

Minutes of BPBCA Zoning Commission June 20th, 2025, Regular Meeting - 06/20/25

Date and time: 06/20/25 6:00 PM to: 06/20/25 6:33 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, Mike Walsh, Regular Member, Keith Turner, Alternate, Absent:, Jason Bookmiller, Alternate, Gale Shepard, Alternate

CC: David Weiss, 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 6:00 p.m. and did roll call; a quorum was present.

2. Approval of Meeting Minutes

2-1. BPBCA May 16th, 2025, Zoning Commission Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA Zoning Commission May 16th 2025 Regular Meeting 05 16 25.pdf](#)

Decision MOTION (1)

Mr. Katzbek moved to approve the Meeting Minutes of May 16th, 2025, as submitted.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

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 was none.

4. Reports

4-1. Communications and Correspondence

Note There was none.

4-2. ZEO: Jim Ventres

Note see attached ZEO Report.

 [ZEO Report June 2025 .pdf](#)

Note Mr. Ventres's report highlighted some of the following:
Work on projects is continuous and steady, but large projects are taking a long time.
He hasn't seen plans for some house tear-downs yet.

Note Mr. Ventres discussed ongoing issues with property owners regarding regulations. He plans to issue cease and desist orders.

Note He mentioned researching statutes regarding illegally registered vehicles in Connecticut for full-time residents who are registered to vote in other states, such as Florida.

Note Mr. Horoho shared that he read an article stating the Department of Motor Vehicles does not have the budget or resources to pursue such cases and does not want to be bothered. Mr. Ventres indicated he would still investigate.

4-3. Ex-Officio: David Weiss

Note Mr. Weiss noted there are three new Board of Governors members: himself, Dominic Reiss, and Kelly Fecteau. A significant task for the next BOG meeting will be assigning new members to the 12 committees, and he has volunteered to be the Ex-Officio for the Zoning Commission.

Note Mr. Weiss brought up the need to discuss maintaining street corners due to safety concerns, noting that he almost had an accident himself.

Note Mr. Fox acknowledged that overgrown hedges at corners are a long-standing issue for the Zoning commission, particularly challenging due to hedges growing constantly, especially in summer.

Note Mr. Fox explained that congested roads, increased use of golf carts, scooters, and electrified personal transportation, all moving faster, led to amending the hedge regulation last fall.

Note The regulation was changed from a 10-foot setback at 42 inches to a 20-foot setback at 36 inches from intersections, with no public pushback. The goal is to open up the "viewing triangle" for safety, especially for children on scooters.

Note Mr. Weiss commended a gentleman on East Shore for cutting his hedge to the proper height, reducing privacy but prioritizing safety.

4-4. Chairman: Jim Fox

Note Mr. Fox praised property owners who cut their hedges to meet the new regulations. They understand it is important for safety and to avoid legal issues if an accident were to happen.

Note He noted that two or three homeowners who have refused to comply and how a company cutting hedges told him to "go away."

Note Mr. Fox stressed that the regulation applies to intersections of roads and access ways.

Note Mr. Walsh commented that replacing hedges with fences might reduce maintenance costs in the long run.

Note Mr. Ventres said that while there's no specific town regulation about hedges covering stop signs, it's a public safety issue.

5. Old Business

5-1. Review of current Zoning Regulations.

Note Mr. Fox explained that the primary focus moving forward is on business district signage regulations. Other aspects of the regulations have largely been put to rest.

Note Mr. Ventres confirmed he has been working with the store owner on sign measurements and expects to have the updated verbiage buttoned up for the July meeting, allowing for a public hearing.

Note Mr. Ventres brought up a note from last year's master plan discussion- new house construction and stormwater management:

It's difficult to implement strict stormwater management on small lots with 35% coverage plus driveways/walkways, especially given the prevalence of ledge and poor soil conditions (which necessitated the sewer system).

Maryland's approach to stormwater with large catch basins (20-foot basins) designed for infiltration. This would require town funding and there are larger problems upstream with Niantic Bay.

Note Mr. Horoho believes this issue is to remain with the town, not the Commission, as it's a town-wide issue, not just single-lot development.

Note Mr. Ventres clarified that there's nothing for the Commission to do regarding stormwater management unless new innovative technology emerges.

Note A motion to set a public hearing for the signage changes will be brought up at the July meeting.

6. New Business

6-1. Discussion on Property Maintenance

Note see attachment.

 [Guide to Property Maintenance 4-22-20.docx](#)

Note Mr. Fox explained that a property maintenance guide was created in 2018 or 2019 as a community guidance document, not specific rules, but rather an educational tool for property owners. It was submitted to the Board of Governors, but nothing came of it.

Note The guide covers topics tied to regulations, such as junk/unlicensed vehicles/debris, yard waste, pets, the East Lyme blight ordinance, street corners, boats, trailers, and pods.

Note The Commission discussed if it made sense to revisit the guide now, and agreed it's important and needs edits to align with current regulations, specifically hedge heights.

Note Mr. Fox clarified that the document currently has no standing and would need updating if the Commission decides to move forward.

Note Mr. Walsh suggested updating and re-including it in the Black Pointer publication, similar to when it was first originated in 2019.

Note Mr. Fox requested that members review the current guide and identify any necessary tweaks or additions for the next meeting to make it a thorough guide.

Note Mr. Walsh proposed informing contractors about local rules, like construction start and end times (8 AM-5 PM in summer; 7 AM-4 PM in winter), especially with many ongoing projects. Mr. Horoho countered that homeowners are ultimately responsible and could receive these notices with their tax bills.

Note Mr. Fox confirmed that the town does not have a regulation for construction hours like the Association does.

7. Adjournment

Decision MOTION (2)

Mr. Walsh moved to adjourn the BPBCA Zoning Commission Regular Meeting at 6:33 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

Note The next Zoning Commission meeting is scheduled for July 18th, 2025, at 6:00 p.m., in the small conference room in back, due to a Club event at the usual location.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary