REGULAR(Hybrid) MEETING AGENDA

Friday, October 17, 2025 – Immediately following Public Hearing

BLACK POINT BEACH CLUB ZONING COMMISSION

Topic: Black Point Beach Club Zoning Commission Public Hearing  
Time: Oct 17, 2025 06:00 PM Eastern Time (US and Canada)  
<https://us02web.zoom.us/j/9460236028?pwd=MFduSCtuMDc4OXdIb1ZrZ1JOem5vQT09&omn=85908734304>  
Meeting ID: 946 023 6028  
Passcode: 052633  
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+13092053325,,9460236028#,,,,\*052633# US  
+13126266799,,9460236028#,,,,\*052633# US (Chicago)  
Black Point Beach Clubhouse, Meeting Room 6 Sunset Avenue, Niantic, CT.

CHAIRMAN: Jim Fox ZEO: Jim Ventres

SECRETARY: John Horoho RECORDING SECRETARY: B. Stevens

**CALL TO ORDER**

1. **ROLL CALL AND ESTABLISHMENT OF QUORUM**
2. **CALL FOR ADDITIONS TO THE AGENDA**
3. **APPROVAL OF ZONING MEETING MINUTES 09/19/2025**
4. **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.

1. **REPORTS**
   1. Communications and Correspondence
   2. ZEO: Jim Ventres
   3. Board of Governors Ex-Officio
   4. Chairman: Jim Fox
2. **OLD BUSINESS**
   1. Continued discussion and review of current BPBCA Zoning Regulations and/or proposed new regulations - post Public Hearing on same.
   2. Continued review of “Property Maintenance Guide".
3. **New Business**
   1. Possible action necessary on Proposed new BPBCA Zoning regulations under review from public hearing.
   * Creation of a Business District Signage Regulation.
   * Amendment of Definitions section pertaining to signage.
   * Include ground mounted solar panels in the building coverage.
   * Allow small hot tubs to be treated the same as small pools.

B. Review proposed dates and set 2026 meeting schedule.

**VIII. Adjournment**