

**GIANTS NECK BEACH ASSOCIATION
ZONING COMMISSION
SPECIAL MEETING MINUTES
SEPTEMBER 9, 2013**

Members Present:

Thomas Fox, Acting Chairman
Jeff Scull
Rich Corona - Alternate

Also Present:

Andrew Davis
John Beveridge, Architect
Tara Moore
John A. Matthews, Architect

1. Call to Order

Acting Chairman Mr. Fox called the Special Giants Neck Beach Zoning Commission Meeting of September 9, 2013 to order at the Helen Lena Clubhouse, 31 West Pattagansett Road, at 6:50 p.m.

2. Seat Alternates, if needed

Rich Corona was seated as an alternate.

3. Approval of Previous Minutes

Mr. Fox asked if there were any comments or corrections to the Amended Giants Neck Beach Association Zoning Commission Meeting Minutes of September 9, 2013. There were none.

MOTION (1): Jeff Scull moved to approve the Amended Giants Neck Beach Association Zoning Commission Special Meeting of September 9, 2013, as presented. Seconded by Thomas Fox. Mr. Corona abstained from voting. (2-0-1) Motion Carried.

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

a) Davis Residence, 50 Brockett Road (Replace existing deck with a larger deck).

Mr. Davis reported they are tearing down the old deck and building a new one all within the setback requirements. He has had a A-2 survey completed. The Commission reviewed it.

Mr. Fox informed the Commission Mr. Van Noordennen reviewed the plans and was satisfied.

MOTION (2): Mr. Scull moved to accept the plans for a new deck for the Davis residence at 50 Brockett Road, as presented. Seconded by Mr. Corona. (3-0) Unanimous

5. Report from Zoning Enforcement Officer. Mr. Van Noordennen reviewed the following applications with the homeowners and approved all four.

a.i) Hotarek Residence, 42 South Bridebrook Road (add propane generator)

a.ii) Holloway Residence, 258 Giants Neck Road (add central air conditioning)

a.ii) Shoemaker Residence, 307 Giants Neck Road (add propane generator)

a.iv) Certificate of Zoning Compliance for Voriah Residence, 259 Giants Neck Road

b.) Enforcement - None

c.) Complaints - None

6. Report of any Correspondence - None

7. Other Items Which May Come Before the Commission.

a.) John Chapman, 6 Ridgewood Road

John Beveridge, Architect for the Chapman residence, reported in June they received a variance for the front porch. He showed approved drawings outlining the porch and the elevations. The Building Inspector asked that it be approved and stamped by this Commission.

MOTION (3): Mr. Scull moved to accept the Zoning Board of Appeals' decision on the plans for the Chapman residence at 6 Ridgewood Road. Seconded by Mr. Corona. (3-0) Unanimous

b.) Russell and Tara Moore, 267 Giants Neck Road

Mr. Matthews, Architect for the Moores, reviewed the original plans approved by the Giants Neck Beach Association Zoning Commission, looked at the existing house, spoke to the Moores about their needs, made recommendations and modified the plans to better meet those needs. The new plans reduced the size of the original garage, incorporated it into the house's structure as storage space and modified the new garage to better provide parking for two cars. The changed plans conform to all Giants Neck Beach Association Zoning requirements.

The Commission reviewed the revised plan.

MOTION (4): Mr. Corona moved to approve the modified plan for the Moore residence at 267 Giants Neck Road, as presented. Seconded by Mr. Scull. (3-0) Unanimous

8. Adjournment.

MOTION (5): Mr. Scull moved to adjourn the September 9, 2013 Giants Neck Beach Association Zoning Commission Special Meeting at 7:50 p.m. Seconded by Mr. Corona. (3-0) Unanimous.

Respectfully submitted,

Frances Gheri
Recording Secretary