

SPECIAL MEETING AGENDA  
Friday, July 23, 2021 - 6pm

## BLACK POINT BEACH CLUB ZONING COMMISSION

Black Point Beach Clubhouse, Meeting Room  
6 Sunset Avenue, Niantic, CT.

CHAIRMAN: Jim Fox                      ZEO: Jim Ventres

SECRETARY: Jim Allen                RECORDING SECRETARY: Brooke Stevens

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### CALL TO ORDER

- I.     **ROLL CALL AND ESTABLISHMENT OF QUORUM**
- II.    **APPROVAL OF REGULAR MEETING MINUTES – June 18, 2021**
- III.   **CALL FOR PUBLIC COMMENTS**

Public Comments is the time when members of the Black Point Beach Club Association are invited to speak to the Commission about certain matters. Items, referrals or applications subject to a decision by the Commission, a public hearing or in litigation may not be discussed.

### IV. REPORTS

- A. Communications and Correspondence
- B. ZEO: Jim Ventres
- C. Ex-Officio: Steve Beauchene
- D. Chairman: Jim Fox

## **V. OLD BUSINESS**

### **A. Regulation Review.**

1. Existing structures on non-conforming lots.
2. Existing non-conforming structures on conforming lots.

## **VI. NEW BUSINESS**

1. Discussion regarding accessory apartments and timeline of necessary activities prior to the scheduled 01/01/2022 implementation.
2. Discussion regarding scheduling of Zoning Commission Regular Monthly Meetings.
3. Discussion regarding required Land use training for Zoning Commission and Zoning Board of Appeals.

## **VII. ADJOURNMENT**

**Next Regular Meeting August 20, 2021.**