

Minutes of BPBCA Zoning Commission Special Meeting - 08/25/23

Date and time: 08/25/23 7:03 PM to: 08/25/23 7:14 PM

Present: Brooke Stevens, Recording Secretary, Jim Fox, Chairman, Jim Allen, Secretary, John Horoho, Regular Member, Betsy Klemmer, Regular Member, Joseph Katzbek, Regular Member

CC: Jim Ventres, Zoning Enforcement Official, Arlene Garrow, Zoning Liaison, Jason Bookmiller, Alternate, Keith Turner, Alternate, Mike Walsh, Alternate

Location: Black Point Beach Club Association Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

Link: <https://app.meetingking.com/meetings/403837>

Topics

1. Call to Order

Note Chairman Fox called the Special Meeting of the Black Point Beach Association Zoning Commission to order at 7:03 p.m.


1-1. Attendance and Establishment of Quorum

Note Mr. Fox introduced the Commission Members and noted a quorum was present.

2. Approval of Meeting Minutes

2-1. July 21st, 2023, Regular Meeting Minutes

Note see attached meeting minutes.

 [BPBCA Zoning July 21st 2023 Minutes.pdf](#)

Decision MOTION (1)

Mr. Allen moved to approve the meeting minutes of July 21st, 2023, as presented.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

3. Call for Public Comments

Note 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.

Note There was none.

4. Reports

4-1. Communications and Correspondence

Note There was none.

4-2. ZEO: Jim Ventres

Note see attached report.

 [ZEO_Report_August_2023.xlsx](#)

Note Mr. Ventres noted that things have been relatively slow but that he did receive 3 applications today and has been told that 3 additional applications are forthcoming.

4-3. Ex-Officio: Arlene Garrow

Note Ms. Garrow had nothing to report.

4-4. Chairman: Jim Fox

Note Mr. Fox had nothing to report.

5. Old Business

5-1. Review and discussion regarding status of updating all current Zoning Regulations.

Decision MOTION (2)

Mr. Allen moved to table this item until after they hold the second Public Hearing on September 15th, 2023.

Mr. Katzbek seconded the motion.

Motion carried, 5-0-0.

6. New Business

6-1. Any action necessary on Proposed new BPBCA Zoning regulations.

Note Mr. Ventres said other than the tweaking discussed no new items were brought up.

6-2. Election of Zoning Commission Chairman and Secretary for 2023 to 2024 calendar year.

Note Mr. Fox said part of the process every year is to decide on who they'd like to have as their Chairman and Secretary of the Commission; he's been honored to serve as Chair for the last 7 years and would be interested in continuing to do so if it's the decision of the commission. He added that he's happy to step aside if there is an additional interested party.

Note MOTION (3)

Mr. Fox moved to nominate Jim Allen as Zoning Commission Secretary for the 2023-2024 calendar year.

Mr. Horoho seconded the nomination.

Note Mr. Fox called for any further nominations for Secretary and there were none.

Decision MOTION (4)

Mr. Fox moved to accept Jim Allen as Zoning Commission Secretary for the 2023-2024 calendar year.

Mr. Horoho seconded the motion.

Motion carried, 6-0-0.

Note MOTION (5)

Mr. Allen moved to nominate Mr. Fox as Zoning Commission Chair for the 2023-2024 calendar year.

Mr. Horoho seconded the nomination.

Note Mr. Fox called for any further nominations for Chair and there were none.

Decision MOTION (6)

Mr. Allen moved to accept Mr. Fox as Zoning Commission Chair for the 2023-2024 calendar year.

Mr. Horoho seconded the motion.

Motion carried, 5-0-0.

7. Adjournment

Note The next Zoning Commission meeting is scheduled for September 15th, 2023, and will follow the Zoning Commission Public Hearing to consider revisions to the Zoning Regulations, which will begin at 6:00 p.m.

Decision MOTION (7)

Mr. Horoho moved to adjourn the August 25th, 2023, Special Meeting of the BPBCA Zoning Commission at 7:14 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary