

**BLACK POINT BEACH CLUB - ZONING COMMISSION  
REGULAR MEETING  
Friday, JUNE 19th, 2015  
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, June 19, 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, Mike Cenci, Sebastian Sanzaro, Angela Taylor, Alternate

**ALSO PRESENT:** Dave Murray, Zoning Enforcement Officer  
Jim Mastria, Alternate  
Mary Cahill, Board of Governors Ex-Officio

**ABSENT:** Sharon Sklar, John Manuck, 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 said that they have four regular members present and one Alternate and established that a quorum is present. He noted that Ms. Taylor was seated in place of Ms. Sklar this evening.

**3. Correspondence and Announcements**

Mr. Cosgrove reported that he had received a letter from Ms. Johnston of 35 Sea Crest Ave. He read the letter to the Commission – the subject of which was the over grown bushes at the corner of Sunrise and Sea Crest Avenues which are posing a safety hazard for vehicular traffic.  
(Note: 6:04 PM – Mr. Mastria, Alternate arrived for the meeting)

**4. Public Comments**

Mr. Cosgrove called for comments from the public.

Barbara Johnston, 35 Sea Crest Ave. stated her concerns regarding the safety hazard presented by the over grown shrubbery at the corner of Sunrise and Sea Crest. She requested that they be cut to conform to the regulations.

**5. Approval of Minutes**

**▪ May 15, 2015 - Regular Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the May 15, 2015 Regular Meeting Minutes.

**\*\*MOTION (1)**

Mr. Sanzaro moved to accept the May 15, 2015 Regular Meeting Minutes of the Commission as presented.

Mr. Cenci seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**6. Report from Zoning Enforcement Officer**

Mr. Murray reported that the house at 40 Sunrise had changed from one with an underground garage to a new house with a garage. The old house has been demolished and the work has begun for the foundation/basement. Work has also begun at 20 Woodland with the clearing of the lot. (Project listing attached to minutes)

Mr. Murray also discussed the hedge/shrubbery issue at various intersections throughout the beach area.

## **7. Old Business**

### **o Discuss clarification of Setback definition**

There was considerable discussion about porticos over stoops especially when going into the setback area. Mr. Cosgrove explained the current regulations regarding landings and setbacks. He was asked if all changes to the regulations require a public hearing and responded that the 'wording' changes did not require a public hearing.

Mr. Sanzaro said that information that was provided at a zoning seminar that he attended indicated that public hearings are not always required.

It was decided that the Zoning Enforcement Officer should use his discretion when necessary in providing approval.

## **8. New Business**

Mr. Cosgrove asked if there were other definitions that required clarification. There were none.

## **9. Next Meeting of the Commission – 7/17/2015**

Mr. Cosgrove said that elections would be held at the next meeting.

## **10. Public Comments**

Mr. Cosgrove called for any comments from the public.

Barbara Johnston, 35 Sea Crest Ave. said that pedestrians did indeed use Sunrise Avenue and that the shrubbery at the corner of Sunrise and Sea Crest was unsafe for them.

## **11. Executive Session (if Necessary)**

Mr. Cosgrove said that he did not have anything.

Ms. Cahill noted that she would be appointing a new ex-officio from the BOG to Zoning. She thanked the members for their service with particular and special thanks to Mr. Reed for his years of service to the Black Point Beach Community.

## **12. ADJOURNMENT**

Mr. Cosgrove called for a motion to adjourn.

### **\*\*MOTION (2)**

**Mr. Sanzaro moved that the Regular Meeting of June 19, 2015 be adjourned at 6:42 PM.**

**Ms. Taylor seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,

Recording Secretary; with special thanks for the meeting notes taken by Mr. Reed.

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-25	7/27	40 Sunrise	Collelo	5.14/96	Underground garage	450	A	Cancelled
DM-30	9/1	18 Whitecap	Dellaripa		Garage, mbr suite	450	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
	2015							
DM-45	3/11	9 Seabreeze	Flaherty		Portico	150		Cancelled
DM-49	4/20	20 Woodland Drive	McQuilken	5.9/12	New home	600	A	
DM-50	4/27	44 Sea View	Weagle		Generator	150	A	
DM-51	4/30	7 Bellaire	O'Reilly	5.11/51	Propane	75	A	In progress
DM-52	5/16	7 Bellaire	O'Reilly	5.11/51	Heat pumps	300	A	In progress
DM-53	5/20	32 Brightwater	Burke		Shed replace.	150	A	
DM-54	5/30	45 Bellaire	Lustig	5.10/18	Addition	600	A	
DM-55	6/3	40 Sunrise	Colella	5.14/96	New home	600		
DM-56	6/13	22 Sea Spray	Roman	5.19/19	Fence	150	A	
DM-57	6/13	10 E. Shore	Sklar		Shed	75	A	
DM-58	6/16	13 Blue Heron	Evans	5.19/110	Portico	45		
DM-59	6/19	6 Cottage Ln	Melo	5.14/129	Deck, update	450		

Attachment BP Mtg. 6/19/15