

# Minutes of BPBCA Zoning Commission March 20th, 2026, Regular Meeting - 03/20/26

**Date and time:** 03/20/26 6:00 PM to: 03/20/26 7:00 PM

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

**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. A quorum was present.

### 2. Call for Additions to the Agenda

**Note** There were none.

### 3. Approval of Meeting Minutes

#### 3-1. Zoning Public Hearing Minutes of October 17th, 2025

**Note** see attached minutes.

 [Minutes of BPBCA Zoning Commission October 17th 2025 Hybrid Public Hearing 10 17 25.pdf](#)

**Decision** MOTION (1)

Ms. Klemmer moved to approve the Public Hearing Minutes of October 17th, 2025.

Mr. Horoho seconded the motion.

Motion carried, 4-0-0.

#### 3-2. Zoning Regular Meeting Minutes of October 17th, 2025

**Note** see attached minutes.

 [Minutes of BPBCA Zoning Commission October 17th 2025 Hybrid Regular Meeting 10 17 25.pdf](#)

**Decision** MOTION (2)

Ms. Klemmer moved to approve the Regular Meeting Minutes of October 17th, 2025, as presented.

Mr. Turner seconded the motion.

Motion carried, 4-0-0.

### 4. 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.

#### 4-1. Jim Mastria of 8 Bellaire Road

**Note** Mr. Mastria introduced himself and noted his family has been in Black Point since 1989 and that he and his family are now permanent residents. He explained that he previously served two full terms on the Zoning Commission, and is familiar with the Commission's procedures, regulations, and workload. He expressed willingness to serve again as an Alternate if the Commission feels he could contribute.

**Note** He offered to answer any questions; none were posed.

## 5. Reports

### 5-1. Communications and Correspondence

**Note** Mr. Fox reported correspondence from a resident regarding fence permitting. The resident contacted the Zoning Commission, ZEO Jim Ventres, and the Board of Governors.

**Note** The resident argued that fences and sheds are exempt in larger municipalities and should be exempt in Black Point. Mr. Fox explained that Black Point's small lot sizes and informal property line histories require zoning oversight; Exemptions in other towns do not apply to Black Point.

**Note** Email correspondence will be attached to the minutes.

 [Zoning Correspondence\\_email\\_exchange.pdf](#)

### 5-2. ZEO: Jim Ventres

**Note** see attached ZEO report.

 [ZEO March Report.pdf](#)

**Note** Mr. Ventres reported high permit volume, significantly more than other beach associations and several new permits were added since the last report. No major enforcement issues.

### 5-3. Board of Governors Ex-Officio

**Note** Mr. Weiss shared that the Board has reviewed the Zoning Commission's guide over the past two meetings, and after edits, the Board will vote next Thursday on approving and distributing it.

**Note** Mr. Fox noted the guide originated in 2019 but was never acted upon by the previous BOG. The Zoning Commission welcomes edits and appreciates the Board's renewed engagement.

**Note** Mr. Weiss replied that some of the language has been mellowed a bit to make the guide more broadly acceptable.

### 5-4. Chairman: Jim Fox

**Note** Mr. Fox shared that Commission Member Joe Katzбек has moved out of Black Point due to family changes. He expressed appreciation for his Fire service expertise, significant contributions to shed and accessory structure regulations and hands-on work helping the Commission visualize size thresholds.

**Note** As a result of the vacancy, Mr. Fox is requesting that the Board of Governors appoint James Mastria to a three-year Alternate term; he previously served two terms as an Alternate and brings extensive zoning experience.

**Note** Mr. Fox is also requesting that the Board of Governors appoint Lil Deschenko to complete the remainder of Keith Turner's Alternate term; Mr. Turner will be elevated to a Full Member at the next BOG meeting. He clarified that historically, the Liaison brings these requests directly to the Board during their report.

## 6. New Business

### 6-1. A. Review and discussion of current Zoning Regulations

**Note** Mr. Fox opened the Commission's annual review of the Zoning Regulations. He expressed pride in the Commission's proactive updates over the past decade. He observed that other beach associations have made few changes or have modeled their regulations after Black Point's.

**Note** Commissioners were asked to identify areas that may need further refinement.

**Note** Mr. Horoho referenced the October 17th, 2025, Regular Meeting Minutes and read the following passage into the record:

"Mr. Fox clarified this motion formally adopts the signage regulation changes as discussed while acknowledging a further review and refinement of the broader signage definitions and enforcement language to continue in the coming months. Commission members agreed this step was necessary to address immediate concerns while allowing time for a deeper, more comprehensive update."

**Note** Mr. Fox agreed and confirmed that signage definitions and enforcement language will be part of the upcoming review process.

**Note** Mr. Ventres applied Commission Members with a handout and explained that his recommendations are in yellow while the green shows statutory authority.

 [Ventres\\_attachment.pdf](#)

**Note** He identified the following Regulation issues which were discussed with the Commission:

1. Page 7 – Building Code Reference

\*Should reference the Connecticut State Building Code, as amended, not "East Lyme Building Code."

2. Page 20 – Yard Requirement Language

\*Current wording is unclear and may not reflect intended meaning.

\*Mr. Ventres will review and propose corrected language.

3. Satellite Dish Size

\*Regulation limits dishes to 18 inches, but industry standard is 24 inches.

\*Current rule could render many existing dishes nonconforming.

\*Mr. Ventres will provide manufacturer specifications.

4. Detached Garage Setbacks

\*Historical setbacks (20 ft front, 15 ft side) were unintentionally removed in 2020–2021.

\*The Commission must decide whether to reinstate 15 ft rear setbacks or allow reduced setbacks (such as 10 ft).

\*Existing garages remain legal nonconforming.

5. Structures, Fences & Exemptions

\*Black Point Regulations require permits for all structures, including fences.

\*Only solar panels and routine maintenance are exempt.

\*Building-code exemptions (such as sheds under 200 sq. ft.) do not exempt structures from zoning review.

\*Association Counsel confirmed-

"Exemption from one regulatory framework does not imply exemption from others."

**Note** Mr. Fox explained that under CGS 8-2, Black Point is a municipality with full Zoning authority and Black Point may require permits even if East Lyme does not.

There was a brief discussion on how zoning review helps protect residents from encroachments and potential disputes.

**Note** The Commission and Mr. Ventres also discussed electronic permitting, noting that it falls under the authority of the Board of Governors rather than zoning.

**Note** Mr. Ventres noted that online systems often result in incorrect submissions and additional fees-typically \$12 per application. He added that the current system works well since applicants email plans for pre-review, formal applications and checks are submitted physically, and 85% of applicants use pre-review to avoid issues.

## 7. Adjournment

**Decision** MOTION (3)

Mr. Horoho moved to adjourn the March 20th, 2026, BPBCA Zoning Commission Regular Meeting at 6:44 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 4-0-0.

**Note** The next BPBCA Zoning Commission meeting is scheduled for April 17th, 2026, at 6:00 p.m.

**Note** Respectfully Submitted,  
Brooke Stevens, Recording Secretary