

Black Point Beach Club Association  
Zoning Commission  
Minutes of Regular Meeting  
Friday, July 20, 2018, 6PM

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday, July 20, 2018 at 6 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Fox, Chairman; Angela Taylor, Secretary; James Mastria; Matt Peary; Jim Allen, Alternate; Barbara Koenig, Alternate

Also Present: Steve Beauchene, Board of Governors Liaison; Jim Ventres, Zoning Enforcement Officer

Absent: Michael Cenci

**1. Attendance and Establishment of Quorum**

Mr. Fox noted that a quorum was present.

**2. Call meeting to order**

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

**3. Approval of Minutes**

June, 2018 – Regular Meeting

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

Ms. Taylor noted the following correction to be made to Section 5, Public Comments: K. Craven, 46 E. Shore Drive: She had approached the zoning board at the June meeting asking why she was not notified of the noise ordinance when she had asked both the Board of Governors and the Zoning Board if a permit was needed in regards to work on her sea wall. She also wanted to know why her contractor had been approached and not her, as the home owner.

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

**Mrs. Taylor made a motion to approve the minutes of the Regular Meeting, with these changes, held on June 15, 2018. Mr. Mastria seconded the motion.**

**Vote: 6-0-0. Motion passed.**

**4. Correspondence and Announcements**

There was no correspondence presented.

## **5. Public Comments**

- K. Craven, 46 E. Shore Drive: Ms. Craven wanted to know why she was not notified when her contractors were in violation of the noise ordinance. Throughout her seawall project she kept the BOG apprised of its progress and would have appreciated being told of the non-compliance issue instead of having her contractor approached.

Mr. Fox responded that with a noise complaint the standard procedure is to address the issue immediately with whoever is at the property in violation. In her case her contractor was working on her property before 8am and was approached. Mr. Fox noted he understood her request, that out of courtesy for the home owner, there should have been a follow-up with her as well.

## **6. Discussion**

Report from the Zoning Enforcement Officer – Jim Ventres

Mr. Ventres presented his report. (attached)

- Mr. Ventres noted that he is continuing to contact and work with homeowners to ensure all hedges are trimmed to appropriate heights.
- Mr. Ventres stated 41 Sea Spray was granted a variance to build a garage on their property but he is going to ask the homeowner to go back to the ZBA for an amendment since the drawing submitted is beyond the scope of the variance.

## **7. Old Business**

Discussion continued on the review of current regulations.

## **8. New Business**

Ms. Taylor shared that her current term on the Zoning Board ends July 31, 2018. She thanked the BOG and board members for the opportunity and pleasure to have served the community. Mr. Fox thanked her for her service. Mr. Fox noted there will now be an empty seat on the Zoning Board and asked Mr. Beauchene to discuss with the BOG. Mr. Fox also noted there will need to be vote for a new Corresponding Secretary.

A draft of the proposed regulation changes was agreed upon. A proposed date for the public hearing on these changes to the BPBC Zoning Regulations is Saturday, August 25, 2018, 9AM at the BPBC clubhouse.

**\*\* Motion [2]**

**Mr. Mastria made a motion to plan a public hearing. Ms. Taylor seconded the motion.**

**Vote: 6-0-0. Motion passed.**

**9. Upcoming Meeting**

Mr. Fox noted that the next regular Zoning Commission meeting is Friday, August 17, 2018.

**10. Public Comments**

- S. Sanzaro, 9 Sea Spray:

1. Mr. Sanzaro stated that in his view as long as a garage addition falls within the correct dimensions and setbacks then its use should be of no concern to the Zoning board.

2. In reference to the homeowner who received a variance to build a garage (41 Sea Spray), Mr. Sanzaro asked on what basis the garage variance was going to be denied?

Mr. Ventres stated that if the application was approved through his ZEO position then he could have accepted it but since this issue was passed as a variance through the ZBA, the ZBA needs to approve the changes the homeowner wants to include for this project.

Mr. Sanzaro said he appreciated this response and understood the decision.

3. Mr. Sanzaro noted that the recording minutes of the Zoning meetings are vague.

Ms. Taylor responded that there is no Recording secretary and she is covering until this vacancy is filled.

4. In reference to the discussion of Portable Storage Containers (PODS) in the regulations, Mr. Sanzaro agrees with the board that the fee for these applications should be waived.

5. Mr. Sanzaro feels the board is attempting to make changes to the current regulations just to address issues with a few homeowners in our community. Mr. Fox acknowledged

his opinion and stated that the board is attempting to address the parts of the regulations that seem to cause the most confusion among the community.

- B. Lorenzo, 1 Nehantic and 12. E. Shore Drive: Mr. Lorenzo came to the board to introduce himself as the new owner of 12 E. Shore. He stated that this property has not been occupied in many years and he is looking forward to working with the board as he decides how and when to proceed with this property.
  
