REGULAR MEETING AGENDA

 Friday, September 17, 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 MEETING MINUTES – August 20, 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**.

Continuing discussion regarding new zoning regulations re accessory apartments.

 Continuing discussion regarding modified zoning regulations re existing non-conforming dwellings on narrow lots – sliding scale and setbacks.

  **Zoning** **Commission Training**

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

**Vl. NEW BUSINESS**

Proposed new / modified changes to the BPBCA Zoning Regulations.

**VII. ADJOURNMENT**