TANK	NEED SCREENING	N
07/10/12	7 COTTAGE	\$600.00	5.14	7 BROWN	NEW HOUSE	ALMOST COMPLETE	N
09/15/13	31 NEHANTIC	\$25.00	5.1	48 BAILEY	EXTENTION	EXTERIOR COMPLETED	N
✓ 10/13/13	24 COTTAGE	\$150.00	5.14	134 GLEASON	UNDER GROUND PROPANE TANK RETAINING WALL PATIO	UNDERWAY MAY NEED TIME EXTENTION	N <i>Coming on 1 yr. Ann.Y.</i>
11/30/13	158 OLD BLACK PT RD	N/A	5.9	3 DANOS	ADD TO DECK	IN PROGRESS	N <i>w:ll c.k. w/ them</i>
<i>Corner lot</i>	✓ 3 SEA BREEZE	\$45.00	5.15	77 RESINSKY	GENERATOR	CALL ABOUT SHEILDING	N
	5 BILLOW	\$45.00	5.2	65 STROUD	GENERATOR	IN PROGRESS	N
	60 SEA CREST	\$45.00	5.18	9 MURPHY	GENERATOR	NO ACTIVITY	N
	38 SEA CREST			KIMBALL	FIRE PIT	COMPLETE	N
					RETAINING WALL	COMPLETE	N
					2 DECKS	NO ACTIVITY	N
					SHED	NO ACTIVITY	N
08/26/13	17 BLUE HERON	\$150.00	5.19	108 SHANNON	SHED	COMPLETE	N
✓ 09/09/13	4 EAST SHORE	\$600.00	5.11	63 LYNCH	NEW HOUSE	APPROVED	N
✓ 09/17/13	16 OSPREY	\$600.00	5.19	100 VILLECCO	NEW HOUSE	APPROVED	N
				LOWNEY			
09/17/13	63 ⁶⁵ BELLAIRE	\$450.00		BRETT	2 CAR GARAGE	APPROVED	N
					W/ BEDROOM ABOVE		
09/19/13	62 BILLOW			LOWNEY	FENCE		N

Attachment

BP Zoning 9/20/13