

**BLACK POINT BEACH CLUB - ZONING COMMISSION
SPECIAL MEETING
Sunday, JUNE 5th, 2011
MINUTES**

A Special Meeting of the Black Point Beach Club Zoning Commission was held on Sunday afternoon, June 5, 2011 at 4 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Steven Reed, Sharon Sklar, Sebastian Sanzaro, Alternate

ALSO PRESENT: Tom Kelly, Board of Governors Chairman
Mary Cahill, Board of Governors, Ex-Officio
Mike Manifold, Beach Association Manager

ABSENT: John Manuck, Jim Mastria, Alternate Brian Ewings, Alternate,

◆ **Call to Order**

Chairman Cosgrove called this Special Meeting of the BPBC Zoning Commission to order at 4:00 PM.

1. Attendance and Appointment of Alternates if needed

Mr. Cosgrove said that they had four members, having seated Sebastian Sanzaro, Alternate and established a quorum was present.

2. Announcements and Public Comments

Mr. Cosgrove said that as this is a special meeting that they would have to stick to the topics. He then called for any comments from the public.

Barbara Johnston, 35 Sea Crest Ave. said that they have to follow Sections 5 and 6 of the Charter regarding filling vacancies on the Zoning Commission. She also said that in calling a meeting that the notice should be on the website.

Mary Cahill, 37 Indianola Rd., said that she was speaking as a member/citizen of the Beach Association and not as the Ex-Officio of the Board of Governors. She said that there has been a lot of 'hullabaloo' about who controls the ZEO position. She said that the Board of Governors and the Zoning Commission are both involved as the Zoning Commission implements the zoning regulations and the Board of Governors pays the compensation and provides the office and area for the ZEO. The only interest of the Zoning Commission is where the zoning regulations are involved and it is the Board of Governors who has to answer to the 1500 members of the Association and they want a ZEO who conducts themselves in a manner representative of Black Point. She said that she is afraid that this man has a short fuse as when she attended the last meeting of the Zoning Commission and the Chairman asked a question - this man just yelled back at him. If he has such a short fuse with the Zoning Commission then she said that she has to believe what the members have said. She said that Randy had met with the Board of Governors and that instead of Mr. Mullen getting better, he got worse. She said there was also the issue of the long term Treasurer for Black Point who was resigning her position due to the ZEO. These are not things to be taken lightly. As far as work goes she said that she believes that the ZEO works under two umbrellas – the Board of Governors who pays the compensation and the Zoning Commission who implements the zoning regulations. She said that they should think of Black Point as we have been the jewel of the beach associations for years and it is a shame to tarnish such a reputation as other associations have come to us for guidance on various matters over the years.

Tom Kelly, 21 Billow Road said that going back a year that he has a string of letters/complaints about Mr. Mullen indicating that he is threatening, intimidating and that he parks in front of their homes on various occasions and just sits there. And - the Treasurer got word of an email regarding her that stated that 'all

options were on the table...' and she resigned. He said that he met with the Zoning Commission regarding this behavior and that it got worse from that point instead of better. He asked who would be covering permits in the interim of seeking a new person.

Maureen Lowney, 62 Bellaire Rd. said that she agrees with everything that Mary Cahill has said and feels that they should just move on and get a new ZEO.

Mr. Cosgrove said that they obviously have to determine a replacement and run an ad. He said that he has met with some people regarding permits. He said that he also spoke with the Attorney regarding the termination and the fact that it was for grounds other than work. With regard to filling in, he said that they will help out where they can and that he will keep in touch with Mr. Kelly regarding various options. He also made note of the comments in the last meeting minutes from the Attorney on the fees and suggested that they take that under advisement and decide how they would want to proceed.

Mr. Manifold, Association Manager suggested that they take the last three (3) years compensation and divide it by the 36 months to see what they come up with for a monthly fee.

Ms. Sklar asked what the yearly payment was.

Mr. Manifold said that he did not have that information with him but they could check it and get back to them with it. He said that he thought that it may have been \$8400 on average per year or possibly more.

Mr. Kelly noted that the utility bills here were significantly higher this past winter and suggested that with little going on during the winter months that they could have people contact the ZEO by cell phone and make appointments to meet rather than him/her sitting here for hours on certain days for no reason just wasting resources.

Ms. Lowney suggested that they put the information on the website on whom to contact in the interim regarding permits.

Mr. Cosgrove said that as they had probably heard, that Randy Molloy had resigned and they would need to appoint someone to fill the remainder of that term and thereafter. He also noted that they have not seen Mr. Ewings for some time and suggested that he be contacted.

Mr. Kelly said that is the responsibility of the Board of Governors as well as is appointing people to the Zoning Commission. He said that they would contact Mr. Ewings regarding his interest. He then asked about Mr. Mastria.

Mr. Cosgrove said that Mr. Mastria was at the last meeting and that he asked him if he was interested in staying on and he had said yes.

3. Executive Session - Discussion – Personnel Matters and Pending Litigation

Mr. Cosgrove called for a motion to enter Executive Session for the purposes of discussion on personnel matters and pending litigation.

****MOTION (1)**

Mr. Reed moved that they enter into Executive Session at 4:40 PM to discuss personnel matters and pending litigation, inviting Ms. Cahill, Board of Governors Ex-Officio to join them.

Ms. Sklar seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

****MOTION (2)**

Ms. Sklar moved that they return to Regular Session at 5:34 PM with no action taken in Executive Session.

Mr. Sanzaro seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

4. ADJOURNMENT

Ms. Cosgrove called for a motion to adjourn.

****MOTION (3)**

Ms. Sklar moved that the Special Meeting of June 5, 2011 be adjourned at 5:43 PM.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary