

BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, JULY 27th, 2012
MINUTES

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, July 27, 2012 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Steve Reed, Secretary, Sebastian Sanzaro,
John Manuck, Angela Taylor, Alternate

ALSO PRESENT: Jim Mastria, Alternate
Robert Dawes, BP ZEO
Mary Cahill, BOG Ex-Officio (arrived 7 PM)

ABSENT: Sharon Sklar, Richard Diachenko, Alternate,

1. Call to Order

Chairman Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:00 PM.

2. Attendance and Establishment of Quorum

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

3. Correspondence and Announcements

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

4. Public Comments

Mr. Cosgrove called for comments from the public.

Dan Fagan, 95 E. Shore Drive said that he was here this evening regarding the work being done at his house. He said that he purchased the property a year and a half ago and since that time it has undergone a major renovation including fixing the detached garage. He said that he thinks that the concern is that they are making living space out of the garage whereas the objective with the better windows, etc is to have clean and usable space for their children to play and in which to put those items.

The Commissioners thanked Mr. Fagan for coming and said that they did not have any issue with the upgrades that were done.

5. Approval of Minutes – June 22, 2012 Regular Meeting

Mr. Cosgrove called for a motion or any discussion or corrections to the June 22, 2012 Regular Meeting Minutes.

****MOTION (1)**

Mr. Sanzaro moved to accept the June 22, 2012 Regular Meeting Minutes of the Commission as presented.

Mr. Manuck seconded the motion.

Vote: 5 – 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 noted some highlights of the report: 31 Nehantic was coming up for permit renewal and he has given them a 45-day extension noting that the renewal was contingent upon removal of the dirt pile. He added that it should go faster as the roof portion of the building would be done by a contractor; 18 East Shore Drive is almost complete with the driveway the only item left to complete and 7 Cottage Lane will demo the old house and re-build on that site. He noted the issue of the POD that had been brought up to him by the Interim Manager and said that there really is nothing in the rules that addresses it.

Mr. Cosgrove said that with respect to the property in question that he thought that they were doing over the floors or some major painting and that the furniture had to be moved somewhere to get the job done.

****MOTION (2)**

Mr. Manuck moved to accept the July ZEO Report.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

7. Old Business

- **Finalize decision of Underground Gas Storage Tanks for inclusion in proposed changes to the Zoning Regulations**

Mr. Cosgrove said that he had presented them with some information on this and that the State Law is that tanks have to be 10' away and the gas people and officials have to follow such laws.

Mr. Manuck suggested that as the underground LPG tanks are regulated by the State that they should be placed at the discretion of the ZEO.

Mr. Cosgrove asked if he would make a motion on that and also how they wanted to handle the caps that protrude above ground.

The consensus of the Commissioners was that they would address the caps that protrude above ground in the same fashion as they do tanks that are visible from the road – the caps cannot protrude more than 1 foot above ground and must be screened from the road.

****MOTION (3)**

Mr. Manuck moved that as the underground LPG tanks are mandated by the State that the placement of them shall be approved by the ZEO. The covers may not be more than one foot above grade and must be screened from the road.

Mr. Reed seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

- **Finalize Proposed Zoning Regulation changes for presentation at Public Hearing**

Mr. Manuck said that they would have to change the definition under Exterior Accessory Equipment to cover the above ground gas storage tanks and that could easily be done by adding the words 'above ground' before gas storage tanks.

Mr. Cosgrove asked that he make a motion.

****MOTION (4)**

Mr. Manuck moved to add to the definition on Page 2 – Exterior Accessory Equipment – the words 'above ground' before gas storage tanks and swimming pool

Mr. Reed seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

8. New Business

- **Discuss Public Hearing**

Mr. Cosgrove asked if they would like to hold the Public Hearing on Saturday August 11, 2012 or Saturday August 18, 2012.

Discussion followed with the decision being to hold it at 9 AM on Saturday August 18, 2012 in the Clubhouse with a Special Meeting of The Zoning Commission immediately following. Mr. Cosgrove said that he would reserve the Clubhouse and prepare the notice for the newspaper. It was noted that the notice would need to run not more than 10 days or less than 3 days prior to the public hearing.

****MOTION (5)**

Mr. Reed moved that a Public Hearing on the proposed Zoning Regulation changes be held on Saturday August 18, 2012 at 9 AM in the Clubhouse with a Special Meeting of the Zoning Commission immediately following also in the Clubhouse.

Mr. Sanzaro seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

9. Next Meeting of the Commission – 8/24/2012

Ms. Cahill, BOG Ex-Officio reported that the Board of Governors had voted the previous evening to move their meetings to the fourth Friday of the month. She explained that they had always been on that evening and had then been changed but it was difficult for people who had to work and who had to come here for a meeting and go back to work the next day. This change would take effect with their next meeting in August. She also suggested that the Recording Secretary draft up a job description for the Corresponding Secretary so that they, as the Zoning Commission could keep it on file.

Mr. Cosgrove asked if they wanted to start their Zoning Meetings at 5:30 PM since the BOG would be meeting commencing at 7 PM. He asked that they think about it for their next meeting.

Ms. Cahill commented that it was not necessary for them meet all the time if they did not really have anything to go over.

Mr. Cosgrove agreed.

It was further discussed that with the fourth Friday in July being Club Fair night that perhaps they would consider moving it to the third Friday in July next year so that they would not have to compete with the noise and events.

10. Public Comments

Mr. Cosgrove called for any comments from the public.

There were none.

11. Executive Session if Necessary

There was no Executive Session.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (6)**

Mr. Manuck moved that the Regular Meeting of July 27, 2012 be adjourned at 7:32 PM.

Mr. Reed seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary