

**BLACK POINT BEACH CLUB - ZONING COMMISSION**  
**SPECIAL MEETING**  
**Saturday, AUGUST 18th, 2012**  
**MINUTES**

A Special Meeting of the Black Point Beach Club Zoning Commission was held on Saturday morning, August 18, 2012 at 10:02 AM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, Steve Reed, Secretary, John Manuck,  
Sharon Sklar, Jim Mastria, Alternate, Sebastian Sanzaro

ALSO PRESENT: Robert Dawes, BP ZEO  
Mary Cahill, BOG Ex-Officio

ABSENT: Angela Taylor, Alternate, Richard Diachenko, Alternate,

**1. Call to Order**

Chairman Cosgrove called this Special Meeting of the BPBC Zoning Commission to order at 10:02 AM. He said that they would now discuss the proposed amendment changes and determine their disposition taking into consideration comments that they had heard.

▪ Diagram 1-BH - *Change "Average Finished Grade" to "Highest Point of Road in Front of Lot"*.  
Mr. Cosgrove asked if the Commissioners had any comments -  
The consensus of the Commissioners was that this should be approved as presented.

▪ Schedule of Zoning Fees - *All other activities requiring Zoning Enforcement Officers' activities for an individual property not previously specified, e.g. location of (above ground) propane gas tanks.*  
Mr. Cosgrove asked if the Commissioners had any comments on this item -  
The consensus of the Commissioners was that this should be approved as presented.

▪ Section II – No Fee Permits: (a) Sidewalks; (b) Driveways; (c) On-grade (less than 2") above grade; (d) flagpoles; (e) one (1) landscaping arbor or trellis of lightweight construction not over nine (9) feet in height; and (f) replacement of existing fencing (or replacement decking)  
Certificate of No Fee  
Mr. Cosgrove noted that the public had many very strong comments against this item and asked if the Commissioners had any comments.

Ms. Cahill, BOG Ex-Officio said that she thinks that they should leave this in the hands of the ZEO and that it would be he who would make the decision during his inspections if something needed a permit or not.

Mr. Manuck said that the zoning regulations also state that it is the homeowner's responsibility to obtain a permit or to check with the ZEO to see if one is required before doing any work.

The consensus of the Commissioners was that this change would not be approved and that the current regulations would stand.

- Section V. Item 1E - Shower enclosures in the setback area:
  - (a) No closer than five (5) feet from lot line.
  - (b) No roof or other structure shall be constructed above the enclosure.
  - (c) Maximum dimensions of 88" long by 72" wide.
  - (d) No enclosure shall be located in the front yard.

Mr. Cosgrove asked if the Commissioners had any comments regarding this item -

Mr. Manuck said that they could alter this to state that they only be placed in the back yard as was suggested.

Mr. Sanzaro said that they had determined that it would be 5' from the lot line to match the sheds.

Mr. Cosgrove said that some homes do not have room in the back yard.

Mr. Manuck suggested that as they had spent a lot of time on this originally that they leave it as presented. The consensus of the Commissioners was that this should be approved as presented.

- Section V – Dimensional Requirements - 1A Dwelling  
(C) *It shall have no more than two (2) floors of living space (above grade)*

Mr. Cosgrove asked if the Commissioners had any comments on this item -

The consensus of the Commissioners was that this should be approved as presented.

- New - Underground LPG Tanks - LPG tanks are regulated by the State, as such the placement shall be approved by the ZEO and the covers (of the underground LPG tanks) may not be more than one (1) foot above grade and must be screened from the street.

Mr. Cosgrove asked if the Commissioners had any comments on this item -

The consensus of the Commissioners was that this should be approved as presented.

- Definitions – Page 2 – Exterior Accessory Equipment  
*Add the words "above ground" before the words gas storage tanks ....*

Mr. Cosgrove asked if the Commissioners had any comments on this item -

The consensus of the Commissioners was that this should be approved as presented.

Mr. Cosgrove called for a motion on the items.

**\*\*MOTION (1)**

**Mr. Manuck moved that the following regulation amendments be approved as presented: Diagram 1-BH; Schedule of Zoning Fees; Section V. Item 1E; Section V – Dimensional Requirements; New – Underground LPG Tanks and Definitions – Page 2 – Exterior Accessory Equipment. The amendment on Certificate of No Fee for Section II was not approved for change and remains as is. Amendment Changes to take effect September 1, 2012.**

**Ms. Sklar seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Mr. Cosgrove said that as they had completed their business that they could cancel their next Regular Meeting for August 24, 2012 and called for a motion to do so if they so desired.

**\*\*MOTION (2)**

**Mr. Manuck moved that the Regular Meeting of the Zoning Commission scheduled for August 24, 2012 be cancelled due to a lack of agenda items.**

**Mr. Reed seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

**2. ADJOURNMENT**

Mr. Cosgrove called for a motion to close the Special Meeting.

**\*\*MOTION (3)**

**Mr. Manuck moved that the Public Hearing be closed at 10:17 AM.**

**Mr. Mastria seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary