

REGULAR MEETING AGENDA  
Friday, September 19, 2025 - 6pm

**BLACK POINT BEACH CLUB ZONING COMMISSION**

Black Point Beach Clubhouse, Meeting Room

6 Sunset Avenue, Niantic, CT.

CHAIRMAN: Jim Fox

ZEO: Jim Ventres

SECRETARY: John Horoho

RECORDING SECRETARY: B. Stevens

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**CALL TO ORDER**

**I. ROLL CALL AND ESTABLISHMENT OF QUORUM**

**II. CALL FOR ADDITIONS TO THE AGENDA**

**III. APPROVAL OF ZONING MEETING MINUTES 07/18/2025**

**IV. CALL FOR PUBLIC Delegations**

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.

**V. REPORTS**

- A. Communications and Correspondence
- B. ZEO: Jim Ventres
- C. Board of Governors Ex-Officio
- D. Chairman: Jim Fox

**VI. OLD BUSINESS**

- A. Continued review of current Zoning Regulations.
- B. Continued review of "Property Maintenance Guide".

**VII. New Business**

- A. Set Public Hearing date for proposed zoning regulation updates.

**VIII. Adjournment**

**Next meeting Friday October 17, 2025 6 PM**