

**GIANTS NECK BEACH ASSOCIATION
ZONING COMMISSION
SPECIAL MEETING
December 11, 2015**

Members Present:

Gerry van Noordennen, Chair
Tom Fox
Jeff Scull
Jim Lafond

Also Present: Nanci Caldwell
Terra Moore

1. Call to Order

Mr. van Noordennen called the Giants Neck Beach Association Zoning Commission Special Meeting of December 11, 2015 to order at 6:44 p.m.

2. Seat Alternates, if needed

A quorum was established, and no alternate was needed.

3. Approval of Previous Minutes

Mr. van Noordennen asked for additions, deletions or corrections to the November 20, 2015 Minutes. There were none.

**MOTION (1): Mr. Lafond moved to approve the November 20, 2015 Special Meeting Minutes, as presented.
Seconded by Mr. Scull. (4-0). Unanimous.**

4. Review, discuss and take action on the following applications submitted:

a) Moore Residence - 267 Giants Neck Road - Revise outdoor shower location. Terra Moore presented the information previously submitted with the application. No new information was provided on the lot coverage. The new location for the outdoor shower was also discussed. This matter was tabled again until the January meeting as the Commission members need to know how close the as built remodeled home is to the lot coverage limit. Mrs. Moore agreed to have the structures surveyed and provide this information at the January meeting.

b) Shoemaker Residence - 307 Giants Neck Road and Adams/Caldwell Residence – 309 Giants Neck Road – Revise lot line between lots. Nanci Caldwell presented the new survey between the lots.

The angle of the side yard lot line between the lots was revised by 2.3 feet in the front and rear to keep the square footage of each lot the same. This revision was needed to allow 309 Giants Neck Road to be hooked up to the municipal sewer line without the sewer line crossing over into 307 Giants Neck Road.

MOTION (2): Mr. Scull moved to accept the proposed Plan. Seconded by Mr. Lafond. (4-0) Unanimous.

5) Report from Zoning Enforcement Officer.

Three houses are under construction. He has not received any complaints.

6) Report of any Correspondence. There was no correspondence.

7) Other items which may come before this Commission. There were none.

8) Adjournment.

MOTION (3): Mr. Fox moved to adjourn the Giants Neck Beach Association Special Zoning Commission Meeting of December 11, 2015 at 7:12 p.m. Seconded by Mr. Scull. (4-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary