

**BLACK POINT BEACH CLUB - ZONING COMMISSION
SPECIAL MEETING
Friday, JULY 22nd, 2016
MINUTES**

A Special Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, July 22, 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, Mike Cenci, Sebastian Sanzaro, Sharon Sklar

ALSO PRESENT: Jim Fox, Regular Member
Jim Mastria, Regular Member
Dave Murray, ZEO
Jim Pillion, BOG Ex-Officio

FILED

July 28 2016 AT 10:25 AM/PM
Karen Galpin, etc
EAST LYME TOWN CLERK

ABSENT: John Manuck, Alternate

1. Call to Order

Mr. Cosgrove called this Special Meeting of the BPBC Zoning Commission to order at 6:02 PM.

2. Attendance and Establishment of Quorum

▪ Introduction of newly appointed Zoning Commission Regular members

Mr. Cosgrove established that a quorum is present. He said that Mr. Fox and Mr. Mastria had been moved up to Regular Member status by the Board of Governors as his position and that of Ms. Sklar were expiring this month.

3. Correspondence and Announcements

Mr. Cosgrove noted that a letter had been received regarding the Black Point Realty Office which is for sale. The concern cited in the letter is that it is listed as both commercial and residential use. The use would have been grandfathered.

4. Public Comments

There were no comments from the public.

5. Approval of Minutes

▪ June 17, 2016 - Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the June 17, 2016 Regular Meeting Minutes.

****MOTION (1)**

Mr. Cenci moved to accept the June 17, 2016 Regular Meeting Minutes of the Commission as presented.

Mr. Cosgrove seconded the motion.

Vote: 3 – 0 – 3. Motion passed.

For: Mr. Cosgrove, Mr. Cenci, Mr. Fox

Abstained: Mr. Sanzaro, Ms. Sklar, Ms. Taylor

6. Report from Zoning Enforcement Officer

Mr. Murray said that he had sent them his report for June and that he had a few things to go over with regard to enforcements. He noted the property at 10 East Shore (corner of East Shore and Bellaire) and that there is a patio in the right-of-way.

Mr. Cosgrove explained that as Zoning, they look at what people do with their property.

Ms. Sklar asked if it is mostly on the right-of-way or only a small portion of it.

Mr. Murray said that is it mostly on it although it is not used that much. It was used on the Fourth of July but that has been about it.

Ms. Sklar suggested that Mr. Pillion see if this is something for the Board of Governors to send a letter on. Mr. Cosgrove suggested to Mr. Pillion that he bring it up at the Board of Governors meeting as they may be the ones who need to send the trespassing letter. Mr. Pillion said that he would.

Mr. Murray continued that the Board of Governors President had received a letter regarding the hedges at the end of Seaview regarding the height of them and also those on Whitecap. He said that some of the issue is that the people walking and riding bikes do not stop for the stop signs and people cannot see them right away. It is a combination of issues and he said that he has spoken with the owner regarding the bushes a number of times and while they have been cut, there are still complaints.

Mr. Cosgrove said that they need to be 42" max in height for 10 feet from the corner on the corners. He noted that the bushes on the corner of 10 Osprey also do not conform to the 42" in height at that stop sign.

7. Old Business

There was none.

8. Election of Zoning Chairperson

Mr. Cosgrove said that both he and Ms. Sklar's terms end at the end of this month and that the Board of Governors has moved both Mr. Fox and Mr. Mastria up to Regular membership status to fill the vacancies.

He called for nominations for the position of Zoning Chair for the 8/1/16 – 7/31/17 term.

****MOTION (2)**

Mr. Mastria nominated Mr. Sanzaro for the position of Chair of the Zoning Commission for the upcoming year.

Mr. Cosgrove seconded the motion.

Mr. Mastria said that Mr. Sanzaro was the next most senior person on the Commission and only had one more year to serve and thought that he should be the person for the position.

Mr. Cosgrove asked if there were any other nominations –

****MOTION (3)**

Ms. Taylor nominated Mr. Fox for the position of Chair of the Zoning Commission for the upcoming year.

Mr. Cenci seconded the motion.

Mr. Cosgrove called for a vote on **MOTION (2)** – the nomination of Mr. Sanzaro

Vote: 2 – 3 – 0.

For: Mr. Sanzaro, Mr. Cosgrove

Mr. Cosgrove called for a vote on **MOTION (3)** – the nomination of Mr. Fox

Vote: 3 – 2 – 0.

For: Mr. Cenci, Ms. Sklar, Ms. Taylor

Mr. Cosgrove congratulated Mr. Fox.

9. Next Meeting of the Commission – August 19, 2016

Mr. Cosgrove said that the next meeting is August 19, 2016.

10. Public Comments

Mr. Cosgrove called for public comments.

Kim Craven, 46 East Shore said that she was going to do some work on her seawall and that the Association has a sidewalk in front of her seawall. She said that she wanted to check with them to see if this falls under Zoning before she goes to the Board of Governors meeting tonight. The consensus of the Commission was that she would not need a zoning permit as that would not fall under their jurisdiction.

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 (4)**

Ms. Sklar moved to enter Executive Session at 6:35 PM for the purpose of discussion on Pending Litigation – 20 Woodland Drive inviting Dave Murray ZEO and Mr. Pillion BOG Ex-Officio to join them. Mr. Mastria seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

****MOTION (5)**

Ms. Taylor moved to exit Executive Session at 6:55 PM with no action taken and return to Regular Session.

Mr. Cenci seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Cosgrove and Ms. Sklar applauded each other on their service to the Commission and Association. Mr. Cosgrove also thanked Mr. Sanzaro for his service on the Commission.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (6)**

Ms. Taylor moved to adjourn the Special Meeting of July 22, 2016 at 7 PM.

Mr. Cenci seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Zoning Projects	2014								
App/No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	
2015									
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 - 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 - 80	11/25	32 Woodland	Lombardo	5.9/15	New home	600	A		
2016									
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 - 88	3/21	27 Cottage Ln	Bonelli	5.14/1	Kitchen addition	150	A		
DM - 88	4/8	109 E. Shore	Reeder	2.7/13	Rebuild shower	450	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		
DM - 93	5/22	5 Indianola	Matts on	5.11/19	Car port	300	A		
DM - 94	6/4	56 Sea Spray	Foley	5.18/23	Fencing	150	A		
DM - 95	6/21	11 Donbulator	Corbett	5.19/62	Shed	150	A		
DM - 98	6/7	7 Bellaire	O'Reilly	5.11/51	Step replacement	75	A		
DM - 97	6/8	31 Nehantic	Bailey	5.10/48	Propane	45	A		
DM - 98	6/21	28 Whitecap	Fellows	5.14/46	Propane	45	A		
DM - 99	6/21	53 SeaView	Lee	5.14/86	Generator	150	A		
DM - 100	6/29	19 Sea Crest	Molin	5.15/28	Generator	150	A		
DM - 101	7/5	19 Ridge	Burke	5.9/26	Shed	150	A		
DM - 102	7/6	Trail 22 South Trail	Coffey	5.18/27	Shower	75	A		
DM - 103	7/13	20 Osprey	Be dared	5.19/102	Fence	150	A		
DM - 104									
DM - 105									
11/9 ZCC to Hyland @		50 SeaSpray for garage							
12/3 ZCC to Villaco @		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.							
6/28 ZCC to Dellaripa		18 Whitecap for addition							
6/10 ZCC to Lee		53 SeaView for new house							
7/11 ZCC to Bailey		31 Nehantic for new house							

Attachment ZEO Report June 2016