

**BLACK POINT BEACH CLUB - ZONING COMMISSION  
REGULAR MEETING  
Friday, AUGUST 19th, 2016  
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, August 19, 2016 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Jim Fox, Chairman, Angela Taylor, Secretary, Mike Cenci, Jim Mastria, Jim Allen, Alternate

**FILED**

ALSO PRESENT: Dave Murray, ZEO  
Jim Pillion, BOG Ex-Officio

Aug 25 2016 AT 10:00 AM/PM

ABSENT: John Manuck, Alternate, William Willetts

Karen Yulka, AT  
EAST LYME TOWN CLERK

**1. Call to Order**

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

**2. Attendance and Establishment of Quorum**

Mr. Fox noted that new member, Jim Allen was seated this evening and that a quorum is present.

**3. Correspondence and Announcements**

Mr. Fox said that he did not receive any correspondence and asked if there was any.

Mr. Pillion noted that the BOG Chair had received a letter from the new owner of 11 Brightwater regarding the Real Estate Office that is for sale on East Shore Rd. The thought is that the only commercial area in BP is the Black Point Market. While the person did not express what his interest is in the Real Estate Office area it should be expected that he may come to this Commission with regard to it.

Mr. Fox noted that it cites in the regulations that the Black Point Market is the only commercial area.

**4. Public Comments**

Mr. Fox called for Public Comments.

There were no comments from the public.

**5. Approval of Minutes**

▪ **July 22, 2016 - Special Meeting**

Mr. Fox called for a motion or any discussion or corrections to the July 22, 2016 Special Meeting Minutes.

Mr. Fox questioned the Chairman's term of office on Page 2 noting that he thought that it was for three (3) years.

The Recording Secretary and Mr. Pillion explained that while his term on the Commission was for three years that the position of Chairman is voted on each year.

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

**Ms. Taylor moved to accept the July 22, 2016 Special Meeting Minutes of the Commission as presented.**

**Mr. Mastria seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

**6. Report from Zoning Enforcement Officer**

Mr. Murray said that he had sent them his report for July (copy attached) and that he had a few things to go over. The 20 Woodland property is due for a court decision October 7<sup>th</sup>. There are a few rental properties that continue to rent for less than the one week term as specified in the Regulations; he said that he will further explain and state this at the Annual Meeting in September. He has put it in the Black Pointer and has sent

letters and will try to reach more people at this meeting. The new home on Woodland is reaching its one year time frame and he has reminded the owner that he has to begin construction as he is coming up on another permit fee. A registered letter was sent to the people at 10 East Shore regarding their patio in the right-of-way – requesting a response within 30 days. Additionally he informed the ZBA Chairman who replied that it was a Zoning matter for the Commission.

Mr. Fox asked Mr. Murray if there is a lot going on with regard to permit activity.  
Mr. Murray said that it is really rather quiet and that the items being done are small in nature.

#### **7. Old Business**

There was none.

#### **8. New Business**

Mr. Fox took this opportunity to introduce Jim Allen, Alternate to the Commission and noted that Mr. Willetts had also been appointed to it. He said that he was honored to serve as the Chairman and that he does not do things just because it has 'always been done that way.' He would like to see Zoning be more pro-active and suggested that they introduce themselves to new residents so that they will have knowledge of the Zoning here. He said that he would also like to review the regulations to see if there is a need for more clarity on some items.

Mr. Mastria said that he brought up in the past about the fact that they could only have two (2) finished floors – and while the lower level can be finished now – if you have a third floor – you cannot finish it. He asked for it to be changed.

Mr. Fox agreed and said that it was written many years ago when they were on well and septic and things have changed and now they are on public sewer and water. This is an item for further discussion.

#### **9. Next Meeting of the Commission – September 16, 2016**

Mr. Fox also noted that the Board of Governor's Annual Informational Meeting would be held on Saturday, September 3, 2016.

#### **10. Public Comments**

Mr. Fox called for public comments.

Barbara Johnston, 35 Seacrest Ave congratulated Mr. Fox and said that she hopes that they are on the right track now. She said that there are a lot of things that were never completed and that she has stacks of information for him on them.

Mr. Fox asked that she only address the highlights.

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

There was no Executive Session.

#### **12. ADJOURNMENT**

Mr. Fox called for a motion to adjourn.

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

**Ms. Taylor moved to adjourn the Special Meeting of August 19, 2016 at 6:35 PM.**

**Mr. Mastria seconded the motion.**

**Vote: 5 – 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	
<b>2015</b>									
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 - 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'ts	
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		
<b>2016</b>									
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 Addition	150	A		
DM - 88	4/8	109 E. Shore	Reeder	2.7/13	Car port	450	A		
DM - 93	5/22	5 Indianola	Mattson	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 Brightwater	Corbett	5.19/62	Shed	150	A		
DM - 96	6/7	7 Bellaire	O'Reilly	5.11/51	Step replacmt	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 - 100	6/29	19 Sea Crest	Molin	5.15/28	Generator	150	A		
DM - 101	7/5	19 Ridge Trail	Burke	5.9/26	Shed	150	A		
DM - 102	7/6	22 South Trail	Coffey	5.18/27	Shower	75	A		
DM - 103	7/13	20 Osprey	Bedard	5.19/102	Fence	150	A		
DM - 104	8/10	7 Bellaire	O'Reilly	5.11/51	Shed	75	A		
DM - 105	8/12	50 Indianola	Connors	5.14/22	Pergola	75	A		
DM - 106	8/16	47 Bellaire	Wilkerson	5.10/17	Fence	45	A		
DM - 107									
DM - 108									
11/9 ZCC to Hyland @	50 SeaSpray	for garage							
12/3 ZCC to Villeco @	16 Osprey	for home							
<b>2016</b>									
1/8 ZCC to Lustig @	45 Bellaire	for addition							
3/23 ZCC to Doran	20 Woodland	for house only! Pergola still in question.							
5/26 ZCC to Dellaripa	18 Whitecap	for addition							
6/10 ZCC to Lee	53 SeaView	for new house							
7/11 ZCC to Balley	31 Nehantic	for new house							

July  
2016  
ZEO  
Report

Attachment 8/19/16 zoning mtg.