Black Point Beach Club Association Zoning Commission Minutes of Regular Meeting Friday, July 21, 2017

6:00Pm

A Regular Meeting of the Black Point Beach Club Association Zoning Commission was held on Friday, July 21, 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; Angela Taylor, Secretary; Jim Mastria, Jim Allen, Alternate

Absent: William Willetts, Mike Cenci, John Manuck, Alternate

1. Call meeting to order

Mr. Fox called the Regular Meeting of the BPBCA Zoning Commission to order at 6:00 p.m.

2. Approval of Minutes

June 16, 2017 - Regular 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. Mastria made a motion to approve the minutes of the Special Meeting held on June 16, 2017, as presented. Ms. Taylor 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 reported there were no correspondence or announcements.

5. Public Comments

Ms. Carolyn Boyle, 4 Sea View Avenue, commented on the height of bushes at intersections and asked the Zoning Board to impose penalties. She stated that it is in our regulations that violators can be penalized \$10.00-\$100.00 per day in accordance with the provisions of the State Statues. Ms. Boyle stated that people seem to be ignoring the 42" height from the pavement, and believes the Association would be liable if someone got hurt if the Association is not enforcing the regulations. She stated that it is a safety issue.

6. Discussion

. Report from Zoning Enforcement Officer - Jim Fox

Mr.Fox said there has been 3 permit requests since the last meeting. He said he has been meeting with many of the homeowners with hedges on corners. Most wanted to be in compliance with the hedges.

7. Old Business

No old Business

8. New Business

. Regulations Review

Mr. Fox reviewed the wording on the Zoning Permit Application and suggested change to ensure both the homeowner and the applicant are aware of our Zoning Regulations and to address some of the things that during the construction may or may not come on the property such as a trailer or temporary shed or temporary facilities etc.

Discussion followed.

Mr. Fox asked for a motion to support or present a language change to the Board of Governors for Approval.

** Motion [2]

Mr. Taylor made a motion to present the language change to the Zoning permit Application to the Board of Governors. Mr. Allen seconded the motion. Vote: 4 - 0 - 0. Motion passed.

Mr. Fox asked Ms. Taylor to refresh the Board on the regulation on boat and trailer storage. Ms. Taylor said they had talked about making sure that boats and trailers stored on their property are registered and licensed, have setback lines, and not blocking views for traffic. She stated that this regulation would apply only to boats 16ft or longer. Discussion followed.

Mr. Fox asked if Ms. Taylor and Mr. Allen could have a proposal by next meeting on the boat and trailer regulation. Mr. Fox stated that any change in regulation would need to be brought to a public hearing.

9. Upcoming Meetings

Mr. Fox noted that the next Zoning Commission meeting is Friday, August 18, 2017.

10. Public Comments

Ms. Ann Farley, 39 Sea Crest Ave., apologized about her bushes but said she has been ill.

Ms. Farley asked about the blight problem at the house across the street from her. Mr. Fox informed her that he has spoken with the homeowner. He also said that Black Point does not have blight ordinance but the Town of East Lyme has a Blight Ordinance and they are the ones to enforce that regulation.

Ms. Kim Craven, 46 East Shore Drive, asked if there are any consequences for starting construction work early or working late. Mr. Fox said he will come up with a penalty for violators.

Ms. Craven commented that the corner of East Shore Drive and Billow Road is a dangerous intersection.

Ms. Carolyn Boyle, 4 Sea View Ave., commented on the permit application and suggested that people pay the permit in full when applying for a permit instead of a partial payment.

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 [3]

Mr. Mastria made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of July 21, 2017, at 6:51p.m. Mr. Allen seconded the motion. Vote: 4 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

Zoning Projects									
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	
0040									
2016	2//								
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 - 106	8/16	47 Bellaire	Wilkerson	5.10/17	Fence	45	A		
DM - 112	10/17	15 Blue Heron	Fox	5.19/109	New house	600	A		
2017									
DM - 118	1/9	32 Woodland	Lombardo	5.9/15	propane	45	А		
DM - 119	1/26	3 Billow	O'Reilly	5.2/66	addition, porch	600	А		
DM - 121	3/13	48 Sea Breeze	Parulis	27/400	Shed	150	А		
DM - 122	4/22	26 Nehantic	Szupiany		Fence	150	А		
DM - 123	4/25	18 E. Shore	Giannamore		Flagpole	75	А		
DM - 124		40 Nehantic	Tralongo		Deck	150	A		
DM - 125	2/13	32 Woodland	Lombardo		New home	250	A	new 12 month permit	
DM - 126	5/8	50 Bellaire	Suplicki		Outdoor shower	45	A	w/ \$600 fee	
DM- 127	5/8	45 Bellaire	Lustig/Johnson		Shed	150	A		
DM - 128	5/8	31 E. Shore	Paternostro		Step replace	45	A		
DM - 129	5/13	5 Woodland	Danos		Studio	600	А	On Hold	
DM - 130	5/18	19 Blue Heron	Hyland		AC unit	75	A		
DM - 131	5/20	3 Billow	O'Reilly		Propane	45	A		
DM - 132	5/30	31 Nehantic	Bailey		Fence	150	A		
DM- 133	6/6	21 Indianola	Steele		Gazebo	150	A		
DM - 134	6/5	28 Billow	Hennessy		Fence	150	A		
DM- 135	6/12	12 Sea Breeze		5.15/58	Shed	150	A		
			Lyster		+				
JF- 01	6/19	11 Brightwater	Corbett	5.19/62	Fence/Hedge	150	A		
JF - 02	6/21	36 White Cap	Lemieux	5.14/48	Fence	45	A		
JF- 03	7/15	92 East Shore	Carmon	5.19/97	Deck	300	A		
2017									
1/6/17 ZCC to	53 Nehantic for								
Frese 1/6/17 ZCC to	addition 20 Woodland for								
Chase.	pergola								
6/21/17 ZCC to Joyce	10 Sea Spray for new home								
6/23/17 ZCC to Allen	21 Sea Spray for home remodel								
6/28/17 ZCC to O'Reilly	3 Billow for House addition								