

Minutes of BPBCA Zoning Commission Regular Meeting - 10/20/23

Date and time: 10/20/23 6:00 PM to: 10/20/23 6:16 PM

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

CC: Arlene Garrow, Zoning Liaison

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

Link: <https://app.meetingking.com/meetings/406165>

Topics

1. Call to Order

Note Chairman Fox called the Regular Meeting of the Black Point Beach Club Association Zoning Commission to order at 6:02 p.m. and did roll call; a quorum was present.

2. Additions to the Agenda

Note There were none.

3. Approval of Zoning Minutes from 9/15/2023

Note see attached minutes.

 [Minutes of Black Point Beach Club Zoning September 15th 2023 Regular Meeting 09 15 23.pdf](#)

Decision MOTION (1)

Mr. Horoho moved to approve the Meeting Minutes of September 15th, 2023, as submitted.

Ms. Klemmer 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.

Note There was none.


5. Reports

5-1. Communications and Correspondence

Note There was none.

5-2. ZEO: Jim Ventres

Note see attached report.

 [3474_001.pdf](#)

Note Mr. Ventres said surprisingly, things are continuing, today he received an application for a new house and for a large addition.

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 had some of the following remarks:

He apologizes for not being able to make the last meeting due to work commitments.

He wants to make sure that he expresses his gratitude and appreciation to all involved- each and every member of the Commission, the Zoning Enforcement Officer, and the Recording Secretary.

One of the things that he's most proud about is that despite the continuous change of the Commission in terms of the roster changing, they continue to be very well aligned.

Their goal as a Commission is to continue to update the regulations to ensure that they're also fully aligned, so the community can continue to grow and thrive.

He wants to thank the Commission for all of their work.

He originally thought they had updated their regulations pretty well during the last eight years, but this last revision was driven by a different need.


The volume of the update, so to speak, is extensive.

It's taken an awful lot of work to get to where we are tonight.

6. Old Business

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

Note see attached revised regulations.

 [3473_001.pdf](#)

Note Mr. Fox reminded those in attendance that they previously held a public hearing to review the revisions, and that the hearing was closed, and Commission Members have had the opportunity to review the changes again and make any additional comments to Mr. Ventres.

Note Mr. Fox explained that the draft in front of them today is a cleaned-up version of the regulations from the last meeting, and Mr. Ventres thanked everyone for their assistance, noting that additional eyes are helpful, when you're reviewing the same document 7 or 8 times.

Note Mr. Fox asked if anyone feels they have missed something, if further cleanup is needed, or if any of the content seems inappropriate?

Note Mr. Horoho said anything that could be done, has been done.

Note No one had any other comments, or suggestions for alterations to the draft.

Note The Commission briefly discussed what the appropriate effective date would be for the new regulations.

Mr. Horoho asked if he knows of any imminent applications working under the old regulations, that might be impacted by the new regulations, and Mr. Ventres replied no, that people have been relatively apprised and have come an eye on the drafts as they've been posted to the website.

He added that he's been asked questions but he's aware of nothing forthcoming that would have to be altered because of the new version. Mr. Horoho said if that is the case, he thinks December 1st is an appropriate effective date.

Decision MOTION (2)

Mr. Horoho moved to accept the regulations as was initially drafted and proposed for tonight's meeting with an effective date of December 1st, 2023.


Mr. Katzbek seconded the motion.

Motion carried, 4-0-0.

7. New Business

7-1. Set Schedule of Zoning Commission meetings for 2024

Note see attached calendar.

 [3475_001.pdf](#)

Note Mr. Fox noted that Mr. Allen provided a draft calendar for them which is the standard they've been following for several years and includes the March and October "if needed" tag.

Decision MOTION (3)

Ms. Klemmer moved to accept the 2024 Meeting Calander as proposed.

Mr. Katzbek seconded the motion.

Motion carried, 4-0-0.

8. Adjournment

Note The next Zoning Commission meeting is scheduled for March 15th, 2024, if needed. If the March meeting is deemed unnecessary, the next regularly scheduled meeting is scheduled for April 19th, 2024.

Decision MOTION (4)

Mr. Horoho moved to adjourn the October 20th, 2023, Regular Meeting of the BPBCA Zoning Commission at 6:16 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 4-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary