

**BLACK POINT BEACH CLUB - ZONING COMMISSION
REGULAR MEETING
Friday, MAY 17th, 2013
MINUTES**

A Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday evening, May 17, 2013 at 6 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Ned Cosgrove, Chairman, John Manuck, Sharon Sklar, Angela Taylor, Alternate

ALSO PRESENT: Mary Cahill, Ex-Officio, Board of Governors

ABSENT: Steve Reed, Secretary, Sebastian Sanzaro, Jim Mastria, Alternate, Richard Diachenko, Alternate

1. Call to Order

Mr. Cosgrove called this Regular Meeting of the BPBC Zoning Commission to order at 6:04 PM.

2. Attendance and Establishment of Quorum

Mr. Cosgrove said that three Regular members were present; he also seated Angela Taylor, Alternate at the table and established that a quorum was present.

3. Correspondence and Announcements

Mr. Cosgrove said that he did not have anything to announce.

4. Public Comments

Mr. Cosgrove called for comments from the public.

Tom Sheehan, 18 Indianola Rd. said that he wanted them to know that Mr. DelMastro would be cleaning up the beach association right-of-way next to his property at his own expense.

5. Approval of Minutes – April 19, 2013 - Regular Meeting

Mr. Cosgrove said that as Mr. Reed is not present and the minutes had not been sent out that he would table their approval until the next meeting of the Commission.

6. Report from Acting Zoning Enforcement Officer

Mr. Cosgrove, Acting ZEO said that he had made his report available and that he had received a number of permits for generators which they are being treated as accessory equipment.

7. Old Business

Discussion Items:

▪ **Stationary Emergency Generators**

Mr. Cosgrove said that he is handling these like the propane tanks and that most of the new permits were for generators and that he has not received any complaints from anyone on them. The consensus of the Commissioners was that they agreed to handle generators in the same manner as propane tanks.

- **Solar Panel Installations**

Mr. Cosgrove said that this was brought up awhile ago and that the concern was for free-standing units and that he did not think that there were lots large enough to have free-standing units. He suggested looking at them as auxiliary equipment like the generators.

- **Status of Search for new ZEO**

Mr. Cosgrove called for discussion on the possibility of a new ZEO from those that they had just interviewed.

Ms. Cahill and Mr. Manuck said that they liked Mr. Rebelowski and found him to be quite capable for the job. Ms. Cahill added that he is very well respected at Crescent Beach.

Ms. Sklar said that she liked the last person as he seems to be available all the time.

Mr. Cosgrove said that he felt that while both candidates were good that he felt that he would favor Mr. Rebelowski due to his experience and knowledge of the Town. He then called for nominations.

****MOTION (1)**

Mr. Manuck moved to nominate Mr. Rebelowski for the position of BP ZEO.
Mr. Cosgrove seconded the motion.

Ms. Sklar said that she wanted to nominate Mr. Speziali.

****MOTION (2)**

Ms. Sklar moved to nominate Mr. Speziali for the position of BP ZEO.
Mr. Cosgrove said that he would second the motion.

Mr. Cosgrove called for a vote on the nomination of Mr. Rebelowski. **(MOTION (1))**

Vote: 2 – 0 – 1.

For: Mr. Manuck, Mr. Cosgrove

Abstained: Ms. Taylor said that she had abstained as she was not present for the interviews.

Mr. Cosgrove called for a vote on the nomination of Mr. Speziali. **(MOTION (2))**

Vote: 1 – 0 – 0. Motion failed.

For: Ms. Sklar

Ms. Cahill said that she wanted it stated in the record that she was in support of Mr. Rebelowski for the position. She added that the salary for the position did not start until July 1, 2013 as that is the start of the fiscal year. She suggested that Mr. Cosgrove speak with Mr. Kelly on this.

Mr. Cosgrove said that he would speak with Mr. Kelly regarding the salary and how they would handle the interim time frame and would then contact Mr. Rebelowski.

8. New Business

Mr. Cosgrove said that he had received a call regarding permanent wooden window awnings and that he had treated it like the bay windows – and that they would not require a permit.

9. Next Meeting of the Commission – 6/21/2013

Mr. Cosgrove said that the next meeting of the Commission is June 21, 2013.

10. Public Comments

Mr. Cosgrove called for any comments from the public.

Tom Sheehan, 18 Indianola Rd. said that he wanted them to make sure that the new ZEO follows the job description and that they take care of the shrubs and the advertising signage that remains on lawns long

after the job has been completed. He said that they should also regulate the length of time for dumpsters on the property and that he has seen piles of wood and other items in people's back yards and feels that should also be regulated.

Mr. Manuck said that he has been involved with addressing shrubs and signage before and that it is not something easy to do and that some bushes need to be trimmed more than once. Shrubs are also a personal thing to many people. He noted that Mr. Dawes had also worked on it on an on-going basis and had a letter that he would also send out. He added that with respect to signage that they do have regulations regarding it.

Mr. Cosgrove said that they should wait to send out letters until the people have come for the summer which is usually once school is out sometime in June.

11 Executive Session (If Necessary)

Not Necessary.

12. ADJOURNMENT

Mr. Cosgrove called for a motion to adjourn.

****MOTION (3)**

Mr. Manuck moved that the Regular Meeting of May 17, 2013 be adjourned at 6:39 PM.

Ms. Taylor seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary