

BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, MAY 20th, 2016
MINUTES

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, May 20, 2016 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, John Manuck, Alternate

ALSO PRESENT: Jim Pillion, BOG Ex-Officio

ABSENT: Dave Murray, ZEO, Sharon Sklar, Mike Cenci, Jim Fox, Alternate, Jim MASTRIA, Alternate

FILED IN EAST LYME
CONNECTICUT
MAY 26 2016 AT 10:05 AM
KIMMY DELOAN
EAST LYME TOWN CLERK

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:04 PM.

2. Attendance and Establishment of Quorum

Mr. Cosgrove said that they have three regular members present and one Alternate and established that a quorum is present.

3. Correspondence and Announcements

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

4. Public Comments

There were no comments from the public.

5. Approval of Minutes

▪ **April 15, 2016 - Regular Meeting**

Mr. Cosgrove called for a motion or any discussion or corrections to the April 15, 2016 Regular Meeting Minutes.

****MOTION (1)**

Mr. Sanzaro moved to accept the April 15, 2016 Regular Meeting Minutes of the Commission as presented.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Cosgrove said that Mr. Murray was not present this evening and reviewed his report. (Attached) He noted that there were four new permits listed at the bottom of the report that had come in during the month of April.

7. Old Business

Mr. Cosgrove asked if there was any old business.

Mr. Sanzaro said that there were things mentioned in previous meetings that were not brought back up and that he would go through them and bring them to a future meeting for their discussion.

Mr. Cosgrove said that some were housekeeping items and that he thought that they had done them.

8. New Business

Jim Pillion, Ex-Officio from the Board of Governors noted that Ms. Cahill, Board of Governors President had attended their last meeting and brought up that there were two positions expiring on this board. He asked that they let the Board of Governors know if they know of someone who might be interested in serving.

Ms. Taylor said that she would forward the name of a new person who had just moved here who had indicated that they might be interested.

Mr. Cosgrove commented that he and Ms. Sklar were the two whose positions were expiring. He cautioned that sometimes people who are interested are only looking out for something they want rather than for the community. He suggested that perhaps some of the people on the ZBA would want to move over to the Zoning Commission instead as they have not had a ZBA case for a few years now. If they moved to Zoning they could become more involved.

Mr. Pillion also noted that there are three openings coming up on the Board of Governors this year and asked that if they know of anyone who is interested that they let them know.

Mr. Sanzaro noted that he had read that the Board of Governors wanted to increase the fees to apply to the ZBA and thought that going over \$400 was somewhat excessive as it appears to be penalizing people. Mr. Cosgrove said that he was not sure of the cost of advertising and thought that may be what is driving it although they have not had a case in a few years now.

9. Next Meeting of the Commission – 6/17/2016

Mr. Cosgrove said that the next meeting is June 17, 2016.

10. Public Comments

There were none.

11. Executive Session (if Necessary)

Mr. Cosgrove called for a motion to enter Executive Session for the purpose of discussion on Pending Litigation – 20 Woodland Drive.

****MOTION (2)**

Mr. Manuck moved to enter Executive Session at 6:20 PM for the purpose of discussion on Pending Litigation – 20 Woodland Drive inviting Mr. Pillion BOG Ex-Officio to join them.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

****MOTION (3)**

Ms. Taylor moved to exit Executive Session at 6:32 PM with no action taken and return to Regular Session.

Mr. Manuck seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (4)**

Ms. Taylor moved to adjourn the Regular Meeting of May 20, 2016 at 6:33 PM.

Mr. Manuck 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 | |
| DM-30 | 9/1 | 18 Whitecap | Dellaripa | | Garage, mbr suite | 450 | A | In progress | |
| 2015 | | | | | | | | | |
| DM-49 | 4/20 | 20 Woodland Drive | Doran | 5.9/12 | New home | 600 | A | No ZCC issued | |
| DM-54 | 5/30 | 45 Bellaire | Lustig | 5.10/18 | Addition | 600 | A | | |
| DM - 62 | 7/18 | 9 Bellaire | Barrett | 5.11/50 | Handicap ramp | 150 | | | |
| DM - 66 | 8/17 | 48 Nehantic | Collins | 5.10/76 | Enlarge porch | 150 | A | | |
| DM - 71 | 10/4 | 53 Sea View | Lee | 5.14/86 | New home | 600 | A | | |
| DM - 75 | 10/23 | 20 Woodland | Doran | 5.9/12 | Fence,trellis | 45 | A | | |
| DM - 76 | 10/24 | 5 Woodland | Danos | 5.9/34 | Shed | 150 | A | | |
| DM - 77 | 11/2 | 19 Brightwater | McCarthy | 5.19/59 | Shed | 150 | D | Does not meet dim. Req'mts | |
| DM - 78 | 11/18 | 19 Brightwater | McCarthy | 5.19/59 | Garage | 150 | A | | |
| DM - 79 | 11/24 | 22 Brightwater | Malloy | 5.19/58 | Fencing | 150 | | | |
| DM - 80 | 11/25 | 32 Woodland | Lombardo | 5.9/15 | New home | 600 | A | | |
| DM - 81 | 12/9 | 46 Seaspray | Ferri | 5.18/19 | Solar panels | 300 | A | | |
| 2016 | | | | | | | | | |
| DM - 82 | 2/1 | 52 Whitecap | Comer | 5.14/55 | AC condenser | 300 | A | | |
| DM - 83 | 2/4 | 53 Nehantic | Paternoster | 5.10/88 | Bdrm addition | 300 | A | | |
| DM - 84 | 3/4 | 21 Bellaire | Kallaugher | 5.10/21 | Carport | 150 | | | |
| DM - 85 | 3/21 | 31 Bellaire | Van Cura | 5.10/41 | Fence | 75 | A | | |
| DM - 86 | 3/21 | 27 Cottage Ln | Bonelli | 5.14/1 | Kitchen extant | 150 | A | | |
| DM - 87 | 3/28 | 38 E. Shore | Korn | 5.15/90 | AC cond. propane tks | 300 | A | | |
| DM - 88 | 4/8 | 109 E. Shore | Reeder | 2.7/13 | Addition | 450 | A | | |
| DM - 89 | 4/18 | 54 E. Shore | Sisitsky | 5.15/94 | Propane tank | 75 | A | | |
| DM - 90 | 4/19 | 1 Nehantic | Lorenzo | 5.11/39 | Rebuild shower | 150 | A | | |
| DM - 91 | 4/19 | 1 Nehantic | Lorenzo | 5.11/39 | Shed | 75 | A | | |
| 11/9 ZCC to Hyland @ | 50 SeaSpray for garage | | | | | | | | |
| 12/3 ZCC to Villedo @ | 16 Osprey for home | | | | | | | | |
| 2016 | | | | | | | | | |
| 1/8 ZCC to Lustig @ | 45 Bellaire for addition | | | | | | | | |
| 3/23 ZCC to Doran | 20 Woodland for house only! Pergola still in question. | | | | | | | | |

Attachment

BORC 5/20/16