- K. Craven, 46 E. Shore Drive:
  1. Ms. Craven asked for clarification, she understood from the last zoning meeting that in the proposed changes on boat storage, the boat being stored needs to be registered to the homeowner and be insured. She didn't see this in the draft being discussed. Mr. Fox pointed out that the changes do call for the boat being stored on the property to be registered to the homeowner but there will be no requirement for insurance.
  2. Ms. Craven asked the board keep in mind when homeowners need PODS for the purpose of preparing for a move. Mr. Fox noted that the language for the use of temporary PODS will cover a fire, storm, major reconstruction or other extenuating circumstance the homeowner warrants the use of a temporary POD.
  3. Ms. Craven asked if the board would consider a change in regulations in reference to building height as it pertains to homes in the flood zone. Mr. Fox responded that the change proposed only addresses the definition of how building height is measured since the current definition being used is difficult to understand and continuously causes confusion. He encouraged Ms. Craven to bring up her concern at the public meeting if she feels the actual application of building height in the regulations is an issue she would like the zoning board to address in the future.

## **11. Executive Session**

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. Peary made a motion to adjourn the BPBCA Zoning Commission Regular Meeting of July 20, 2018 at 6:57pm. Mr. Mastria seconded the motion.**

**Vote: 6-0-0. Motion Passed.**

Respectfully Submitted, Angela Taylor, Zoning Secretary

Zoning Projects				July	2018	Report			
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
<b>2017</b>									
DM - 125	2/13	32 Woodland	Lombardo	5.9 / 15	New home	250	A	new 12 month permit w/ \$600 fee	Insp 6/6/18
DM - 128	5/8	31 E. Shore	Paternostro	5.11 / 3	Step replace	45	A	not yet	Insp 6/6/18
DM - 129	5/13	148 O B P	Danos	5.9 / 35	Home	600	A	Under const	Insp 6/6/18
JF- 10	10/1	20 Osprey	Bedard-Shepard	5.19/102	New Home	600	A	Under const	Insp 6/6/18
JV - 1	19-Nov	9 Uncas Road	Allegro	2.7/3	Propane	150	A	CZC	Insp 12/31/2017
JV - 2	10-Dec	1 Blue Heron Ct	Weiss	5.19/95	New Home	600	A	Under Const	Insp 6/6/18
JV - 3	10-Dec	6 East Shore Dr	Willard	5.11/64	Propane	150	A	Needs Screen	Insp 6/6/18
JV - 4	10-Dec	4 Seaview Ave	Boyle	5.15/33	Generator	150	A		
<b>2018</b>									
JV-5	1/26	16 Osprey	Villecco	5.19/100	Fire pit	45	A	CZC	Insp 2/18/18
JV-6	1/26	16 Osprey	Villecco	5.19/100	Fence	150	A	CZC	Insp 2/18/18
JV-7	2/12	40 Nehantic Dr	Trolongo	5.10 / 73, 74	Fence	75	A	CZC	Insp 5/10/18
JV-8	2/12	1 Park Road	Degatana	5.10/9	Shed	150	A	CZC	Insp 5/2/18
JV-9	2/16	3 Palette Dr	Koenig	5.15 / 66	addition	300	A	Not started	Insp 5/10/18
JV-10	3/4	39 Nehantic Dr	Reardon	5.10 / 91	addition	600	A	Under Const	Insp 6/6/18
JV-11	3/7	6 East Shore	Willard	5.11/64	AC / remodel	150	A	Under Const	Insp 6/6/18
JV-12	3/16	31 Sea Spray	Allen	5.19 / 12	Shed	150	A	CZC	Insp 5/10/18
JV-13	4/20	26 Sea Breeze	Sheehan	5.14 / 71	Garage	150	A	Not Started	Insp 6/6/18
JV-14	4/20	5 East Shore	Walsh	11 52	Addition	450	A	Under Const	Insp 6/6/18
JV-15	4/25	28 Sea Crest	Korenkiewicz	164	Shed	75	A	Not started	Insp 5/2/18
JV-16	4/26	18 Indianola	Sheehan	5.11 / 9	Generator	150	A	Not Started	Insp 5/2/18
JV-17	4/26	11 Sea Crest	Shea	5.15 / 30	Shed / Door	75	A	Not Started	Insp 5/17/18
JV-18	4/26	6 East Shore	Willard	5.11 / 64	Addition	75	A	Under Const	Insp 6/6/18
JV-19	5/2	48 Sea Breeze	Parulis	5.14/80	deck	150	A	Under Const	Insp 5/2/18
JV-20	5/2	11 Brightwater	Corbett	5.19/62	Propane/gate	150	A	Not started	Insp 5/2/18
JV-21	5/24	31 Sea Spray	Allen	5.19 / 12	Fence	45	A	Not Started	Insp 6/6/18
JV-22	5/27	11 Bond St	Halleran	2.7 / 10	Shed	75	A	Not started	Insp 6/6/18
JV-23	5/27	23 Osprey Rd	Dennis	5.19 / 74	Replace Fence	NA	A		
JV-24	6/6	22 South Trail	Duby	5.18 / 27	Pergola	150	A		
JV-25	6/6	22 South Trail	Duby	5.18 / 27	AC	150	A		
JV-26	6/6	31 Sea View	Szilagyi	5.14 / 93	L.P. Tank	45	A		
JV-27	6/6	15 Sea Spray	Pulaski	5.15 / 4	L.P. Tank	45	A		
JV-28	6/6	52 Indianola	Kolosowski	5.14 / 23	Fence	45	A		
JV-29	6/6	41 Sea Spray	Horocho	5.18 / 18	Fence / Fire Pit	150	A		
JV-30	16-Jun	30 Bellaire	Monroe	5.10 / 50	New Home	600	A		