**Black Point Beach Club Association Zoning Commission September 17th, 2021 Regular Meeting Minutes**

Present:  
Jim Fox, Chairman  
Jim Allen, Secretary  
John Horoho  
Betsy Kiemmer, Alternate (Sat as a Regular Member) Joseph Katzbek, Alternate (Sat as a Regular Member)

Also Present:  
Jim Ventres, Zoning Enforcement Official

Absent:  
Matt Peary  
John Kycia  
Charles Bruce, Alternate  
Steven Beauchene, Board of Governors Liaison

**The Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday September 17th, 2021 at 6:00 p.m. at the Black Point Clubhouse located at 6 Sunset Avenue, Niantic, CT.**

**I. Call to Order and Establishment of Quorum**

Mr. Fox called the Meeting of the Black Point Beach Association Zoning Commission to order at 6:00 p.m.

Mr. Fox sat Ms. Klemmer and Mr. Katzbek as Regular Members for the evening, and noted a quorum was present.

**II. Call for Additions to the Agenda**

There were no additions to the agenda.

**III. Approval of Minutes**

**MOTION (1)  
Mr. Allen moved to approve the August 20th, 2021 Special Meeting Minutes as posted. Mr. Horoho seconded the motion.  
Motion carried, 5-0-0.**

**IV. 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.

1. Colleen Chapin of 53 East Shore Drive said some of the following:

● She learned this week that A2 surveys are only required for non conforming properties

● She just recently learned that the requirement of a survey is at the discretion of Mr.

Ventres.

● She wonders if it makes sense to update the regulations since the regulation says one

thing for non-conforming lots and is completely ambiguous for conforming lots; this

strikes her as an equity issue.

● She noted that if you search for the word “survey” it only appears in the regulations once,

specifically in Section 7, which only deals with non conforming lots and structures.

● This actually can become a very significant ZBA issue, since they’re given sketches, and have to trust the accuracy when variants are being sought.

● If there is no A2 requirement there's nothing to hold them accountable to, which could lead to trouble for the Association down the road.

Mr. Ventres said that you can amend a regulation that is under discussion, the single-family home aspect can be discussed next year but since we do have non-conforming open, he will consult with Attorney Zamarka about this.

Mr. Fox said if it's not something that we can address before their next public hearing, we do have this cadence of continuing to look at our regulations, and can explore this along with others next year.

**V. Reports  
A. Communications and Correspondence**

Mr. Fox said he hasn’t received any communications.

**B. ZEO: Jim Ventres**Mr. Ventres noted that he submitted his ZEO report (attached) and pointed out that things have slowed down but lumber prices are decreasing, so we may see an increase in activity.

**Ex-Officio: Steve Beauchene**

Dr. Beauchene was not in attendance.

**C. Chairman: Jim Fox**Mr. Fox said he asked Dr. Beauchene to consult with the BOG about naming a new Zoning Liaison well before his term expires in May of 2022.

**VI. Old Business**

**Regulation Review**

1. Discussion regarding accessory apartments and timeline of necessary activities prior to the scheduled 01/01/2022 implementation.
2. Discussion regarding existing non-conforming dwelling on narrow lots – sliding scale setbacks.

Mr. Fox reminded the Commission of their Public Hearing scheduled for October 9th, 2021.

Mr. Fox asked if there were any comments from members concerning zoning regulations, or anything else they might have discussed, and there were no comments.

The Commission briefly discussed the importance of continuing to review and revise regulations.

**c. Zoning Commission Training**

Mr. Ventres reminded everyone this is on hold until the State comes up with a curriculum. Mr. Fox said there is no reason to have this item on the agenda again, until it happens.

**VII. New Business**. **Proposed new / modified changes to the BPBCA Zoning Regulations.**

Mr. Ventres had a brief discussion with the Commission regarding property surveys and explained how he keeps a database of the ones available; currently around 30% of homes in the Association have surveys. Mr. Fox said subdividing a property requires that the applicant go before the Board of Governors and Mr. Ventres said in those cases, he would supply a statement noting whether their plan is compliant with zoning regulations.

**VIII. ADJOURNMENT**

**MOTION (2)**

**Mr. Horoho moved to adjourn the Black Point Beach Club Association Zoning Commission meeting at 6:25 p.m.  
Mr. Allen seconded the motion.  
Motion carried, 5-0-0.**

Respectfully Submitted, Brooke Stevens Recording Secretary