

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, APRIL 21st, 2017
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, April 21, 2017 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, William Willetts

ALSO PRESENT: Dave Murray, ZEO
Jim Allen, Alternate
Jim Pillion, Board of Governors Ex-Officio

ABSENT: John Manuck, Alternate

1. Call to Order

Chairman Fox called this Regular Meeting of the BPBC Zoning Commission to order at 6:01 PM.

2. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum is present.

3. Correspondence and Announcements

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

4. Public Comments

Mr. Fox called for Public Comments.

There were no comments from the public.

FILED

APR 27 2017 AT 10:05 AM/PM
William Willetts, ATC
EAST LYME TOWN CLERK

5. Approval of Minutes

▪ **September 16, 2016 - Regular Meeting**

Mr. Fox called for a motion or any discussion or corrections to the September 16, 2016 Regular Meeting Minutes.

****MOTION (1)**

Mr. Mastria moved to accept the September 16, 2016 Regular Meeting Minutes of the Commission as presented.

Mr. Willetts 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 April (copy attached) and thanked Mr. Fox for filling in for him while he was recovering. He said that he had a few items to note – 32 Woodland must have the outside grading, etc. done by May or they will have to pay another \$600 fee. He said that they also submitted another plan – now showing a pool on the site. That has yet to be addressed as there have been issues with many plans being submitted wither with the Town and not to us or to us and not with the Town which have caused some confusion. 15 Blue Heron is under construction and other permits have been for fences and propane tanks.

Mr. Fox noted that he has committed in writing to the owner of 32 Woodland that the height of the home must not exceed the 30' as stated in the zoning regulations as there have been numerous issues with regard to this property. He said that some of the issue is with the road which varies in front of the property.

Mr. Murray said that they are saying that it is only 27.5 feet in height although it appears higher.

Mr. Fox said that they are requiring an 'as-built' to make sure that the elevation is correct and that he has indicated that if it is not that any corrections will be made by the owner and at the expense of the owner to correct the problem. He will need to show compliance with a surveyor signed 'as-built' site plan indicating the elevation.

7. Old Business

There was none.

8. New Business

▪ **Regulations Review**

Mr. Fox said that he reviewed the regulations over the winter and also went back many years in the minutes to review the changes that had been made. He said that he would like to see if there are things that they may want to add or adjust. He noted that they had indicated solar panels (arrays) may be of interest. They should entertain language from other communities that have already addressed the issue and see what may or may not apply to them.

Mr. Pillion noted that the former Black Point Real Estate office building is for sale and that it was offered to the Association by Mr. Meyer. He asked what they might see going in that building.

Mr. Fox and Mr. Murray said that it is not zoned commercial and it is on a non-conforming lot and they would not want to entertain anything that might even remotely compete with the Black Point Market which according to the regulations is the only commercial property in this area. It is a very small lot.

9. Next Meeting of the Commission – Friday – May 19, 2017

Mr. Fox noted that their next meeting is on Friday, May 19, 2017.

10. Public Comments

Mr. Fox called for public comments.

There were none.

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 Regular Meeting of April 21, 2017 at 6:52 PM.

Mr. Mastria seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

April

Zoning Projects 2014								
App'l No.	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status
2015								
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 - 84	3/4	21 Bellaire	Kallaugher	5.10/21	Carport	150		
DM - 93	5/22	5 Indianola	Mattson	5.11/19	Car port	300	A	
DM - 95		11 Brightwater	Corbett	5.19/62	Shed	150	A	
DM - 95A		→ 31 Sea Spray	Allen	5.19/12	Remodel	800	A	
DM - 101		✓ 19 Ridge Trail	Burke	5.9/26	Shed	150	A	
DM - 104	8/10	7 Bellaire	O'Reilly	5.11/51	Shed	75	A	
DM - 106	8/18	47 Bellaire	Millkerson	5.10/17	Fence	45	A	
DM - 107	8/28	10 SeaSpray	Joyce	5.15/2	New home	800	A	
DM - 108	10/3	10 Sea Spray	Joyce	5.15/2	Propane	45	A	
DM - 112	10/17 →	15 Blue Heron	Fox	5.19/109	New house	600	A	
DM - 116	11/8	31 Sea Spray	Allen	5.19/12	porch	300	A	
DM - 118	1/9 →	32 Woodland	Lombardo	5.9/15	propane	45	A	
DM - 119	1/26 →	3 Billow	O'Reilly	5.2/66	addition, porch	600	A	
DM - 120	3/14	30 Woodland	Tanaal	5.9/14	propane	45	A	
DM - 121	→ 3/13	48 Sea Breeze	Parulis	27/400	Shed	150	A	
11/9 ZCC to Hyland @	50 SeaSpray for garage							
12/3 ZCC to Villedo @	18 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							
1/6/17 ZCC to Frese	53 Nehantic for addition							
1/6/17 ZCC to Chase.	20 Woodland for pergola							

April 2017 Zoning Report