

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, SEPTEMBER 16th, 2016
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, September 16, 2016 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Jim Fox, Chairman, William Willetts, Jim Allen, Alternate

ALSO PRESENT: Dave Murray, ZEO

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

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 they have three members seated and established that a quorum is present. He welcomed Mr. Willetts.

3. Correspondence and Announcements

Mr. Fox said that he did not receive any correspondence.

4. Public Comments

Mr. Fox called for Public Comments.

Barbara Johnston, 35 Seacrest said that she was glad that they would be addressing the regulations. She said that she had a couple of things to discuss. She asked about solar panels and why it appears that some people pay for a permit for them and some do not. She said that in going over the reports that she saw one person being charged \$300 and others that did not pay. She also said that the design of the third floor for roofs was supposed to be corrected three years ago and that it was not and that she hopes that it will be corrected this time.

5. Approval of Minutes

- August 19, 2016 - Regular Meeting

Mr. Fox called for a motion or any discussion or corrections to the August 19, 2016 Regular Meeting Minutes.

****MOTION (1)**

Mr. Allen moved to accept the August 19, 2016 Regular Meeting Minutes of the Commission as presented.

Mr. Fox seconded the motion.

Vote: 2 - 0 - 1. Motion passed.

Abstained: Mr. Willetts

6. Report from Zoning Enforcement Officer

Mr. Murray said that he had sent them his report for August (copy attached) and that he had a few things to go over. The people at 10 East Shore are in the process of filing for a hearing with the ZBA regarding their patio in the ROW. The ZBA is waiting for the fee to process the hearing notice and to set up the hearing meeting. He also said that they had heard from the Judge regarding 20 Woodland and that he was in the process of responding.

FILED

Sept 19 2016 AT 10:00 AM/PM

Karen Malkin, AR

EAST LYME TOWN CLERK

He reported that there are four parties doing short term rentals and that he sent them registered letters. Two of them called him and said that they were unaware of the policy and that they would change their ads to abide with the regulations.

There is a new home going up on Sea Spray and he has received complaints regarding 32 Woodland starting work early and that he has addressed that issue. There were also concerns over the topography and the site plan had been changed. He said that he requested a new site plan from the owner and will be receiving one shortly.

7. Old Business

There was none.

8. New Business

▪ Regulations Review

Mr. Fox noted that he had been looking over the regulations as time permitted and asked that they also review them for items that might need to be updated. He said that so far he had seen building heights as one issue to discuss and another might be solar panels as there are a number of different types (arrays) but nothing in the regulations on them. He asked that they review them for their next meeting.

9. Next Meeting of the Commission – October 20, 2016

Mr. Fox noted that their next and last meeting for the year is Friday – October 20, 2016.

10. Public Comments

Mr. Fox called for public comments.

Kim Craven, East Shore asked if they had looked to see if there was anything in the Statutes on solar panels. She noted that in Florida they do address them there.

Barbara Johnston, 35 Seacrest Ave noted that generators have a noise factor associated with them and questioned this. She also said that there is a wall at a house on Sea Spray that is way too high.

Mr. Murray said that he would look into it.

11. Executive Session (if Necessary)

There was no Executive Session.

12. ADJOURNMENT

Mr. Fox called for a motion to adjourn.

****MOTION (2)**

Mr. Allen moved to adjourn the Regular Meeting of September 16, 2016 at 6:25 PM.

Mr. Willetts seconded the motion.

Vote: 3 – 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
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 - 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 dm. Req'ms
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 - 86	3/21	27 Cottage	Bonelli	5.14/1	Kitchen Addition	150	A	
DM - 88	4/8	109 E. Shore	Reeder	2.7/13	patent	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 replacm	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	22South Trall	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	8/28	10 SeaSpray	Joyce	5.15/2	New home	600	A	
DM - 108								
11/9 ZCC to Hyland @	50 SeaSpray for garage							
12/3 ZCC to Villeco @	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.							
5/26 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							

August 2016

Attachment B, BSC Zoning report 9/16/16