

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, MARCH 21st, 2014
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, March 21, 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, Sharon Sklar, Sebastian Sanzaro, Angela Taylor, Alternate

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

ABSENT: Richard Diachenko, Alternate, Jim Mastria Alternate, Mike Cenci

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

3. Correspondence and Announcements

Mr. Cosgrove said that on Saturday April 5, 2014 there is a class in Wallingford on zoning that is being given by the State at a cost of \$40 per person. The board of governors has agreed to pay for those who would like to attend. He said that he would email them the actual information on it.

4. Public Comments

Mr. Cosgrove called for comments from the public.

There were no public comments.

(Note: 6:05 PM – Mr. Sanzaro arrived)

5. Approval of Minutes

- **September 20, 2013 - Regular Meeting**
- **September 27, 2013 – Special Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the September 20, 2013 Regular Meeting Minutes.

****MOTION (1)**

Ms. Sklar moved to accept the September 20, 2013 Regular Meeting Minutes of the Commission as presented.

Ms. Taylor seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Cosgrove called for a motion or any discussion or corrections to the September 27, 2013 Special Meeting Minutes.

Ms. Sklar asked that she be listed as absent as she was not at this meeting. She also asked that the names of the people who were interviewed be identified in the minutes.

Mr. Cosgrove asked that the names of: Barbara Johnston, Maureen Lowney and David Murray be listed in the minutes as the candidates that were interviewed.

****MOTION (2)**

Ms. Sklar moved to accept the September 27, 2013 Special Meeting Minutes of the Commission as amended.

Ms. Taylor seconded the motion.

Vote: 3 – 0 – 2. Motion passed.

Abstained: Ms. Sklar, Mr. Sanzaro

6. Report from Zoning Enforcement Officer

Mr. Murray reviewed his report. (Attached to end of Minutes) He said that he would go after the liquid propane tank screening once the weather breaks and make sure that those projects are completed. He said that he would also keep after the contractors to take their signs down once the projects are completed.

He also made some suggestions regarding the application form that is used – he would like his name put on it and he would like people to submit two copies of the application to him so that he can keep one for the file and provide the applicant with the other one rather than to have to go back to make a copy and send one out or have to go back out to find the applicant to deliver a copy to them. He lastly suggested that a mail slot be put into the side door of the meeting room so that people could drop off applications to him in that manner so that he would get them faster. Further he would get them where the files are kept so that he could put the information together that he might need.

Mr. Cosgrove said that he thought that was a good idea and they could look into doing that.

Ms. Taylor said that her husband could work on the changes to the application form as they have the necessary programs to make the conversion and changes.

Mr. Murray gave Ms. Taylor a copy of the permit application with the changes listed on it.

7. Old Business

There was no old business.

8. New Business

Mr. Cosgrove asked if there was anything that they would like to discuss on a future agenda.

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.

Mr. Sanzaro said that he was unhappy with contractors parking all over other people's property when they came to work on other property in the area. He had to call the police regarding contractor vehicles parked all over his property.

Mr. Cosgrove said that it is a trespassing issue and they are correct to call the police. He noted that they do mention to contractors not to park on other people's property when they are working here.

Mr. Sanzaro said that he would like to review the plans -

Mr. Cosgrove said that the ZEO keeps them with him until the job is done. They can always be looked at but he does not think that they should be reviewing them as that is the job of the ZEO.

Ms. Cahill said that she did not think that they should be reviewing them – that is the job of the ZEO.

Mr. Murray said that they cannot dictate to people what their homes are to look like.

Ms. Taylor said that she personally does not like allowing 35% lot coverage and that she would like to see it reduced to 25% lot coverage and also encourage people to plant bushes, etc. on their property.

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

Mr. Cosgrove said that due to the next meeting falling on Good Friday and people will be travelling that they would cancel that meeting and hold their meeting on Friday, April 25, 2014 instead.

Ms. Sklar asked that they be consistent when an email is sent out so that everyone replies so that they will all know if there are enough people coming to hold a meeting. She asked that they stick to calling or emailing and not confuse the reply.

12. Public Comments

Mr. Cosgrove called for any comments from the public.

There were none.

13. Executive Session if Necessary

****MOTION (3)**

Ms. Sklar moved to enter into Executive Session to discuss legal correspondence inviting Ms. Cahill to join them at 7:00 PM.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

****MOTION (4)**

Ms. Sklar moved to return to Regular Session with no action taken at 7:29 PM.

Mr. Cosgrove seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

14. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (5)**

Mr. Reed moved that the Regular Meeting of March 21, 2014 be adjourned at 7:30 PM.

Mr. Cosgrove seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

DATE	APP'L NO.	ADDRESS	NAME	MAP/BLOCK	PROJECT	FEE	APPR/DENIED	STATUS
9/11/13	<i>in use</i>	62 Bellaire	Lowney	5.10/102	fence	45	A	Complete
9/17/13	<i>5' off 1.42</i>	16 Osprey	Villecco	5.19/100	new house	600	A	tear down compl
9/17/13		63 Bellaire	Brett	?	2 car garage	450	A	foundation in
9/24/13		35 Sunset	Kycia	?	underground LPG	45	A	Complete
9/26/13		17 Blue Heron	Bartol	5.19/108	heat pump sys.	45	A	Complete
9/27/13		→ 4 E. Shore	Lynch	5.11/63	underground LPG	45	A	Complete
10/2/13		5 Brightwater	Stempien	5.19/64	storage shed	75	A	Complete
10/8/13		29 Sunset	Stevens	5.14/128	deck	75	A	in progress
10/10/13		1 Sunrise	White		LPG tank	45	A	↕ needs screening
10/22/13		18 Saltaire	Bill	5.19/47	LPG tank	45	A	in progress
10/26/13		22 Brightwater	Peters	5.19/70	addition	600	A	in progress
11/19/13	DM-1	60 Sea Crest	Osborn	5.18/9	IT office	10	A	complete
11/18/13	DM-2	21 Ridge Trail	?	generator, LPG	45	A	↕	needs screening
11/30/13	DM-3	26 Whitecap	Adams	5.14/45	LPG tank	45	A	↕ needs screening
12/6/13	DM-4	✓ 15 Billow	Brandon	5.11/56	generator, LPG tanks	150	A	complete <i>Sign needs to go</i>
12/20/13	DM-5	39 Whitecap	Colangelo	5.14/39	second floor add.	600	A	in progress
01/01/14	DM-6	39 Whitecap	Colangelo	5.14/39	underground LPG	75	A	2" above grade
01/01/14	DM-7	✓ 10 Seaview	Ladegard	5.15/35	new house	600	A	underway
01/06/14	DM-8	38 Bellaire	Fitzgerald		LPG tank	45	A	complete

Attachment - submitted ZEO Report 3/21/14

2/1/14	DM-9	43 Seaview	Green	5.14/89	Gazebo	150	A
2/22/14	DM-10	✓ 4 Sea Breeze	Arcata	5.15/54	new house	600	A
2/22/14	DM-11	→ 4 E. Shore	Lynch	5.11/63	shed	45	A
3/14/14	DM-12	63 Bellaire	Brett	5.10/12	4x10 bump out	150	A
3/14/14	DM-13	32 Sunset	Pagani	5.14/58	new deck	50	A
3/14/14	DM-14	✓ 39 Woodland	Carlson	5.10/5	add garage & bdrm	600	A