

SPECIAL MEETING AGENDA
Saturday October 9, 2021
Immediately following 9am Public Hearing

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. **APPROVAL OF MEETING MINUTES – September 17, 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

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

V. NEW BUSINESS

Regulation Review:

1. POSSIBLE ACTION on new / modified zoning rules and regulations.
 - a. Accessory apartments.
 - b. Existing non-conforming dwellings on narrow lots, sliding scale and setbacks.
2. Discussion of Zoning goals and objectives for 2022
3. Schedule of 2022 Zoning meetings.

VI. ADJOURNMENT