

**Black Point Beach Club Association Zoning Commission
August 17th, 2018 Regular Meeting Minutes**

Present:

Jim Fox, Chairman
James Mastria
Michael Cenci
Jim Allen, Alternate (*Sat as Regular Member)
Matt Peary (arrived at 6:04 p.m.)

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CONNECTICUT
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[Signature]
EAST LYME TOWN CLERK

Also Present:

Steven Beauchene, Board of Governors Liaison (arrived at 6:05 p.m.)
Jim Ventres, Zoning Enforcement Officer

Absent:

Barbara Koenig, Alternate
The Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday August 17th, 2018 at 6:00 p.m. in the Black Point Beach Clubhouse located at 6 Sunset Avenue, Niantic.

I. Call to Order

Mr. Fox called the Regular Meeting of the Black Point Beach Association Zoning Commission to order at 6:00 p.m.

II. Attendance and Establishment of Quorum

The Commission Members introduced themselves and Mr. Fox noted that a quorum was present.

III. Approval of July 20th, 2018 Meeting Minutes

The Commission reviewed the meeting minutes.

MOTION (1)

Mr. Mastria moved to approve the Regular Meeting Minutes of July 20th, 2018 as presented.

Mr. Cenci seconded the motion.

Vote: 4-0-0, Motion passed.

Mr. Peary arrived at 6:04 p.m.

IV. Correspondence and Announcements

Mr. Fox and Mr. Ventres both said they had no correspondence to present.

V. Public Comment

There was none.

Mr. Beauchene arrived at 6:05 p.m.

VI. Reports

A. Zoning Enforcement Officer

Mr. Ventres noted he had nothing overwhelming to report. He has received a few applications, including one from Mr. Danos, which he will forward to ZBA.

Mr. Fox asked Mr. Beauchene to share some of the feedback he has received in regards to the zoning permit fees. Mr. Beauchene said the feedback hasn't been too positive; people are wondering why they're potentially being burdened with another fee.

The Board discussed how fees should be proportionate to the property value.

VII. Old Business

A. Regulation Review

Mr. Fox said the Public Hearing for the potential amendments to the Zoning Regulations is on August 25th, 2018 at the Clubhouse.

Mr. Mastria asked about the approval process and Mr. Fox explained the public hearing gives the public the opportunity to contribute their input; when all the testimony and evidence is heard, the Public Hearing is closed and the Board deliberates and then votes.

The Board briefly discussed the items being considered for amendment.

VIII. New Business

A. Public Hearing format and presentation planning

Mr. Fox said he would like all of the Board Members to speak to their neighbors this week and get as much input as possible for the public hearing.

Mr. Fox noted that some of the proposed amendments are merely housekeeping items and only two or three are actual changes, and one (the Portable Storage Container Requirements), is brand new.

Mr. Ventres explained the public hearing process noting it will be explained to the public as well, that night. Mr. Mastria observed that typically it's a three minute rule for public comment.

Mr. Cenci asked if other suggestions will be permitted and Mr. Fox said no.

Mr. Peary recommended that the public hearing move as quickly as possible.

The Board discussed the desired format for the public hearing and all members agreed that one voice- i.e. Mr. Fox, will make it easier for the public to digest. Mr. Mastria added that they will be more than happy to help with clarification as needed.

B. Election of Officers

Mr. Fox explained the term of Angela Taylor as Secretary has expired and asked if anyone would like to express interest or make a nomination.

Mr. Allen offered his services but is ineligible since he currently serves as Alternate; further discussion was tabled.

Mr. Fox asked if anyone was interested in the office of Chair and noted he is happy to continue if no one else is interested.

MOTION (2)

Mr. Peary moved for Mr. Fox to maintain his Chairmanship.

Mr. Mastria seconded the motion.

Vote: 4-0-1, Motion passed.

Mr. Fox abstained from the vote.

Mr. Fox said the next Zoning Commission meeting is on Friday, September 21st, 2018.

XI. Public Comments-

Bob Kallauger of 21 Bellaire Road said he doesn't understand why we aren't enforcing erosion controls.

Mr. Fox explained that we don't currently have a regulation.

Mr. Ventres said this is why we're proposing adding this regulation and having a public hearing.

Mr. Kallauger asked about the permitting process.

Kim Craven of 46 East Shore Drive said she spoke with Mr. Beauchene earlier but still cannot find the proposed amendments on the website.

Mr. Beauchene and Mr. Fox helped Ms. Craven find the draft on the website.

Ms. Craven said she thinks there should be a notification on the homepage of the website. She asked if there will be a fee schedule change and Mr. Fox said no, and if there was it would be handled by the Board of Governors.

XII. Executive Session

No executive session was necessary.

XIII. Adjournment

MOTION (2)

Mr. Mastria moved to adjourn the Black Point Zoning Association Meeting at 6:40 p.m.

