

REGULAR MEETING AGENDA  
Friday, March 20, 2026 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 10/17/2025**

**IV. APPROVAL OF PUBLIC HEARING MINUTES 10/17/2025**

**V. 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.

**VI. REPORTS**

A. Communications and Correspondence

B. ZEO: Jim Ventres

C. Board of Governors Ex-Officio: David Weiss

D. Chairman: Jim Fox

**VII. NEW BUSINESS**

A. Review and discussion of current Zoning Regulations. (New Business Only)

**VII. ADJOURNMENT**

**Next meeting Friday April 17, 2026 6 PM**