

Black Point Beach Club - Zoning Commission
Regular Meeting
Friday June 22, 2012
Minutes

A Regular Meeting of the Black Point Beach Club Zoning Commission was held of Friday evening, June 22, 2012 at 6 p.m. in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Steve Reed, Secretary, Sharon Sklar

ALSO PRESENT: Robert Dawes, BP ZEO

ABSENT: Sebastian Sanzaro, John Manuck, Angela Taylor, Alternate, Jim Mastria, Alternate,
Richard Diachenko, Alternate

1. Call to Order

Chairman Ned Cosgrove called the Regular Meeting of the BPBC Zoning Commission to order at 6:09 p.m.

2. Attendance and Establishment of Quorum

Mr. Cosgrove established that a quorum was present.

3. Correspondence and Announcements

Mr. Cosgrove reported that he had received a letter from the Board of Governors reappointing Ms. Mary Cahill As the liaison to the Zoning Commission.

4. Public Comments

Mr. Cosgrove called for comments from the public.

Barbara Johnston, 35 Sea Crest Ave. said that she could not access the current Zoning Commission documentation from the BPBC site map. She noticed that the meeting agenda was not updated since the April 27th meeting, the meeting agendas from May & June were not shown and that the Motions Passed dates back to the April 24, 2010 meeting. She asked that this site map be kept updated for all viewers use.

Mr. Dawes said that using the Official Business Tab to select Zoning Commission would take you to all Zoning Commission documentation such as the agenda and minutes. The current and archived documents are available.

5. Approval of Minutes – May 18, 2012 Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the May 18, 2012 Regular Meeting Minutes.

** MOTION (1)

Ms. Sklar moved to accept the May 18, 2012 Regular Meeting Minutes of the Commission as presented. Mr. Reed seconded the motion.

Vote: 3-0-0

6. Report from the Zoning Enforcement Officer

Mr. Dawes said that he had provided everyone with a copy of his report. He reviewed his report (attached) noting that there are 7 new approved permits and several completions. He also reported that he had sent a Warning of Violation letter to general contractor John Bonelli citing the continued violation of BPBC zoning regulations of construction related work being performed at hours other than between 8:00 a.m. and 6:00 p.m. Mr. Dawes had received several complaints citing this violation on work bring performed at 5 Brightwater Rd. Mr. Cosgrove reported that he, too, had received numerous complaints about this same violation.

Mr. Dawes stated that the work at 18 East Shore was nearly completed. There was an issue concerning the location of a vent pipe as to which property it was on. It was determined that the vent pipe was indeed on the 18 East Shore property. The shower enclosure had to be redone to remove the roof which is not permissible. The fencing will be completed at a later date. There had been an issue with the patio at 12 Sea Breeze in that part of it was greater than 2 inches above ground level. The area has subsequently been landscaped and is now in compliance with the zoning regulations.

Ms. Sklar asked about the remaining pile of dirt at 31 Nehantic. Mr. Dawes replied that he was working with the owner who had stated barriers had to be installed before the excess dirt could be pushed back against the house.

7. Old Business

- Continue review of Existing Zoning Regulations for Potential Changes.

Mr. Cosgrove asked if anyone had additional changes that they would like to discuss. He also stated that we need to ensure that we have all the committee approved potential changes listed. He will go through the previous minutes to compile a listing.

Mr. Reed said that we still have to clarify the beach front property front/back issues pertaining to Exterior Accessory Equipment locations. We need to reword/revise the existing regulations as necessary so that there is no need for interpretations as to where said equipment can be located on these properties that have little room for the requested installations. It was noted that these same issues pertain to Corner Lot properties as well.

- Underground Gas Storage Tanks

Mr. Cosgrove presented three possible changes to the Section 1 Definitions for Exterior Accessory Equipment addressing the underground gas (propane) storage tanks. He asked that all members view the standpipe installations at 48 Sea Spray and 53 Billow.

Mr. Dawes stated that he contacted Spicer Oil to discuss the standpipe height issue. Spicer Oil stated that 12 inches (including the dome) above grade is normally acceptable.

8. New Business

Mr. Cosgrove stated that need to hold a public hearing to discuss the proposed changes to the BPBC Zoning Regulations prior to the Labor Day General Meeting. Sometime in July would be preferred. He will contact Mike Manifold to determine available dates for use of the clubhouse.

9. Next Meeting of the Commission – 7/27/2012

10. Public Comments

There were none.

11. Executive Session

There was no Executive Session

12. Adjournment

Mr. Cosgrove called for a motion to adjourn.

**** MOTION (2)**

Ms. Sklar moved that the Regular Meeting of June 22, 2012 be adjourned at 7:33 p.m.

Mr. Reed seconded the motion.

Vote: 3-0-0

Respectfully submitted,

Steve Reed
BPBC Zoning Commission Secretary