

**Giants Neck Beach Association
Zoning Commission Regular Meeting Minutes
Friday, July 8, 2022**

Present: Gerry van Noordennen, Marilyn Christopher, Jim Lafond

Absent: Ken Hotarek, Ernie Aniballe, Richard Corona and Jim Horton

Also Attending: Peter Shoemaker and Eric Davidson

1) Call to order

Chairman van Noordennen called the meeting to order at 6:48 p.m.

2) Seat alternates, if needed

No alternate was needed.

3) Approval of June 10, 2022 Regular Zoning Commission Minutes. Chairman van Noordennen asked for additions, deletions or corrections to the June 10, 2022 minutes.

MOTION (1): Mr. Lafond moved to approve the June 10, 2022 Regular Meeting Minutes of the Giants Neck Beach Association, as presented. Seconded by Ms. Christopher. (3-0) Unanimous.

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

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

Mr. Shoemaker reviewed the drawing for the first story addition and to remove a portion of the existing deck in order to meet the lot coverage limit. The side yard and lot coverage limits were reviewed.

MOTION (2): Mr. Lafond moved to approve the application for the Shoemaker residence at 307 Giants Neck Road, as presented Seconded by Ms. Christopher. (3-0) Unanimous.

b) Brienza Residence – 6 Mamacock Road – Revise porch and deck previously approved.

This application is for a modification to a new single-family home. The Commission reviewed the approved plans from last year, as well as the new plans to revise the porch and deck sizes. The Commission determined there were no setback, height or lot coverage issues.

MOTION (3): Mr. Lafond moved to approve the application for the Brienza residence at 6 Mamacock Road, subject to the architect providing a letter stating that the revised plans meet the Giants Neck Beach Association Zoning Regulations for lot coverage, setbacks and height requirements. Seconded by Ms. Christopher. (3-0) Unanimous.

5) **Report from Zoning Enforcement Officer** - Chairman van Noordennen reported he has received no complaints since last month.

a. Current construction activities were reviewed. Mr. van Noordennen will notify two residents that a new permit is required.

6) **Report of any correspondence** No new correspondence was received.

7) **Other items which may come before the Commission...**

a. **Davidson Residence – 3 South Bridebrook Road**

Mr. Davidson reported he and his wife plan to build a new year-round home on the existing lot. They plan to keep the shed and have a pool. The lot is 8,799 square feet which allows 2,640 for 30% lot coverage. They plan to have a full basement. Mr. Davidson asked if a buried propane tank counts for lot coverage? He was informed it does. Mr. Davidson added the only thing that will go over the front yard setback line is the front porch entry. He understood Sec. 3004 a 20' minimum setback is needed to the front for the home and a 10' setback to the edge of the deck. Mr. van Noordennen stated in the future you cannot enclose the deck. You may also reserve space for a future generator. Mr. Davidson showed preliminary plans for the front of the house on South Bridebrook. He stated the maximum height is 28'. Mr. Lafond asked do you wish to have solar? Mr. van Noordennen suggested including it in the application if you plan to have solar. Mr. Davidson asked if there are any regulations or issues for a pool? Mr. van Noordennen informed him the state regulations requires a 6' fence. Mr. Lafond informed him you will need an A-2 survey. Mr. van Noordennen informed Mr. Davidson if you plan to submit your application for the September meeting, he will need the application by September 1, 2022.

8) **Adjournment**

MOTION (4): Mr. Lafond moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of July 8, 2022 at 7:35 p.m. Seconded by Ms. Christopher. (3-0) Unanimous.

Respectfully Submitted

Frances Gheri
Recording Secretary