

Minutes of BPBCA Zoning Commission September 19th, 2025, Regular Meeting - 09/19/25

Date and time: 09/19/25 6:00 PM to: 09/19/25 6:45 PM

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

CC: Bill Bayne, 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 6:02 p.m. and did roll call; a quorum was present.

2. Approval of Meeting Minutes

2-1. BPBCA July 18th, 2025, Zoning Commission Meeting Minutes

Note see attached minutes.

 [2025-07-18-Zoning-Minutes.pdf](#)

Decision MOTION (1)

Mr. Walsh moved to approve the minutes of the July 18th, 2025, Zoning Commission Meeting as submitted.

Mr. Katzbek seconded.

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_September_2025.pdf](#)

Note *Mr. Ventres reported receiving three new applications in the last three days and two last week; several are total knockdowns, others involve additions.

*Mr. Fox noted this is a positive sign for the community. Mr. Ventres commented that Black Point is three times as busy as Giants Neck and Crescent Beach.

Note Mr. Ventres further detailed some of the following:

The boat trailer issue has been resolved; the boat is now registered.

Attorney Branse is preparing a letter to the biggest zoning offender of unregistered vehicles.

He contacted surveyor Jim Bernardo regarding the right of way, access way, and East Shore Drive.

Note Mr. Katzbek raised some concerns about noise. He noted heavy-duty trucks delivering material at 6:00 a.m. on Billow, disturbing residents.

Note Mr. Ventres said he can address issues with contractors if the project is identified and Mr. Fox pointed out construction noise is covered under existing regulations.

Note Mr. Horoho suggested recording company names to follow up directly.

Note Mr. Fox acknowledged some seawall projects are tide-dependent.

4-3. Ex-Officio: Bill Bayne filling in for David Weiss

Note Mr. Bayne noted he updated the Board of Governors on the following:

*Progress on the Property Maintenance Guide update.

*Concerns about overabundance of vehicles on certain properties.

*Discussion of combining Zoning and Planning, which he supports. He recommended the Commission prepare a proposal for the Board of Governors.

Note Mr. Bayne inquired about hedge heights:

*Mr. Fox stated that most property owners understand and comply after discussions, but some remain uncooperative, which is frustrating.

*He emphasized hedge management is important for safety at intersections.

*Mr. Ventres added that surveys will clarify property lines, and in some cases Public Works may assist once boundaries are confirmed.

4-4. Chairman: Jim Fox

Note There was no report.

5. Old Business

5-1. Continued Review of Zoning Regulations

Note Mr. Ventres distributed attachments; italicized and bold text indicates proposed changes.

 [Scanned_20250928-2018.pdf](#)

Note Topics discussed:

*Solar arrays- must meet existing setbacks.

*Hot tubs – treated similarly to above-ground pools.

*Unregistered vehicles – Attorney Branse recommended keeping current language; after 90 days without due diligence, enforcement follows Connecticut statutes.

*Signage – neon signs in residences are prohibited.

Note The proposed changes will read as follows:

 [BPBCA-Draft-2025-Regs-for-posting.doc](#)

Decision MOTION (2)

Mr. Horoho moved to schedule a Public Hearing on October 17th, 2025, at 6:00 p.m., immediately followed by the Regular Meeting.

Mr. Walsh seconded the motion.

Motion carried, 4-0-0.

5-2. Continued Review of Property Maintenance Guide

Note Mr. Horoho presented an updated draft to the Commission Members. He discussed how the guide is intended as a reference tool linked to the Zoning Regulations.

Note Discussion highlights:

*Street corner hedges: guideline of 3 ft from pavement edge is not an enforceable zoning regulation.

*Mr. Fox suggested framing language carefully to address road safety challenges.

*Mr. Ventres observed most residents do not own property up to road edges; document provides general guidance.

*Mr. Horoho noted guide is not enforceable but useful as reference.

*Mr. Fox concluded Commission will finalize review and forward to the Board of Governors for consideration.

Note Mr. Bayne raised blight concerns. East Lyme has an ordinance, but it is burdensome. Mr. Ventres added that lengthy probate cases can worsen blight issues.

6. New Business

Note The Public Hearing date has already been set, so there was no additional new business.

7. Adjournment

Decision MOTION (3)

Mr. Walsh moved to adjourn the September 19th, 2025, BPBCA Zoning Commission 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 October 17th, 2025, and will immediately follow the Zoning Commission Public Hearing that is scheduled for 6:00 p.m.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary