

**Giants Neck Beach Association
Zoning Commission Meeting Minutes
Friday, August 11, 2023**

Present, Jim Lafond, Mario Harris, Jim Paul and Ken Hotareck, (alternate)

Absent: Marilyn Christopher, Ernie Anniballe and Rich Corona (alternate)

Also Attending: Peter Shoemaker and Eric Davison

Call to order

Acting Chairman Lafond called the meeting to order at 6:45 p.m.

Mr. Paul was welcomed as a new member of this Commission.

- 1) **Seat alternates, if needed.** Mr. Hotareck was seated.
- 2) **Approval of July 7, 2023 Giants Neck Beach Association Zoning Commission Minutes.**

MOTION (1): Mario Harris moved to approve the July 7, 2023 Meeting Minutes, as presented. Seconded by Mr. Harris. Mr. Paul abstained from voting. (3-0-1) Motion carried.

3) Review, discuss and take action on the following application:

- a) **Shoemaker Residence – 307 Giants Neck Road – First story addition and revised deck.**

Mr. Shoemaker showed the plan for the first story addition and revised deck. All changes were to the inside of the house. There was no change to the setbacks or height.

MOTION (2): Mario Harris moved to approve the plan for the Shoemaker residence at 307 Giants Neck Road, as presented. Seconded by Jim Paul. (4-0) Unanimous.

- b) **Davison Residence – 3 South Bridebrook Road – revised new home plan.**

Mr. Davison reported when attempting to put in the bulkhead originally, we hit ledge and changed the location within the same footprint.

He added we needed to bring the grade up because the front of the house was a little lower. We needed a few more steps. None were covered.

State law requires us to fence the pool. We plan to have a 5' natural cedar fence.

We want to move the shed and reduce the size by 25 square feet.

Mr. Davison discussed the possibility of changing the location of the mechanicals. Mr. Lafond asked that Mr. Davison come to another meeting of this Commission with a revised plan.

5. Report from Zoning Enforcement Officer.

a) **Current construction activities.** There were no complaints.

6. Report of any correspondence. None

7. Other items which may come before the Commission.

a) **Approve new GNBA Zoning Commission “Acknowledgement of GNBA Selected Rules and Regulations” form.**

MOTION (3): Mr. Harris moved to adopt the “Acknowledgement of GNBA Selected Rules and Regulations” form for the homeowner and contractor’s signature. Seconded by Mr. Paul. (4-0) Unanimous.

b) **Suggested change to the day of the GNBA – Zoning meetings.**

Mr. Harris felt having the GNBA-Zoning meetings on Fridays makes it difficult for some members to attend on a regular basis. He suggested that the meetings be changed to another day in the week.

Mr. Lafond agreed to check the Bylaws to determine whether or not we are required to have meetings on a Friday.

8. Adjournment

MOTION (4): Mr. Harris moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of August 11, 2023 at 7:30 p.m. Seconded by Mr. Paul. (4-0) Unanimous.

Respectfully Submitted

Frances Gheri
Recording Secretary