

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, MAY 18th, 2012
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, May 18, 2012 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Steve Reed, Acting Chairman, Sebastian Sanzaro, Sharon Sklar, Jim Mastria, Alternate

ALSO PRESENT: Robert Dawes, BP ZEO

ABSENT: Ned Cosgrove, Chairman, John Manuck, Richard Diachenko, Alternate, Angela Taylor, Alternate

1. Call to Order

Acting Chairman Reed called this Regular Meeting of the BPBC Zoning Commission to order at 6:03 PM.

2. Attendance and Establishment of Quorum

Mr. Reed said that they he had seated Mr. Mastria, Alternate at the table this evening. He established that a quorum was present.

3. Correspondence and Announcements

Mr. Reed said that he did not have any correspondence or announcements.

4. Public Comments

Mr. Reed called for comments from the public.

Barbara Johnston, 35 Sea Crest Ave. said that she could not print the ZEO report from the website as it was in an 'xls' file and her computer does not have that. She said that she also had to call the Town Hall to find out if an agenda was filed for the meeting as she had just attended an FOI session and it would have been an illegal meeting if the agenda had not been filed. She said that she did see it posted outside of the Clubhouse on the board.

Mr. Reed said that he always goes in person to file the agenda at the Town Hall.

Mr. Reed and Mr. Dawes said that they would work on having the report in a PDF format.

5. Approval of Minutes – April 27, 2012 Regular Meeting

Mr. Reed called for a motion or any discussion or corrections to the April 27, 2012 Regular Meeting Minutes.

****MOTION (1)**

Mr. Sanzaro moved to accept the April 27, 2012 Regular Meeting Minutes of the Commission as presented.

Mr. Mastria seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

6. Report from Zoning Enforcement Officer

Mr. Dawes said that he had provided everyone with a copy of his report. He reviewed his report (attached) noting that some items are now done and others near completion. He noted that 63 East Shore was now

completed. He said that 31 Nehantic is moving along slowly and that he has made a request of the owner that the small dirt pile on the property be graded now rather than later as he would like to make sure that it will not present a problem to the neighbor. He also noted that Mr. Sanzaro had been granted his variance request at the ZBA hearing. He said that while he could not be sure that in part it may have been approved because Ms. Johnston spoke in favor of it.

He lastly said that he wanted it stated for the record that he wished to thank the Recording Secretary for all of her helpful hints on information gathering from the various resources available at the Town Hall. He said that it has made his job easier just knowing where the information is and how to obtain it.

Mr. Mastria complimented Mr. Dawes on his approach noting that it is certainly a welcome change.

7. Old Business

▪ Continue Review of Existing Zoning Regulations for Potential Changes

Mr. Reed asked if there were other items that anyone wanted for discussion. He said that they would potentially be trying for a Public Hearing to be held in July.

Mr. Dawes noted that there is some confusion with regard to beach front lots and where tanks could go on them. If the beach is the front – and not the street side – then there is no place for them to go.

Mr. Reed asked for volunteers to clarify the beach front lots location of AC units and propane tanks as it appears that they have two fronts and no room on the side for any tanks or AC units.

Mr. Sanzaro suggested that they change the language under accessory equipment locations so that there would not be special treatment for certain properties. They could also make an exemption on location for condenser units only that meet the high efficiency – low noise distinction rating.

Mr. Sanzaro said that he would like them to not allow fencing - especially on beach properties as it blocks the view.

▪ Underground Gas Storage Tanks

Mr. Reed noted that Mr. Cosgrove had said at the last meeting that he would write up some language for them to review on this item regarding how high above grade they would allow them.

8. New Business

Mr. Reed noted that Mr. Dawes had received a favorable review from the Commission.

9. Next Meeting of the Commission – 6/22/2012

Mr. Reed asked that they continue review of the regulations.

10. Public Comments

Mr. Reed called for any comments from the public.

There were none.

11. Executive Session if Necessary

There was no Executive Session.

12. ADJOURNMENT

Mr. Reed called for a motion to adjourn.

****MOTION (2)**

Ms. Sklar moved that the Regular Meeting of May 18, 2012 be adjourned at 7:25 PM.

Mr. Sanzaro seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary