

**Black Point Beach Club Association
Zoning Commission
Minutes of Special Meeting
Saturday, May 20, 2017
9:00Am**

A Special Meeting of the Black Point Beach Club Association Zoning Commission was held on Saturday, May 20, 2017, at 9:00 a.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Angela Taylor, Secretary; William Willetts, Jim Allen, Alternate; John Manuck, Alternate.

Also Present: Dave Murray, ZEO;

Absent: Mike Cenci, Jim Mastria, and Jim Pillion, Board of Governors Ex-Officio

1. Call meeting to order

Mr. Fox called the Special Meeting of the BPBCA Zoning Commission to order at 9:04 a.m.

2. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

3. Correspondence and Announcements

Mr. Fox noted the Zoning Commission received notice that Mr. Danos of 148 Old Black Point Road filed a permit to demolish the house that had been destroyed by fire.

Mr. Fox distributed handouts on the Highlights of the Connecticut Freedom of Information Act.

4. Public Comments

No members of the public were present.

5. Approval of Minutes

April 21, 2017 - Regular Meeting

Mr. Fox called if there were any omissions or corrections on these minutes .

**** Motion [1]**

Mr. Willetts made a motion to approve the minutes of the Regular Meeting held on April 21, 2017, as presented. Ms. Taylor seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

6. Discussion

. Report from Zoning Enforcement Officer - Dave Murray

Mr. Murray presented the zoning report.(see attached).

Mr. Murray stated that 9 Sunset Ave. is still advertising nightly rates. He will send them one more letter and if the home owner continues to rent on a daily basis they will be fined.

Mr. Murray stated that he had approved a permit for an Artist studio for Mr. Danos. Mr. Fox stated that Mr. Danos will not be living in there, he will be building a new home and the studio is for personal use, not commercial.

Mr. Murray brought up the subject of blighted properties. Mr. Fox said the town deals with the blight issues. He mentioned that there is a house on Osprey that has been targeted by the town for blight.

Ms. Taylor mentioned that you cannot see the stop sign at the corner of East Shore Dr and Osprey Rd. due to the bushes. Mr. Fox thought it had to do more with the width of the bushes and not the height.

Ms. Taylor also thought a stop sign is needed at the Corner of East Shore and SeaSpray and asked what the process was. Mr. Fox said she would have to contact the town.

7. Old Business

No old Business

8. New Business

. Regulations Review

Board members reviewed some of the Black Point Regulations. Mr. Fox asked Ms. Taylor and Mr. Allen to look in to the regulation on boat storage.

9. Upcoming Meetings

Mr. Fox noted that the next Zoning Commission meeting is Friday June 16, 2017

10. Public Comments

No members of the public were present

11. Executive Session (if necessary)

There was no Executive Session

12. Adjournment

There being no further business before the Board, Mr. Fox called for a motion to adjourn.

**** Motion [2]**

Ms. Taylor made a motion to adjourn the BPBCA Zoning Commission Special Meeting of May 20, 2017, at 9:56a.m. Mr. Manuck seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

