

Minutes of Black Point Beach Club Zoning Commission Regular Meeting - 09/16/22

Date and time: 09/16/22 6:00 PM to: 09/16/22 6:15 PM

Present: Brooke Stevens, Recording Secretary, Jim Allen, Secretary, John Horoho, Joseph Katzbek, Betsy Klemmer, Alternate , Charles Bruce, Alternate

CC: Absent:, Jim Fox, Chairman, Matt Peary , Jason Bookmiller, Alternate, Also Present: , John Cellino, BOG Member, Jim Ventres, Zoning Enforcement Official

Location: Black Point Beach Club Association Clubhouse, 6 Sunset Avenue, Niantic, CT.

Topics

1. Call to Order & Establishment of Quorum

Note Acting Chairman Allen called the Regular Meeting of the Black Point Beach Association Zoning Commission to order at 6:00 p.m.

Note Mr. Allen introduced the Commission Members and sat Mr. Bruce and Ms. Klemmer as Regular Members for the evening.

2. Additions to the Agenda

Note There were none.

3. Approval of Meeting Minutes

Note see attached minutes.

 [Minutes-of-Black-Point-Beach-Club-Zoning-Commission-Regular-Meeting-08_19_22-2.pdf](#)

3-1. August 19th, 2022, Regular Meeting Minutes

Decision MOTION (1)

Mr. Horoho moved to approve the Regular Meeting Minutes of August 19th, 2022, as presented.

Mr. Bruce seconded the motion.

Motion carried, 4-0-0.

4. Call for Public Comments

Note 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 any matters in litigation may not be discussed.

Note Mr. Allen said they kind of find themselves in that unique position here; they're in the process now with their public hearing, notifications have been made, so they're not going to be able to discuss any of those things at this time, and during this meeting.

Note Carissa Denmore asked if she could comment and noted she may be unable to attend the Public Hearing since they changed the time. Mr. Allen said comments should be reserved for the Hearing since it has not yet been opened. He suggested she send an email detailing her comments, which can be read into the record at the Public Hearing, if she is unable to attend.

Note Mr. Allen noted the Public Hearing is scheduled for October 21st, 2022, at 5:00 p.m. He explained that the Commission originally hoped to hold the Hearing on Saturday but had to change the date since the Clubhouse was already reserved.

5. Reports

5-1. ZEO Report: Jim Ventres

Note Mr. Ventres supplied his report.

 [ZEO_Report_September_2022.xlsx](#)

Note Mr. Ventres shared that people are starting to finish up projects, there are a few that haven't started yet, but the supply chain for materials seems to be getting better.

5-2. Communications and Correspondence

Note Mr. Allen noted he received one communication from Barbara Johnston via email dated September 16th, 2022, which he read into the record:

"Dear Chairman Fox & Commission Members - Request this will read aloud to be recorded in the minutes, please.

I have number of suggestions /comments for tonight's meeting that I would like to be reviewed & spoken about for the next public hearing.

1. Please have the Public Act 21-29 pasted by the CT legislature posted to speak that it gives us a choice in Black Point to accept or reject it until date due Jan. 1, 2023. There is time for the Master Plan assigned committees (if any) to address their opinions yet.

It is not effective till date of 2023. It has not been addressed by the Black Point Board of Governors that I am aware through the meetings?

2. I request that any driveway(s) do not have to be paved parking areas per present the regulations. Stones, soil etc. allow water to drain through.

3. I also believe the rights of way through out Black Point should be printed out via the surveys taken last year. Only part was posted was #1. Why weren't # 2 & # 3? I believe it's public knowledge for all.

4. Will 2" patios be grandfathered in? It was a requirement in Black Point by past ZEO officers.

5. Hedge issues have been a real problem in the past years so many times,

I suggest you review whatever distances you decide it be but talked over with the Town of East Lyme Public Works Director & the First Selectman before BP Zoning tries to settle this issue.

Barbara Johnston
35 Sea Crest Ave."

5-3. Board of Governors Ex-Officio

Note Mr. Allen noted Mr. Mastria has resigned from the Board of Governors, and no new Ex-Officio has been assigned. He asked Mr. Cellino who was in attendance, if there was anything to report, and he responded that Mr. Ventres has been invited to provide the BOG with an update at their next meeting.

5-4. Chairman: Jim Fox

Note Mr. Fox was not in attendance and Acting Chairman Allen had nothing to report.

6. New Business

Note There was none.

7. Old Business

Note Review and discussion of current Zoning Regulations

Note See attached regulation review.

 [2022_Review_BPBCA_Zoning_Regulations_copy.docx](#)

Note Mr. Ventres noted for the record that the Public Hearing notice has been sent to the Town Clerk's Office, posted on the Clubhouse bulletin board, and sent to the New London Day for publication. He noted the Association Attorney is doing a review of the regulations and proposed changes.

8. Adjournment

Decision MOTION (2)

Mr. Horoho moved to adjourn the September 16th, 2022, Zoning Commission Regular Meeting at 6:12 p.m.

Mr. Katzbek seconded the motion.

Motion carried, 4-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary