

**Black Point Beach Club Association
Zoning Commission
Minutes of Regular Meeting
Friday, June 16, 2017
6:00Pm**

A Regular Meeting of the Black Point Beach Club Association Zoning Commission was held on Friday, June 16, 2017, at 6:00 p.m. at the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Mike Cenci, Jim Mastria, Jim Pillion, Board of Governors Ex-Officio

Absent: Angela Taylor, Secretary; William Willetts, Jim Allen, Alternate; John Manuck, Alternate

1. Call meeting to order

Mr. Fox called the Regular Meeting of the BPBCA Zoning Commission to order at 6:09 p.m.

**2. Approval of Minutes
May 20, 2017 - Special meeting**

Mr. Fox called if there were any omissions or corrections on these minutes. There being none he called for a motion to accept the minutes.

**** Motion [1]**

Mr. Cenci made a motion to approve the minutes of the Special Meeting held on May 20, 2017, as presented. Mr. Mastria seconded the motion.

Vote: 4 - 0 - 0. Motion passed.

3. Attendance and Establishment of Quorum

Mr. Fox noted that a quorum was present.

4. Correspondence and Announcements

Mr. Fox announced that Mr. Dave Murray resigned as the Zoning enforcement officer on May 31, 2017 and Mr. Fox is acting Zoning enforcement officer in the interim.

Mr. Fox reported that he had received an e-mail from Ms. Farley regarding the property across the street from her. Mr. Fox said he was going to meet with the property owner and talk specifically about some issues and how to get them addressed.

Mr. Fox also mentioned the Zoning workshop on June 10th was informative with good lively discussion, shared thoughts and how to enforce regulations.

5. Public Comments

Ms. Ann Farley, 39 Sea Crest Avenue, stated that her neighbor is in violation of the BPBCA regulations regarding the regulation limiting 1 boat not exceeding 26 ft and 1 trailer stored on the property and stated they are encroaching on the setback area. She also mentioned old trash cans, pieces of cement and wood siding stored in the front yard. She asked if there is any recourse.

Mr. Fox said he would address the issue with the homeowner and noted that the association has the ability to fine, lien and file motions in court.

6. Discussion

. Report from Zoning Enforcement Officer - Dave Murray

Mr. Fox noted that he is the acting ZEO as of June 1 and he has had three zoning applications, he is marking the permits pending until he is sure that they complied with our regulations.

7. Old Business

No old Business

8. New Business

. Regulations Review

At last month's meeting Mr. Fox had asked Ms. Taylor and Mr. Allen to review the regulations on boat storage and the language on the Zoning Permit Application. Ms. Taylor and Mr. Allen were not present at tonight's meeting, but they had given Mr. Fox a working draft on these two items which he distributed to the attending Board members. Mr. Fox said they had looked at our current regulations and have put together a working draft of proposed language. The challenge around these are we currently have something that describes in season and off season, but the thought was to make it more uniform since it is becoming more of a year round community. Potentially have a discussion so the boats and trailers are stored in a more uniform way. Right now they are not.

Discussion followed.

Mr. Fox shared that Ms. Taylor and Mr. Allen tried to look at other surrounding beach associations regulations to get language to simplify ours.

Mr. Fox also noted that they had asked if our White Cap parking lot would be a potential for storage area in the off season.

Mr. Mastria asked how would you manage it.

Mr. Cenci commented that he liked the idea of boats being registered.

Mr. Fox asked Mr. Pillion if this is something he could bring to the Board Of Governors for comments.

Mr. Fox said that Ms. Taylor and Mr. Allen had worked on a draft of the Zoning Permit Application language. At last month's meeting they talked about that some language had been unintentionally omitted in the Zoning Permit Application. He thought maybe over the years it had been cut and pasted that it now doesn't make sense.

Mr. Fox read the sentence he thought needs to be changed. **“By submitting this application, the owner agrees to all period of construction must conform to the required setback from the street.”** He said it didn’t make any sense.

Mr. Fox read the proposed working draft **“ By submitting this application the owner additionally agrees that: during any and all periods of construction required setback shall be conformed with and no construction may begin prior to 8am or continue after 6pm.”** Mr. Fox said he is not sure if he likes that language.

Mr. Pillion asked if they wanted to specify the days of the week that construction should be allowed and Mr. Fox said our regulations allow every day. Mr. Cenci stated that some Associations do not allow building on Sundays. Mr. Fox said he was willing to discuss any of the regulations.

Mr. Fox said this was a good start on discussing the regulations and will continue at the next meeting and get more input from other members of the board.

Mr. Pillion asked for a list of who’s terms are up in July. Mr. Fox said Mr. Willetts 1 yr term is expiring in July and will ask him if he would like to be on the board for a 3 years term. Mr. Fox also noted that Mr. Manuck’s 2nd 3 year term as an alternate is up.

9. Upcoming Meetings

Mr. Fox noted that the next Zoning Commission meeting is Friday July 21, 2017 and that the men’s club is having their pasta dinner that night. He will check with the board members about possibly rescheduling the meeting to another day.

10. Public Comments

Ms. Kim Craven, 46 East Shore Drive commented about off season storage of boats at the White Cap parking lot and Insurance. She also commented about limiting construction on Sunday as the season is short.

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]**

Mr. Mastria made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of June 16, 2017, at 6:47p.m. Mr. Cenci seconded the motion.

Vote: 4 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

