

Minutes of BPBCA Zoning Commission May 16th, 2025, Regular Meeting - 05/16/25

Date and time: 05/16/25 6:00 PM to: 05/16/25 6:45 PM

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

CC: Arlene Garrow, Former BOG Member

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

Topics

1. Call to Order

Note Chairman Fox called the Regular Meeting of the Black Point Beach Club Association Zoning Commission to order at 6:01 p.m. and did roll call; a quorum was present.

2. Approval of Meeting Minutes

2-1. BPBCA April 11th, 2025, Zoning Commission Meeting Minutes

Note see attached minutes.

 [Minutes-of-BPBCA-Zoning-Commission-April-11th-2025-Regular-Meeting-04_11_25.pdf](#)

Decision MOTION (1)

Ms. Klemmer moved to approve the Meeting Minutes of April 11th, 2025, as submitted.

Mr. Katzbek seconded the motion.

Motion carried, 4-0-0.

3. Public Delegations

Note Public Delegations 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. During delegations, the members of the Commission will not directly answer questions or make comments.

Note There were none.

4. Reports

4-1. Communications and Correspondence

Note There was none.

4-2. ZEO: Jim Ventres

Note see attached ZEO report.

 [ZEO-Report-May-2025.pdf](#)

Note Mr. Ventres reported a busy period with roofing permits and building demolitions. He addressed a complaint about a contractor damaging a lawn, which was resolved. He followed up on properties with long-standing building matters, including unregistered vehicles and boats. Letters were sent with a deadline for compliance. Non-compliance will result in cease-and-desist orders and potential legal action.

4-3. Ex-Officio: Arlene Garrow

Note Ms. Garrow had nothing to report.

4-4. Chairman: Jim Fox

Note Mr. Fox noted that the Annual Meeting will take place on May 24th, 2025, and acts as an official kickoff for the summer season. He will be giving a short zoning presentation.

5. Old Business

5-1. Review of current Zoning Regulations.

Note The Commission continued their review of the current Zoning Regulations. Discussion centered on proposed language for business signage. The owner of the Black Point Market provided measurements of existing signage, which is below the proposed 10% of frontage face for signage. A suggestion was made and agreed upon for freestanding signs to be limited to six square feet. The language was modified to include the illumination of signs only being permitted during business hours.

Note see document.

 [Page 1.pdf](#)

Note see document.

 [Page 2.pdf](#)

Note Following the discussion from the previous zoning meeting, ground-mounted solar panels were added to the building area/building coverage regulations.

Note The discussion revisited the measurement of hedges at intersections. The current practice of measuring from the road was deemed adequate. A suggestion was made to include a note advising people of the town's right of way when planting hedges.

Note A discussion was held about the safety implications of hedges growing too close to the road, potentially limiting refuge areas for pedestrians and cyclists. While no immediate action was taken, an advisory in the newsletter was suggested.

6. New Business

6-1. Discussion of East Lyme Short Term Rental Report

Note see report: https://eltownhall.com/wp-content/uploads/2024/05/STR-Committee-Status-Report-4_24-final.pdf

Note The Commission reviewed recommendations from the town regarding short-term rentals.

Note The current regulation for Black Point limits rentals to a seven-day minimum.

Note The possibility of creating a registry of short-term rental properties was discussed. Concerns were raised about enforcement and whether a registry would be effective. The potential for insurance implications for property owners who rent out their homes was also mentioned.

7. Adjournment

Decision MOTION (2)

Ms. Klemmer moved to adjourn the May 16th, 2025, BPBCA Zoning Commission Regular Meeting at 6:45 p.m.

Mr. Horoho seconded the motion.

Motion carried, 4-0-0.

Note The next Zoning Commission meeting is scheduled for June 20th, 2025, at 6:00 p.m.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

