

**Black Point Beach Club Association  
Zoning Commission  
Minutes of Regular Meeting  
Friday, September 15, 2017  
6:00Pm**

A Regular Meeting of the Black Point Beach Club Association Zoning Commission was held on Friday, September 15, 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; Matt Peary, Jim Mastria, Jim Allen, Alternate; Steve Beauchene, Board of Governors Ex-Officio

Absent: Mike Cenci, Barbara Koenig, 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**

August 17, 2017 - Regular Meeting

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

**\*\* Motion [1]**

**Mr. Mastria made a motion to approve the minutes of the Regular Meeting held on August 17, 2017, as presented. Ms. Taylor seconded the motion.**

**Vote: 5 - 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 he had received a certified letter with a notice of a demolition for 1 Blue Heron Court.

**5. Public Comments**

No members of the public were present.

**6. Discussion**

**Report from Zoning Enforcement Officer - Jim Fox**

Mr. Fox presented his report (attached)

**7. Old Business**

**Regulations Review**

Discussion continued on section 2B of the Boat Storage. Mr. Fox informed the Board that any changes would need a Public Hearing.

Mr. Fox reviewed the construction noise regulation and the Board discussed changing to no construction on Sundays. Again Mr. Fox said it would need a Public Hearing.

**8. New Business**

Mr. Fox reviewed with the Board the Zoning Enforcement job description and noted that the job description needed to be updated as it still showed that the ZEO is paid fees and the position has been changed to a salary base a few years ago.

**9. Upcoming Meetings**

Mr. Fox noted that the next Zoning Commission meeting is Friday October 20, 2017 if needed.

**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]**

**Mr. Mastria made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of September 15, 2017, at 6:37 p.m. Ms. Taylor seconded the motion.**

**Vote: 5 - 0 - 0. Motion passed.**

**Respectfully submitted,**

**Maureen Lowney, Secretary**

Zoning Projects									
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	
<b>2016</b>									
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		
<b>2017</b>									
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 - 121	3/13	48 Sea Breeze	Parulis	27/400	Shed	150	A		
DM - 122	4/22	26 Nehantic	Szupiany		Fence	150	A		
DM - 123	4/25	18 E. Shore	Giannamore		Flagpole	75	A		
DM - 124		40 Nehantic	Tralongo		Deck	150	A		
DM - 125	2/13	32 Woodland	Lombardo		New home	250	A	new 12 month permit w/ \$600 fee	
DM - 126	5/8	50 Bellaire	Suplicki		Outdoor shower	45	A		
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	A		
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	Lyster	5.15/58	Shed	150	A		
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		
JF - 04	7/28	52 Indianola	Kolosowski	5.14/23	Deck	45	A		
JF- 05	7/31	71 E Shore	Frechette	5.19/34	Shed	150	A		
JF- 06	7/31	56 Sea Spray	Foley	5.18/23	Fence	150	A		
JF- 07	8/22	49 Sea View	Vozzella	5.14/87	Propane Tank	75	A		
JF- 08	9/6	4 Palette	Smith	5.15/68	Shed	150	P		
JF- 09	9/14	7 Cottage	Brown	5.14/7	Fence	75			
<b>2017</b>									
1/6/17 ZCC to Frese	53 Nehantic for addition								
1/6/17 ZCC to Chase.	20 Woodland for percola								
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								