Mr. Cenci seconded the motion.

Vote: 5-0-0, Motion passed.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary

Zoning Projects				August	2018	Report			
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
2017									
DM - 125	2/13	32 Woodland	Lombardo	5.9 / 15	New home	250	A	new 12 month permit w/ \$600 fee	Insp 7/25/18
DM - 128	5/8	31 E. Shore	Paternostro	5.11 / 3	Step replace	45	A		not yet
DM - 129	5/13	148 O B P	Danos	5.9 / 35	Home	600	A	CZC	7/25/2018
JF- 10	10/1	20 Osprey	Bedard-Shepard	5.19/102	New Home	600	A	CZC	7/20/2018
JV - 1	19-Nov	9 Uncas Road	Allegro	2.7/3	Propane	150	A	CZC	12/31/2017
JV - 2	10-Dec	1 Blue Heron Ct	Weiss	5.19/95	New Home	600	A	Under Const	Insp 7/25/18
JV - 3	10-Dec	6 East Shore Dr	Willard	5.11/64	Propane	150	A	Needs Screen	Insp 7/25/18
JV - 4	10-Dec	4 Seaview Ave	Boyle	5.15/33	Generator	150	A	CZC	7/25/2018
2018									
JV-5	1/26	16 Osprey	Villecco	5.19/100	Fire pit	45	A	CZC	2/18/2018
JV-6	1/26	16 Osprey	Villecco	5.19/100	Fence	150	A	CZC	2/18/2018
JV-7	2/12	40 Nehantic Dr	Trolongo	5.10 / 73, 74	Fence	75	A	CZC	5/10/2018
JV-8	2/12	1 Park Road	Degatana	5.10/9	Shed	150	A	CZC	5/2/2018
JV-9	2/16	3 Palette Dr	Koenig	5.15 / 66	addition	300	A	CZC	7/25/2018
JV-10	3/4	39 Nehantic Dr	Reardon	5.10 / 91	addition	600	A	Under Const	Insp 7/25/18
JV-11	3/7	6 East Shore	Willard	5.11/64	AC / remodel	150	A	Under Const	Insp 7/25/18
JV-12	3/16	31 Sea Spray	Allen	5.19 / 12	Shed	150	A	CZC	5/10/2018
JV-13	4/20	26 Sea Breeze	Sheehan	5.14 / 71	Garage	150	A	CZC	7/20/2018
JV-14	4/20	5 East Shore	Walsh	11 52	Addition	450	A	Under Const	Insp 7/25/18
JV-15	4/25	28 Sea Crest	Korenkiewicz	164	Shed	75	A	CZC	7/20/2018
JV-16	4/26	18 Indianola	Sheehan	5.11 / 9	Generator	150	A	CZC	8/2/2018
JV-17	4/26	11 Sea Crest	Shea	5.15 / 30	Shed / Door	75	A	CZC	7/20/2018
JV-18	4/26	6 East Shore	Willard	5.11 / 64	Addition	75	A	Under Const	Insp 7/25/18
JV-19	5/2	48 Sea Breeze	Parulis	5.14/80	deck	150	A	CZC	7/13/2018
JV-20	5/2	11 Brightwater	Corbett	5.19/62	Propane/gate	150	A	gate started	Insp 7/20/18
JV-21	5/24	31 Sea Spray	Allen	5.19 / 12	Fence	45	A	CZC	7/20/2018
JV-22	5/27	11 Bond St	Halleran	2.7 / 10	Shed	75	A	CZC	7/20/2018
JV-23	5/27	23 Osprey Rd	Dennis	5.19 / 74	Replace Fence	NA	A	CZC	7/13/2018
JV-24	6/6	22 South Trail	Duby	5.18 / 27	Pergola	150	A	Under const	7/25/2018
JV-25	6/6	22 South Trail	Duby	5.18 / 27	AC	150	A	Under Const	7/25/2018
JV-26	6/6	31 Sea View	Szilagyi	5.14 / 93	L.P. Tank	45	A	CZC	7/20/2018
JV-27	6/6	15 Sea Spray	Pulaski	5.15 / 4	L.P. Tank	45	A	CZC	7/20/2018
JV-28	6/6	52 Indianola	Kolosowski	5.14 / 23	Fence	45	A	CZC	7/20/2018
JV-29	6/6	41 Sea Spray	Horocho	5.18 / 18	Fence/Fire Pit	150	A	fence no pit	Insp 7/25/18
JV-30	6/16	30 Bellaire	Monroe	5.18 / 50	New Home	600	A	not yet	Insp 7/20/18
JV-31	7/20	31 Seaview Ave	Szilagyi	5.14 / 93	Shower	75	A	CZC	7/20/2018
JV-32	7/22	41 Sea Spray	Horocho	5,18 / 18	Garage	300 returned	Denied	letter sent	7/22/2018