

Minutes of BPBCA Zoning Commission April 11th, 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 Deboboli (slip 3213), Mike Deboboli (slip 3213), Mike Walsh, Regular Member, Keith Turner, Alternate

CC: Arlene Garrow, Zoning Liaison

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