

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
NOVEMBER 4, 2022
7:30 pm
35 GRISWOLD ROAD, NIAN TIC, NIAN TIC CT,**

Present: Page Heslin, Lili Plisic, Lee-Ann Berger, Lou Piscatelli, Paul Formica, Wick Mallory, (by phone at 7:38)

Absent: Bill Christopher

1. Call to Order

P. Heslin called the meeting to order at 7:31 PM

2. Discussion of Connecticut Public Act 21-29 and whether to consider opting out:

P. Heslin gave an overview of **Public Act 21-29**. She stated a vote by the BOG is not required at this time, but the Zoning Commission needs to decide to hold a public hearing to get input on possibly opting out of some of the provisions of the act.

There are two aspects the Zoning Commission can act on:

- Can they prohibit a property from having an accessory apartment “as of right.”
- Can they require a specific number of parking spaces based on the unit or bedrooms in the unit.

If the Zoning Commission, after the public hearing decides to opt out of these provisions, Giants Neck Beach Association will not have to allow accessory apartments as of right. If a decision is not made by December 31, 2022, the Association relinquishes its right to opt out of these provisions.

The Zoning Commission would have to hold a Public Hearing and have a 2/3’s vote by the Commission. The decision would then move to the Board of Governors which would require a 2/3’s vote.

P. Heslin read an email from Carl Franzoni stated that the community should opt out of PA 21-29. The community is already congested, and the existing zoning regulations are appropriate for the community.

He is concerned about the sewage capacity if the Association does not opt out.

(W. Mallory joins)

Zoning Commission Chairman, Gerry Van Noordennen, was concerned that not enough members would be available this time of year. He believes that they can hold the meeting in a hybrid format, but will confirm that is valid.

P. Heslin cautioned that the decision to opt out should be determined after hearing from the public and discussion of the Zoning Commission.

Michael Heenehan, 15 Ridgewood Road, stated the Association needs to go through the process. He said people park on the grass of property that does not belong to them.

P. Heslin stated that a Public Hearing must be noticed twice during specific time frames and then a notice of decision must be published.

P. Heslin will write up the notice of Public Hearing for either November 19th or 20th, after Gerry confirms the availability of his commission members.

The Zoning Commission will hold the Public Hearing followed by a special meeting to deliberate and decide the issue.

3. Public Comment

Michael Heenehan, 15 Ridgewood Road, submitted photos of the stairs leading to West Beach. The bottom of the stairs has rocks of various sizes that are placed there by beach users. The rocks present a danger to residents trying to get to the beach.

M. Heenehan received a quote to install 3 additional stairs from a contractor who is already doing work in the area and he is requesting \$5400.00. There is a savings because the contractor is already here. M. Heenehan believes it is a health and safety issue.

P. Heslin informed him that typically this would be a capital item which requires a vote by the Association. There is an emergency fund which can be used at the Board's discretion, with a limit of \$5000. She said the BOG would have to discuss what constitutes an emergency and whether this would qualify.. The possibility of closing off the stairs until repairs can be made was discussed.

P. Heslin suggested holding a special meeting November 9, 2022, to discuss the issue and request.

4. Adjournment:

MOTION: (Berger/ Plisic) to adjourn at 8:09 Vote: Approved Unanimously

Respectfully Submitted,

Sue Spang
Recording Secretary

2022 BOG Meeting Dates

November 14