

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, AUGUST 14th, 2015
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, August 14, 2015 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Angela Taylor, Secretary, Sebastian Sanzaro, Jim Mastria, Alternate, John Manuck, Alternate

ALSO PRESENT: Steve Reed, Secretary Emeritus
Dave Murray, Zoning Enforcement Officer
Jim Fox, Alternate
Jim Pillion, Board of Governors Ex-Officio

ABSENT: Sharon Sklar, Mike Cenci

FILED IN EAST LYME
CONNECTICUT
8/21 2015 AT 10:00 AM/PM
Jessie A. Blair
EAST LYME TOWN CLERK

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 said that they have three regular members present and two Alternates and established that a quorum is present.

3. Election of Officers

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

****MOTION (1)**

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

Mr. Manuck seconded the motion.

Mr. Cosgrove called for any other nominations –
Hearing none,

He called for a vote on the motion –

Vote: 5 – 0 – 0. Motion passed.

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

****MOTION (2)**

Mr. Manuck 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: 5 – 0 – 0. Motion passed.

4. Correspondence and Announcements

Mr. Cosgrove said that he did not have any correspondence.

5. Public Comments

Mr. Cosgrove called for comments from the public.

Tom Sheehan, 18 Indianola Road reported a utility trailer at the corner of Billow and Sunrise which is obstructing the view and he feels need to be addressed as it should not be there.

Mr. Sanzaro noted that the regulations allow for the trailer.

Ken Matson, 5 Indianola Rd. said that there is shrub encroachment onto the road at 4 East Shore Drive – the shrubs encroach onto the roadway at least a foot and a half.

Mr. Cosgrove said that the only regulations on shrubs are on the corners regarding the site line and not on the straight runs.

Mr. Sheehan said that he has had some success with the Town who will cut them back severely after contacting the owner.

Matt Griswold, 24 Sea View said that at the bottom of Sea View and East Shore that the hedges are way too high and have been that way for way too long. The hedge is about 60" high and supposed to be 42". It is the worst corner in all of Black Point. He said that he is from Lyme and they don't allow this there. He thanked them for their efforts.

Mr. Murray said that he has sent two letters to the owner and each time he has trimmed them back. The owner's daughter and son in law are usually here. Further, he has made up drawings of the regulations and has sent them out with any letters. He said that he would continue to pursue this along with other offenders on Whitecap and East Shore.

Jane McClain, 24 Sea View said that it is not only cars going fast but all of the bikers who disregard any rules of the road and go flying by.

Barbara Johnston, 35 Sea Crest said that she hopes that they have a copy of a letter that was sent to Mrs. Farley about the corner of Sea Crest by the Town. She explained that Ms. Farley had gone for a variance for a covered front door area where she was told that the bushes that she had on her property closest to the road were in the Town ROW. She was told not to plant bushes there. She noted that the Recording Secretary was also at that meeting.

6. Approval of Minutes

▪ June 19, 2015 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the May 15, 2015 Regular Meeting Minutes. He recalled that the July meeting was cancelled as the Pasta Dinner was scheduled for the night of the meeting.

****MOTION (3)**

Mr. Sanzaro moved to accept the June 19, 2015 Regular Meeting Minutes of the Commission as presented.

Mr. Manuck seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

7. Report from Zoning Enforcement Officer

Mr. Murray reported that other than the bushes which have been the main issues; the projects at East Shore and Woodland have been progressing along.

Mr. Cosgrove asked about Osprey.

Mr. Murray said that it has been taken care of.

8. Old Business

There was none.

9. New Business

Ms. Taylor said that at the corner of East shore and Sea Spray that there is no stop sign on the corner of East Shore. She asked if they could request that one be placed there as the cars and cyclists go flying by.

Mr. Sheehan said that he had asked the Town for a stop sign at the corner of East Shore and Indianola and that he was told that it is a State Law that stop signs cannot be used to regulate speed.

10. Next Meeting of the Commission – 9/18/2015

Mr. Cosgrove said that the next meeting is September 18, 2015 and that he would let them know if they would be meeting.

10. Public Comments

Mr. Cosgrove called for any comments from the public.

Mr. Pillion asked, on behalf of the Board of Governors if they had any re-appointments.
Mr. Cosgrove said that Mr. Mastria needed to be re-appointed.

Barbara Johnston, 35 Sea Crest Ave. said that there is a fence at the corner of Billow and Sunrise that causes a site issue.

Mr. Cosgrove said that it is well below the height of what could have been put there.

The Recording Secretary thanked Mr. Reed for his many years of service to the Zoning Commission and Black Point, noting that it had been a pleasure to work with him.

Mr. Sanzaro said that he had a few comments. He said to Ms. Taylor that he did not want her to take anything the wrong way however; he noted that Ms. Taylor was listed as the Secretary on the website for two months now and she was not the Secretary at that time. This makes it look like everything was set up beforehand. He said that he has been on the Commission longer and that he attends more meetings than she does and that he felt that he deserved to be the Secretary or at least be considered for it.

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 (4)**

Mr. Manuck moved that the Regular Meeting of August 14, 2015 be adjourned at 6:40 PM.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary