

**Black Point Beach Club Association Zoning Commission
April 16th, 2021 Regular Meeting Minutes**

<https://us02web.zoom.us/j/89464414583?pwd=aW5WT25QUFRHQTBuQjVJU1p2QnZpUT09> to join the meeting

or Join Zoom Meeting at zoom.us and use the following Meeting ID and Passcode: 052633

Meeting ID: 894 6441 4583

Present:

Jim Fox, Chairman

Jim Allen, Secretary

John Horoho

Charles Bruce, Alternate

Betsy Klemmer, Alternate (via zoom)

Joseph Katzbek, Alternate

Absent:

Matt Peary

John Kycia

Also Present:

Jim Ventres, Zoning Enforcement Official

Steven Beauchene, Board of Governors Liaison

The Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday April 16th , 2021 at 6:00 p.m. at the Black Point Clubhouse located at 6 Sunset Avenue, Niantic, CT; the meeting was teleconferenced from the Clubhouse via zoom, and recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to be held over teleconference.

I. Call to Order and Establishment of Quorum

Mr. Fox called the Regular Meeting of the Black Point Beach Association Zoning Commission to order at 6:03 p.m.

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

II. Call For And Additions to the Agenda

There were no additions to the agenda.

III. Approval of Minutes

a. October 30th, 2020 Special Meeting Minutes

MOTION (1)

Mr. Allen moved to approve the October 30th, 2020 Special Meeting Minutes as posted.

Mr. Horoho seconded the motion.

Motion carried, 3-0-0.

IV. Public Comments

Public Comments is the time when members of the Black Point Beach Club Association are invited to speak to the Commission about certain matters. Items, referrals or applications subject to a decision by the Commission, a public hearing or in litigation may not be discussed.

1. Colleen Chapin of 53 East Shore Drive said some of the following:

- She thanked the Commission for the opportunity to speak tonight.
- She realizes that this opportunity does not obligate a response, but hopes the Zoning Commission will listen and publicly consider her concerns.
- In late October 2020, she submitted a list of concerns with respect to the proposed zoning regulation changes, and the following meeting of the Zoning Commission was not properly recorded, but she believes her comments were not acknowledged at that time.
- The same list was copied to the BOG and she knows they were received there.
- She would like to ask that the Commission provide some background and rationale regarding the changes that would allow the "smaller lots to have more flexibility".
- She has asked multiple times why that flexibility is not afforded to all the smaller lots (those less than 80' in one direction).
- While she appreciates the attempt to provide more flexibility, she finds that 15% of the lots that are less than 80' wide in one dimension are excluded from this flexibility - all because of a street address.
- This results in two adjacent lots of the same size being treated differently by these regulations.
- She would like to see the Commission revisit why these lots were excluded from this flexibility and how this would be considered equitable treatment.
- There are multiple instances in various minutes from 2019 that reference the work done by Mr. Horoho; As that work seems to have been a key element in making this regulation, she asks that that work be made part of the public record as should have been done originally.

Ms. Chapin thanked the Commission for their consideration.

Mr. Fox said he wanted to make a quick comment, that there was no intention to only look at certain lots and neglect others; their aim is to supply the same flexibility to everyone.

There were no further public comments.

V. Reports

A. Communications and Correspondence

Mr. Fox said he has no communication or correspondence to share.

B. ZEO: Jim Ventres

Mr. Ventres noted that he submitted his ZEO report (attached), and has since received 4 more dumpster permits, and another 5 active permits today. He noted surveyors and engineers are booked up everywhere and he anticipates more applications, and an active Spring and Summer.

Mr. Ventres said contractors took advantage of the additional work hour during the Winter months per the regulation changes. He briefly discussed how many surveyors have called him to inquire about the regulation changes and they apply to their work.

C. Ex-Officio: Steve Beauchene

Mr. Beauchene said the Board unanimously approved the exploration of obtaining a Plan of Conservation and Development (POCD), or Master Plan, for the Association. He said he would like to put a blurb on the website to give the Membership further information and Mr. Ventres suggested posting a pdf of the bid they received.

D. Chairman: Jim Fox

Mr. Fox said it's great to see so many people in person and continue the work they have been doing.

VI. OLD BUSINESS

A. Regulation Review; Discussion and review of current regulations and/or new regulations.

Mr. Fox said some of the following:

- There is always room for improvement and they must continue to be responsive to the needs of the Community.
- Continuing to regulate and update our regulations is an important part of the work we do.
- He's curious if any of the Commission Members have identified something they believe we should take a look at.

Mr. Fox canvassed the Commission Members:

- Mr. Allen said he hasn't identified anything specific but regulations that may not seem very important, such as increasing construction time by one hour during the Winter months, helps some people out substantially.
- Mr. Horoho said as we continue our work we should continue to be mindful of our evolving Community; it's no longer a beach association of the 1950s.
- Mr. Bruce said he thinks everything looks pretty good and nothing currently comes to mind.
- Mr. Katzbek said he thinks the changes we made are excellent and asked about overgrown vegetation and potential blight issues.

- Mr. Fox said Zoning is responsible for intersections by stop signs and making sure hedges aren't overgrown in those instances, that the line of sight is clear.
- He said in terms of going beyond maintenance guidelines it becomes quite tricky. but may be something over time that they need to look at.
- Ms. Klemmer said everything looks good to her.
- Mr. Ventres said in terms of Ms. Chapin's concern, he thinks she's concerned about lot depth and that he can take a look at this; East Haddam happens to have a regulation for this but he hadn't realized they had that many cases in Black Point.
- Mr. Fox said there are many lots that are larger side yet still have a nonconforming structure and wonders if we should do anything about it and bring everything into conformity.
- He said this is a discussion point only and something we can consider and discuss at future meetings.
- Mr. Ventres said he will do research and determine if these cases are a protected use.

VII. New Business

a. A Review of the Master Plan Concept

Mr. Fox reminded the Commission of their previous discussions regarding crafting a POCD or Master Plan for Black Point Beach and said some of the following:

- This is something he has long been in favor of.
- Every municipality in Connecticut is required to do a Plan of Conservation and Development and becomes a guiding footprint.
- It collects everything pertinent about the community- schools, parks, buildings, residential districts, business districts, fire houses and everything else you can possibly think of.
- It's a comprehensive document which every municipality is required to update.
- We're a dynamic community and no longer just a seasonal community.
- This is a way for us to determine the best way to proceed as a community and to be proactive.
- He and Mr. Ventres supplied the Board of Governors with a good deal of information related to this topic and the BOG decided to issue an RFP.
- Mr. Ventres sent it to 7 companies directly and published it Statewide as well.
- We are a rather small community which is probably why we didn't receive more responses.
- They've received two responses but one has since withdrawn since they've now made other work commitments.
- Ultimately the Board of Governors will decide on this matter.
- Currently we only have our own views and there is no document to guide us.
- Our intention is to do good work but this would provide us with something concrete.
- There is a cost but what doesn't have a cost associated with it nowadays?
- This will anticipate what's next and give direction for our community.

Mr. Horoho observed this is more important now than it has ever been in the history of our community, is an essential exercise, and money well spent. He noted how it will provide us with guiding principles.

Mr. Allen said most significant to him is that the firm doing the work will be reaching out to everyone in the community for their input and that we may get feedback not currently given.

Mr. Bruce said if you have a plan there tends to be less surprises and they will avoid a special assessment surprise as with the pier.

Mr. Katzbek said he agrees with the comments made and asked about the specifics of the project and how the work is achieved.

Mr. Beauchene said he agrees with Mr. Allen, that most favorable to him is the surveying aspect. He said he hopes people take the opportunity to communicate their thoughts.

Mr. Fox said this is a direct way to get feedback as well as ideas.

Mr. Ventres briefly discussed the survey process and how questions become more refined with public participation.

Mr. Fox said he thinks it would be meaningful for the Zoning Commission to formally endorse the Master Plan idea; the value far exceeds the cost.

Mr. Beauchene said there are around 593 households and the cost translates to around \$5 a household over a ten year period.

MOTION (2)

Mr. Allen moved to send support from the Zoning Commission to the Board of Governors to move forward with the Master Plan Concept.

Mr. Horoho seconded the motion.

Motion carried, 3-0-0.

Mr. Fox said the next Zoning Commission meeting is scheduled for May 21st, 2021 at 6:00 p.m.

Mr. Fox said he wanted to take a moment to thank their Recording Secretary for the work she does. He added that she sometimes gets direct emails from members of this community which she is under no obligation to answer yet she often does, to the best of her ability.

VIII. ADJOURNMENT

MOTION (3)

Mr. Allen moved to adjourn the Black Point Beach Club Association Zoning Commission meeting at 6:47 p.m.

Mr. Horoho seconded the motion.

Motion carried, 3-0-0.

Respectfully Submitted,
Brooke Stevens
Recording Secretary

Zoning Projects				9-Apr	2021	Report			
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
2019									
JV - 21 - 19	7/24/19	10 Nehantic Dr	Dewey	5.11 / 24	Fen/bulk hd//ac	450	A	Under Constr	Insp 4/9/2021
2020									
JV - 18 - 20	5/23/20	3 Palette Ave	Koeing	5.15 / 66	Dumpster	0	A	Installed	Insp 4/9/2021
JV - 22 - 20	5/23/20	32 Woodland	Lombardo	5.9 / 15	Det. Garage	150	A	Under Constr	Insp 4/9/2021
JV - 29 - 20	7/6/20	3 Palette Ave	Koeing	5.15 / 66	Additions / renov	750	A	Under Constr	Insp 4/9/2021
JV - 30 - 20	7/19/20	10 Sea Breeze	Giamalis	5.15 / 57	Addition / renov	900	A	Completed	3/11/2021
JV - 38 - 20	Sept 4	9 Ridge Trail	Manwarring	5.9 / 29	Replace shed	NC	A	Completed	3/26/2021
JV - 46 - 20	Oct 17	11 Ridge Trail	Gaska	5.9 / 28	New House	1075	A	Under Constr	Insp 4/9/2021
JV - 53 - 20	Dec 2	20 Bellaire	Fecteau	5.11 / 46	Remodel	1050	A	Under Constr	Insp 4/9/2021
JV - 56 - 20	Dec 9	47 Bellaire	Megggers	5.10 / 17	Replace deck	NC	A	Under Constr	Insp 4/9/2021
JV - 57 - 20	Dec 10	18 Saltaire Ave	Miller	5.19 / 47	Fence & Front P	150	A	Not started	Insp 4/9/2021
JV - 58 - 20	Dec 10	48 Nehantic Dr	Etienne	5.10 / 76	Covered walkway	45	A	Not started	Insp 4/9/2021
JV - 59 - 20	Dec 23	53 Bellaire Rd	Phelps	5.10 / 15	New House	1050	A	Under Constr	Insp 4/9/2021
2021									
JV - 1 - 21	Jan 16	5 East Shore	Walsh	5.11 / 52	Addition	300	A	Under Constr	Insp 4/9/2021
JV - 2 - 21	Jan 16	39 Nehantic	Reardan	5.10 / 91	Garage	300	A	Not Started	Insp 4/9/2021
JV - 3 - 21	Jan 20	3 Sea Breeze	Resnisky	5.15 / 77	Addition	450	A	Not Started	Insp 4/9/2021
JV - 4 - 21	Feb 12	76 East Shore	Brewer	5.19 / 37	Dumpster	NC	A	Installed	Insp 4/9/2021
JV - 5 - 21	Feb 25	5 Billow Rd	Strouch	5.2 / 65	Dumpster	NC	A	Installed	Insp 4/9/2021
JV - 6 - 21	March 12	46 Indianola	Schepker	5.14 / 20	Bilco Door	75	A	Installed	4/9/2021
JV - 7 - 21	March 12	26 Nehantic	Szupiany	5.10 / 54	Shed	150	A	Not Started	Insp 3/26/2021
JV - 8 - 21	March 12	36 Sea Crest	Smith	5.15 / 21	Dumpster	NC	A	Installed	Insp 4/9/2021
JV - 9 - 21	March 20	55 Bellaire	Delaney	5.10 / 14	AC Unit	75	A		

