

BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, APRIL 17th, 2015
MINUTES

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, April 17, 2015 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

ALSO PRESENT: Mary Cahill, BOG Ex-Officio

ABSENT: Mike Cenci, Angela Taylor, Alternate, John Manuck, Alternate, Jim Mastria, Alternate

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:01 PM.

2. Attendance and Establishment of Quorum

Mr. Cosgrove said that they have four regular members present and established that a quorum is present.

3. Correspondence and Announcements

Mr. Cosgrove said that he did not have anything to report here.

4. Public Comments

Mr. Cosgrove called for comments from the public.

There were none.

FILED IN EAST LYME
CONNECTICUT
APR 22 2015 AT 2:50 AM PM
KATHY J. FALKE, CLERK
EAST LYME TOWN CLERK

5. Approval of Minutes

- September 19, 2014 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the September 19, 2014 Regular Meeting Minutes.

****MOTION (1)**

Ms. Sklar moved to accept the September 19, 2014 Regular Meeting Minutes of the Commission as presented.

Mr. Cosgrove seconded the motion.

Vote: 4 - 0 - 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Cosgrove said that Mr. Murray was at an engagement out of state and said that he had sent along his report to everyone and that he would review it with them. (Attached to end of Minutes) He said that there was an issue with a front overhang (portico) for 12 Indianola that he would like to discuss further when Mr. Murray is present as it was indicated that it could not be approved on the zoning permit as there is no room for it as the house is nearly on the road as it is now.

Ms. Sklar asked about the three people who rent and advertise renting for one or two days, which is not allowed.

Mr. Cosgrove said that they have been contacted and it is expected that they will remove the ads.

Mr. Reed said that he had a question regarding the solar panels and permits.

Mr. Cosgrove said that they could discuss that with Mr. Murray at their next meeting.

7. Old Business

There was none.

8. New Business

▪ **Discussion on Temporary Tent Time Limits**

Mr. Cosgrove said that he had asked that this be put on the agenda and that it was for the back yard seasonal type 'tents' that people use to sit under in their back yards but fail to take down when the season ends or they leave for the winter and then they collapse in the back yard or blow away during the winter weather.

Mr. Reed said that the one that they were specifically thinking of had collapsed during the winter and is just a pile in that back yard.

9. Next Meeting of the Commission – 5/15/2015

Mr. Cosgrove said that he would let them know if a meeting was necessary or not.

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 had a brief update for them on legal issues.

****MOTION (2)**

Ms. Sklar moved to enter into Executive Session at 6:43 PM for the purpose of discussion on an update to a legal issue.

Mr. Sanzaro seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

****MOTION (3)**

Ms. Sklar moved to return to Regular session at 6:47 PM with no action taken in Executive Session.

Mr. Sanzaro seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (4)**

Mr. Reed moved that the Regular Meeting of April 17, 2015 be adjourned at 6:47 PM.

Ms. Sklar seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Zoning Projects 2014								
App'l No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status
	9/17/13	16 Osprey	Villecco	5.19/100	New house	600	A	In progress
DM-14	3/14	39 Woodland	Carlson	5.10/5	Add garage/ bdrm	600	A	In progress
DM-25	7/27	40 Sunrise	Collelo		Underground garage	450	A	
DM-28	8/28	39 Woodland	Carlson	5.10/5	Deck	150		In progress
DM-30	9/1	18 Whitecap	Dellaripa		Garage, mbr suite	450	A	In progress
DM-31	8/29	55 E. Shore	Newman	5.15/31	Addition	450	A	In progress
DM-32	9/8	59 Bellaire	Cianci	5.10/13	Addition	600	A	In progress
DM-34	9/14	56 Whitecap	Greenwood	5.14/56	New home	600		In progress
DM-36	10/6	19 Park Court	Ogle		Addition	600	A	In progress
DM-37	10/31	59 Bellaire	Cianci	5.10/13	Pool	300	A	In progress
DM-42	12/28	42 Nehantic	Riley	5.10/75	Generator	150	A	In progress
	1/2015	63 E Shore	Taylor		Solar	300		
2015	1/2015	62 Bellaire	Lowrey		Solar	300		
DM-43	2/18	12 Indiana	Spalutto	5.11/6	deck, bay window	450	A	
DM-44	3/11	20 Sea Breeze	Fox	5.15/62	Shed	75	A	
DM-45	3/11	9 Seabreeze	Flaherty		Portico	150		
DM-46	3/16	39 Seacrest	Farley	5.14/115	Solar panels	300	A	
DM-47	3/30	75 E. Shore	Ferreira		Solar panels	300	A	
DM-48								
DM-49								

12 Indiana - no portico, no room
house nearly
on road



Attachment BP Zoning 4/17/15 submitted