

Minutes of Black Point Beach Club Zoning September 15th, 2023, Regular Meeting - 09/15/23

Date and time: 09/15/23 6:35 PM to: 09/24/23 7:04 PM

Present: Brooke Stevens, Recording Secretary, Jim Ventres, Zoning Enforcement Official, Jim Allen, Secretary, John Horoho, Regular Member, Mike Walsh, Alternate, Keith Turner, Alternate, Absent:, Jim Fox, Chairman, Betsy Klemmer, Regular Member, Joseph Katzbek, Regular Member, Jason Bookmiller, Alternate

CC: Arlene Garrow, Zoning Liaison

Location: BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

Link: <https://app.meetingking.com/meetings/404736>

Topics

1. Call to Order

Note Secretary Allen called the Regular Meeting of the Black Point Beach Club Association Zoning Commission to order at 6:35 p.m.

2. Additions to the Agenda

Note There were none.

3. Approval of Zoning Minutes from 08/25/2023 Meetings

3-1. August 25th, 2023, Public Hearing Meeting Minutes

Note see attached minutes.

 [Minutes-of-Black-Point-Beach-Club-Zoning-August-25th-2023-Public-Hearing-08_25_23.pdf](#)

Decision MOTION (1)

Mr. Horoho moved to approve the Public Hearing Meeting Minutes of August 25th, 2023, as submitted.

Mr. Walsh seconded the motion.

Motion carried, 4-0-0.

3-2. August 25th, 2023, Special Meeting Minutes

Note see attached minutes.

 [Minutes-of-BPBCA-Zoning-Commission-Special-Meeting-08_25_23-1.pdf](#)

Decision MOTION (2)

Mr. Horoho moved to approve the Special Meeting Minutes of August 25th, 2023, as submitted.

Mr. Walsh seconded the motion.

Motion carried, 4-0-0.

4. 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.

4-1. Cindy Trocki of 22 Blue Heron

Note Ms. Trocki said she wanted to supply the Commission with copies of all the deeds for Black Point, which she handed to Mr. Ventres.

5. Reports

5-1. Communications and Correspondence

Note There was none.

5-2. ZEO: Jim Ventres

Note see attached report.

 [ZEO_Report_September_2023.xlsx](#)

Note Mr. Ventres noted he received 3 applications last week and an additional 3 applications this week, and they range from major additions to the request for a small shed.

5-3. BPBCA Board of Governors Ex-Officio: Arlene Garrow

Note Ms. Garrow had nothing to report.

5-4. Chairman: Jim Fox

Note Mr. Fox was not in attendance and Mr. Allen said he has nothing to report in his stead.

6. Old Business

6-1. Regulation Review- Discussion, review, and any action deemed necessary on proposed new BPBCA Zoning Regulations.

Note Mr. Ventres did a run through of the points raised during the Public Hearing and noted some of the following:

Decks in all the other communities he has worked in aren't part of the building coverage because it doesn't have a cover or roof.

That has been practiced for decades.

You also don't have an impervious coverage limit.

Attorney Branse noted that somebody could actually pave and cement their entire yard.

There's nothing in the regulations that addresses that, just building coverage which is 35%.

In terms of raised patios, 21 Sea Spray they built an entire retaining wall to raise the entire yard.

There is always that option for similar situations.

If they want to, they can state that a patio has to be 5 ft.

The measurement the way it reads now, is 18 inches at any point.

Note Mr. Horoho noted that if you leave the door open a crack it gets kicked open, and it might be best to include the 5 ft stipulation.

Note Mr. Ventres briefly discussed how a front patio could in fact be made into a patio.

Note Ms. Garrow briefly detailed her time of the ZBA and how they've always included the deck in the 35% lot coverage. She noted the numerous people who could come back since they were told no at their ZBA hearing since their deck was included.

Note Mr. Ventres noted if someone wants to enclose the deck down the road, it becomes coverage.

Note Mr. Ventres said he's fine with eliminating the harmony portion of the regulation but suggests they keep the metal aspect.

Note Mr. Horoho agreed and said they're not charged with design and review.

Note Mr. Ventres said they can continue to take care of the typos, eliminate purpose, change the definition of family, and include a 5 ft setback for patios.

Note Mr. Horoho said 5 ft acts as a bit of a buffer but is not going to have real impact on the quality of life.

Note Ms. Garrow said as far as the yard goes, they were at 2 inches and now they're at 18 inches. Mr. Ventres replied that 2 inches was impossible.

Note Mr. Ventres said on page 25 he added the missing property owned by the Association and added the word "bakery" as a permitted use for the store/business district.

Note Mr. Ventres said he eliminated boat trailers.

Note The Commission further discussed accessory dwellings and Mr. Horoho suggested they say no metal structures and address the rest of it next year. Mr. Ventres concurred.

Note Mr. Walsh said going back to the patio setback he thinks it should be 5 ft, and the rest of the Commission agreed.

Note Mr. Ventres said he will revise the draft per the discussion this evening and everyone can weigh in prior to taking a vote on this matter.

7. New Business

Note There was none.

8. Adjournment

Note The next Zoning Commission meeting is scheduled for October 20th, 2023.

Decision MOTION (3)

Mr. Horoho moved to adjourn the September 15th, 2023, Special Meeting of the BPBCA Zoning Commission at 7:04 p.m.

Mr. Turner seconded the motion.

Motion carried, 4-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary