

Minutes of BPBCA Zoning Board of Appeals Special Meeting - 06/22/22

Date and time: 06/22/22 6:00 PM to: 06/22/22 7:30 PM

Present: Brooke Stevens, Brooke Stevens, Recording Secretary, Colleen Chapin, ZBA Chair, Anita Schepker, ZBA Member, Marianne Neptin, ZBA Member, Sally Cini, ZBA Member, Arlene Garrow, ZBA Member, Kim Craven, Alternate, Dan Deknis, Alternate

CC: Absent:, Pat Kolosowski, Alternate

Location: BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

Link: <https://app.meetingking.com/meetings/380971>

Topics

1. Call to Order

Note Colleen Chapin, ZBA Chair, called the Special Meeting of the BPBCA Zoning Board of Appeals to order at 6:07 p.m., and noted a quorum was present.

2. Review of Current ZBA Roster

Note Ms. Chapin did a review of the current ZBA roster and noted Ms. Neptin and Ms. Schepker terms expire at the end of July.

Note Ms. Neptin and Ms. Schepker both said they would like to continue to serve.

Note Ms. Chapin announced that John Cellino will be the new Board of Governors Liaison for the ZBA and that she will communicate to him that Ms. Neptin and Ms. Schepker would like to continue on the Board.

Note Ms. Chapin discussed how she is now on the Board of Governors and despite there being no rule preventing it, she doesn't think it would be appropriate for her to remain on the ZBA Board.

Note Ms. Garrow said that Ms. Chapin is a key component to the Board and given her knowledge and expertise, she respectfully asks that she reconsider her decision. Ms. Garrow said Ms. Chapin understands the historical part of what she does on a daily basis as well as the rules and regulations. She added that she is willing to facilitate Ms. Chapin's participation in any way needed.

Note Ms. Schepker said she understands the optics of Ms. Chapin's line of thought and posed she consider continuing to be a Member but not Chair.

Note After further discussion Ms. Chapin said it might be best for her to occupy an Alternate position instead. She noted the importance of separating an action made from the Zoning Board of Appeals, from the Board of Governors.

Note Ms. Cini said she has always appreciated how Ms. Chapin has always handled the appellant and proceedings. She discussed Ms. Chapin's high level of integrity and noted that the ZBA runs better than any other Board or committee she has ever seen.

Note Ms. Chapin detailed how she has tried to set things up administratively for the new Chair complete with spreadsheets, instructions, and templates.

Note Ms. Schepker said she agrees with all of Ms. Garrow's sentiments and if she had her way, Ms. Chapin would continue as Chair; in the very least, she would like her to remain on the Board as an Alternate.

Note Ms. Garrow discussed how Ms. Chapin would still be able to impart her knowledge yet her new role will allow her the step back she feels is necessary.

Note The Board briefly reviewed the Charter and discussed ZBA procedures.

3. Nomination and Vote for Chairperson

Note Ms. Chapin noted that historically when a full-time person becomes available it's usually occupied by the Most senior Alternate, who in this case would be Ms. Craven. She would like to recognize her and determine if she has interest. She also thinks that Mr. Deknis would be a great Chair; he has a lot of background history with other commissions, and he has family ties here but he's relatively new to the community, which has given him a little bit of insulation independence.

Note Ms. Chapin said Mr. Deknis is very deliberative and Ms. Craven agreed that he listens to things from all sides.

Note Mr. Deknis said his only concern is that public speaking and running a meeting isn't his forte. Ms. Chapin explained that there's a kind of script for a hearing which is slightly modified and added to, which helps navigate the meeting and keep everything on track.

Note The Board briefly discussed the requirements for legal notices, postings, and public hearings.

Note Ms. Craven said she appreciates Ms. Chapin's recognition but is content in her current role; given her personal obligations and the fact that she doesn't live here full-time, she thinks it would be best to remain an Alternate.

Note Mr. Deknis said he's willing to give the role of Chair a try and the rest of the Board discussed how they're willing to assist him in making this transition.

Decision MOTION (1)

Ms. Chapin moved to appoint Mr. Deknis as ZBA Chair.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

4. Other Business as Needed

Note The Board briefly discussed variances and appealing decisions made.

5. Adjournment

Note MOTION (2)

Ms. Craven moved to adjourn the June 22nd, 2022, Special Meeting of the Black Point Beach Club Zoning Board of Appeals at 7:23 p.m.

Mr. Deknis seconded the motion.

Motion carried, 7-0-0.

Note Respectfully submitted,
Brooke Stevens, Recording Secretary