

REGULAR MEETING AGENDA  
Friday, August 19, 2022 - 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: B. Stevens

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**CALL TO ORDER**

- I. ROLL CALL AND ESTABLISHMENT OF QUORUM**
- II. CALL FOR ADDITIONS TO THE AGENDA**
- III. APPROVAL OF MEETING MINUTES FROM 07/20/2022**
- 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 any matters in litigation may not be discussed.

## **V. REPORTS**

### **A. Communications and Correspondence**

ZEO: Jim Ventres

BPBCA Board of Governors Ex-Officio: Jim Mastria

Chairman: Jim Fox

## **VI. NEW BUSINESS**

**A.** Zoning Commission review regarding feasibility of a possible subdivision of the property located at 12 East Shore Drive.

## **VII. OLD BUSINESS**

### **A. Review and discussion of current Zoning Regulations**

1. Hedge heights at intersections – Current rule for hedge height is maximum of 42 inches measured from the pavement and 10-feet back from the intersection. Safety issues have been raised concerning height and distances being grossly insufficient.
2. Property Survey Requirements – Commission to review language that would require a site plan (A-2 Survey) review for new homes and any major (400 square feet +) additions to current homes.
3. Accessory Apartments & Paved Driveways. Current language needs to be amended with unnecessary verbiage removed.

4. Terrace/Patios – The current Building Codes (relative to 2 inches) is in most cases impossible thus necessitating a revision of this regulation
5. Nonconforming Buildings & Lots – Language in regulation needs to be more specific regarding only applying to Primary Dwelling not Secondary Dwellings.
  
6. Creation of a Third BP District “Association Property”. The proposed regulation describing the property (Clubhouse & Grounds, Nehantic Tennis Courts, Whitecap Parking lot, Billow Storage Area) to be included in this new District needs to be reviewed by the BOG.
7. Home accessory equipment screened from roadway view (air conditioners, generators etc.) regulation needs to be revisited to ensure that year-round aspect is emphasized (seasonal flowers problem).

## **VIII. ADJOURNMENT**