REGULAR MEETING AGENDA

 Friday, August 20, 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

**CALL TO ORDER**

**I. ROLL CALL AND ESTABLISHMENT OF QUORUM**

**II. CALL FOR ADDITIONS TO THE AGENDA**

**III. APPROVAL OF SPECIAL MEETING MINUTES – July 23, 2021**

**IV. 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.

 I**V. REPORTS**

1. Communications and Correspondence
2. ZEO: Jim Ventres
3. Ex-Officio: Steve Beauchene
4. Chairman: Jim Fox

**V.**  **OLD BUSINESS**

**Regulation Review**.

Discussion regarding accessory apartments and timeline of necessary activities prior to the scheduled 01/01/2022 implementation.

Discussion regarding existing non-conforming dwelling on narrow lots – sliding scale set backs.

  **Zoning** **Commission Training**

Discussion regarding State of Connecticut mandated Land use training for Zoning Commission.

 **Zoning** **Commission Meeting schedule**

Discussion regarding scheduling of Zoning Commission Regular Monthly Meetings.

**Vl. NEW BUSINESS**

 **Election of Zoning** **Commission Officers for 2022**

Nominations and election of Zoning Commission Officers for 2022.

**VII. ADJOURNMENT**

 **Next Regular Meeting September 17, 2021.**