

BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, SEPTEMBER 28th, 2012
MINUTES

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, September 28, 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, Sharon Sklar,
Angela Taylor, Alternate

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

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

1. Call to Order

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

2. Attendance and Establishment of Quorum

Mr. Reed noted that Ms. Taylor, Alternate was seated at the table this evening. He established that a quorum was present.

3. Election of Officers

▪ **Chairman**

Ms. Cahill called for nominations for the position of Chairman of the Zoning Commission.

****MOTION (1)**

Ms. Sklar nominated Mr. Cosgrove to serve as the Chairman of the Zoning Commission.

Mr. Reed seconded the motion.

Ms. Cahill called for any other nominations for the position of Chairman –
Hearing none – Ms. Cahill called for a vote on Mr. Cosgrove for Chairman –

Vote: 4 – 0 – 0. Motion passed.

Ms. Cahill turned over the Chairing of the meeting to Mr. Cosgrove.

▪ **Secretary**

Mr. Cosgrove called for nominations for the position of Secretary of the Zoning Commission.

****MOTION (2)**

Ms. Sklar nominated Mr. Reed to serve as the Secretary of the Zoning Commission.

Ms. Taylor seconded the motion.

Mr. Cosgrove called for any other nominations for the position of Secretary –
Hearing none – Mr. Cosgrove called for a vote on Mr. Reed for Secretary –

Vote: 4 – 0 – 0. Motion passed.

Mr. Cosgrove and the members congratulated Mr. Reed.

4. Correspondence and Announcements

Mr. Cosgrove provided the members with an informational flyer on Land Use seminars noting that the Board of Governors had indicated that they would pay for the admission for those interested in attending.

5. Approval of Proposed Zoning Commission 2013 Meeting Calendar

Mr. Cosgrove noted that the Board of Governors has moved their meetings to Fridays due to problems with the weekdays and having members able to attend. He said that they could start their meetings at 5:30 PM on Fridays or move them to another day. He suggested Saturday mornings.

Ms. Sklar said that she could not make 5:30 PM on Fridays and that she did not want to meet on Saturday mornings.

Mr. Dawes suggested that if they prefer Fridays that they could meet on the third Friday at 6:00 PM rather than the fourth Friday.

Ms. Taylor said that sounded like a good idea and would solve the time issue.

****MOTION (3)**

Ms. Taylor moved to amend the 2013 Zoning Commission Schedule of Meetings to the THIRD Friday of the month commencing at 6 PM.

Ms. Sklar seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

6. Public Comments

Mr. Cosgrove called for comments from the public.

There were none.

7. Approval of Minutes – July 27, 2012 Regular Meeting

August 18, 2012 – Public Hearing

August 18, 2012 – Special Meeting

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

****MOTION (4)**

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

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Mr. Cosgrove called for a motion or any discussion or corrections to the August 18, 2012 Public Hearing Minutes and/or the August 18, 2012 Special Meeting Minutes.

Ms. Sklar asked that in the Public Hearing Minutes that the words '(arrived at 7 PM)' be deleted after Ms. Cahill's name as they do not apply to this Saturday AM meeting.

****MOTION (5)**

Ms. Sklar moved to accept the August 18, 2012 Public Hearing Minutes as amended and; the August 18, 2012 Special Meeting Minutes as presented.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

8. 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: 18 East Shore has finally been completed; 12 Sea Breeze is almost complete; 138 Old Black Point Road is almost complete; 14 Blue Heron has been approved for demolition of the existing home and

construction of a new one; and 31 Nehantic opted for a six-month renewal. He also noted that 58 Nehantic is doing a rear deck expansion and has applied for a permit and; 18 Sea View was constructing a pergola on a concrete front porch 8' from the side yard and the job had to be stopped as it was expanding a non-conformity. He also noted that Mr. Danos on the corner of Woodland and Old Black Point Road is extending his upper porch and that the original permit has expired and he is filling out another.

9. Old Business

▪ Promulgation of Revised Zoning Regulations

Mr. Cosgrove said that he would be willing to try doing this if no one else is interested.

Mr. Reed said that he had been sent a copy of the Zoning Regulations to work with but had filed them in such a great place that he was still looking for them.

Mr. Dawes said that he could provide them with a copy to work with and then convert them back to a PDF.

The Recording Secretary said that she had started working on them and that she would do a draft for review and would also include the one page with the changes that had been approved so that there was a history of the changes as had been requested.

10. New Business

▪ Review and Update Zoning Commission 2013 Roster

Mr. Reed asked if anyone had any changes to please let him know and he would make them.

11. Next Meeting of the Commission – 10/28/2012

Mr. Cosgrove said that they would most likely cancel this meeting but he would let them know as it grew closer to the date.

Ms. Cahill said that the BOG cancels their October meetings.

12. Public Comments

Mr. Cosgrove called for any comments from the public.

There were none.

13. Executive Session if Necessary

There was no Executive Session.

14. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (6)**

Ms. Sklar moved that the Regular Meeting of September 28, 2012 be adjourned at 6:47 PM.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary