

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, JUNE 20th, 2014
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, June 20, 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, Mike Cenci, Angela Taylor, Alternate

ALSO PRESENT: David Murray, BP Zoning Enforcement Officer

ABSENT: Sebastian Sanzaro, Jim Mastria 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 he had seated Angela Taylor, Alternate at the table this evening and that a quorum was present.

3. Correspondence and Announcements

Mr. Cosgrove said that he had heard that the Board of Governors has appointed John Manuck to the Commission as an Alternate replacing Mr. Diachenko whose position has expired.

4. Public Comments

Mr. Cosgrove called for comments from the public.

There were no public comments.

5. Approval of Minutes

▪ **May 16, 2014 - Regular Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the May 16, 2014 Regular Meeting Minutes.

****MOTION (1)**

Ms. Sklar moved to accept the May 16, 2014 Regular Meeting Minutes of the Commission as presented.

Mr. Reed seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Murray reviewed his report noting that there were very few new permits. He said that there were three new permits and that he had taken care of a few other issues. One was with regard to a full dumpster on the corner of Sunset and Woodland which was emptied and; another with regard to the property at 4 East Shore and the final drainage grading which will be completed soon and which has been reviewed with the contractor and Building Official. He noted that due to FEMA regulations that the AC condenser and generator at this site have to be raised and secured on a slab plus screened. They are working out the screening.

7. Old Business

▪ Continue Discussion/Review of 2012 Zoning Regulations

▪ Section V – Dimensional Requirements

Mr. Cosgrove noted that there had been previous discussion regarding Item e. on Page 11 – *It shall have no more than two (2) floors of living space (above grade).*

Discussion followed on if they should or should not limit finishing off an upper area (attic).

Mr. Cosgrove said that they could re-visit this item again later.

▪ Accessory Buildings

No more than two accessory buildings – of which not more than one may be a garage and not more than one may be a shed – following setbacks and provided that the principal building has been constructed on the lot first. The shed can be no larger than 8' x 10' x 12'.

It was noted that with the recent State building code changes that a building permit from the Town is no longer necessary for sheds less than 200 sq. ft.

No two living units can be on one lot.

▪ Section VI – Nonconforming Uses, Buildings and Lots

There was discussion regarding Item 4. A non-conforming use which ceases for any reason for a continuous period of more than one (1) year, or is changed to a conforming use, shall not thereafter resume.

Due to recent FEMA issues, they may need to modify that to accommodate the newer FEMA guidelines as they are seeing in many cases that the FEMA dollars have not come through within the year for the property to be fixed or rebuilt.

Mr. Murray said that he had received a call regarding noise and working on Sundays and that there was nothing in the regulations on it. He added that he could understand that many people come for the weekends and that is the time for them to get their work done on their property.

Mr. Cosgrove said that they would not be the ones to be involved in the regulation of noise.

It was further noted that the Town has a noise ordinance which allows construction and power tools, etc to be used. The Police Department is responsible for investigating and documenting acoustic measurements. The hours cited for working are 7 AM to 10 PM Monday through Saturday and 9 AM through 10 PM on Sundays. The Town adopted the Noise Ordinance in April of 2013. A copy will be obtained.

Mr. Murray said that he had also received a complaint about the potential of someone using a garage for living space and possibly selling their property that way. He said that he would investigate it should a 'for sale' sign appear.

Mr. Cosgrove suggested that as they had covered a lot of items this evening and they would pick up with Section VII at their next meeting.

8. New Business

There was none.

9. Next Meeting of the Commission – 7/18/2014

Mr. Cosgrove said that their next meeting is on Friday July 18, 2014.

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. Reed moved that the Regular Meeting of June 20, 2014 be adjourned at 7:30 PM.

Ms. Sklar seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Note: ZEO Report Attached