	A	B	C	D	E	F	G	H	I	J
1	Zoning Projects			BPBCA	May	2025	Report			
2	Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
3	2023									
4	JV - 4 - 23	Feb 1	26 Sea Spray	Orszulak	5.19 / 20	Addition	1050	A	Under Constr	Insp 5/9/2025
5	JV - 40 - 23	Nov 6	30 Woodland	Tanasi	5.9 / 14	Garage	\$450	A	Under Constr	Insp 5/9/2025
6	JV - 43 - 23	Nov 17	26 Sea Spray	Orszulak	5.19 / 20	Garage	\$150	A	Under Constr	Insp 5/9/2025
7	2024									
8	BP - 11 - 24	April 24	1 Whitecap	Burnett	5.11 / 7	Deck	\$150	A	Under Const	Insp 5/9/202
9	BP - 20 - 24	June 8	49 Sea Spray	Rowe	5.18 / 15	Addition	900	A	Not Started	Insp 5/9/2025
10	BP - 23 - 24	June 30	46 Sea Spray	Ferri	5.18 / 19	Addition	1200	A	Completed	4/28/2025
11	BP - 24 - 24	July 6	112 East Shore	Casey	02.7 / 17	New Hse & apt	2100	A	Under Const	Insp 5/9/2025
12	BP - 26 - 24	July 6	42 Billow	Bezilla	5.10 / 41	Replace Shed	NC	A	Under Const	Insp 5/9/2025
13	BP - 29 - 24	July 26	30 South Trail	Lane	5.18 / 30	Shed		A		
14	BP - 30 - 24	August 15	6 Seaview	McAndrews	5.15 / 34	Addition	1500	A	Under Const	Insp 5/9/2025
15	BP - 33 - 24	August 20	92 East Shore	Dagata	5.19 / 92	POD	NC	A	Installed	Insp 5/9/2025
16	BP - 34 - 24	Oct 16	6 Bellaire	Drenen	5.10 / 21	Overhang ext	150	A	Under Const	Insp 5/9/2025
17	BP - 35 - 24	Oct 24	19 South Tr	Cini	5.18 / 7	Generator	150	A	Under Const	Insp 5/9/2025
18	BP - 39 - 24	December 11	24 Indianola	Ferrentino	5.11 / 11	Addition	600	A	Under Const	Insp 5/9/2025
19	2025									
20	BP - 1 - 25	Jan 11	48 Billow	Wiley	5.10 / 23	Propane	45	A	Completed	3/21/2025
21	BP - 2 - 25	Jan 11	18 Sea Breeze	Smith	5.15 / 61	Dumpster	NC	A	Removed	3/13/2025
22	BP - 3 - 25	Jan 11	43 Seaview	Green	5.14 / 89	Dumpster & POD	NC	A	Removed	4/3/2025
23	BP - 4 - 25	Jan 11	49 Sunset	Turner	5.14 / 121	Dumpster	NC	A	Removed	3/21/2025
24	BP - 5 - 25	Jan 14	92 East Shore	D'Agata	5.19 / 92	Addition	750	A	Under Const	Insp 5/9/2025
25	BP - 6 - 25	Jan 16	9 Sunset Ave	Downey	5.10 / 4	HVAC	150	A	Completed	3/21/2025
26	BP - 7 - 25	Jan 17	35 Nehantic	Albert	5.19 / 92	Addition	300	A	Under Const	Insp 5/9/2025
27	BP - 8 - 25	Feb 14	41 Sea Spray	Horoho	5.18 / 18	Propane	45	A	Completed	3/21/2025
28	BP - 9 - 25	March 1	24 Seacrest Ave	Bonacci	5.15 / 16	Heat pump	150	A	Not Started	Insp 5/9/2025
29	BP - 10 - 25	March 1	42 Nehantic	Doherty	5.10 / 75	Shower	45	A	Under Const	Insp 5/9/2025

	A	B	C	D	E	F	G	H	I	J
30	BP - 11 - 25	March 8	49 Billow	Bosco	5.10 / 27	Addition	450	A	Not Started	Insp 5/9/2025
31	BP - 12 - 25	March 20	13 Brightwater	Parsons	5.19 / 61	Addition	900	A	Under Const	Insp 5/9/2025
32	BP - 13 - 25	March 29	13 Indianola	McMahon	5.11 / 16	Fence / shower	450	A	Under Const	Insp 5/9/2025
33	BP - 14 - 25	March 31	42 Nehantic	Doherty	5.10 / 75	generator / propane	300	A	Under Const	Insp 5/9/2025
34	BP - 15 - 25	April 3	56 Indianola	Mazadoorian	5.14 / 24	Stairs	150	A	Not Started	Insp 5/9/2025
35	BP - 16 - 25	April 3	24 Cottage	Gleason	5.10 / 134	Stairs	150	A	Not Started	Insp 5/9/2025
36	BP - 17 - 25	April 15	8 Sunset Ave	Hickey		Fence / shower	150	A	Completed	5/9/2025
37	BP - 18 - 25	April 18	1 Whitecap	Burnett		HVAC	150	A	Not Started	Insp 5/9/2025
38	BP - 19 - 25	April 25	13 Blue Heron	Richmond		Dumpster	NC	A		
39	BP - 20 - 25	May 2	20 Seaview	Wunder	5.15 / 39	Fence / shower	75	A	Not Started	Insp 5/9/2025
40	BP - 21 - 25	May 5	8 Sea Crest	Arpin	5.15 / 10	Shed	300	A	Not Started	Insp 5/9/2025
41	BP - 22 - 25	May 9	11 Nehantic	Mintel	5.11 / 34	Landing	45	A		
42	BP - 23 - 25	May 9	51 Sea View Ave	Smith	5.14 / 86	Fence	75	A		
43										
44										