

Minutes of BPBCA Zoning Commission June 19th, 2026, Regular Meeting - 06/19/26

Date and time: 06/19/26 6:00 PM to: 06/19/26 6:37 PM

Present: Brooke Stevens, Recording Secretary, Jim Fox, Zoning Commission Chairman, John Horoho, Secretary, Betsy Klemmer, Regular Member, Jim Mastria, Alternate, Gale Shepard, Alternate, Keith Turner, Regular Member, 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. and sat Ms. Shepard and Mr. Mastria as Regular Members for the evening; A quorum was present.

2. Call for Additions to the Agenda

Note There were none.

3. Approval of Meeting Minutes

3-1. Regular Meeting Minutes of May 15th, 2026

Note see attached minutes.

 [Minutes of BPBCA Zoning Commission May 15th 2026 Regular Meeting 05 15 26.pdf](#)

Decision MOTION (1)

Ms. Klemmer moved to approve the Meeting Minutes of May 15th, 2026, as submitted.

Ms. Shepard seconded the motion.

Motion carried, 5-0-0.

Note Mr. Turner arrived at 6:02 p.m.

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. Steve Beauchene of 20 East Shore Drive

Note Dr. Beauchene addressed the Commission. He noted that he previously served on the BOG, observed that the Commission is currently without an alternate member, and expressed interest in being considered for that vacancy, citing his six years of prior Board service. Mr. Fox noted that he had also acted as Ex-Officio for the Zoning Commission and therefore has strong familiarity with zoning matters.


Note Mr. Fox acknowledged his interest and thanked him for stepping forward.

5. Reports

5-1. Communications and Correspondence

Note Mr. Fox reported receiving only one item, an email which Mr. Ventres responded to. No other communications were received.

Note see attached correspondence.

 [Scanned_20260627-1352.pdf](#)

5-2. ZEO: Jim Ventres

Note see attached report.

 [ZEO_Report_June_2026.pdf](#)

Note Mr. Ventres delivered his ZEO report, noting that construction activity remains unusually high in Black Point despite the fact that square-foot building costs continue to rise. He confirmed that three previously identified homes still require demolition permits this year. He also reported receiving three new permit applications on June 9th.

5-3. Board of Governors Ex-Officio

Note Mr. Weiss delivered his Ex-Officio report and explained that he had provided Jim Fox with a list of all projects currently being handled by the BOG so that Mr. Fox could identify any areas where the Zoning Commission might assist.

Note He noted that the BOG will vote on the traffic study RFQ at its June 25th meeting. If approved, he and Bill Bayne will review the RFQ with the Police Department and the Director of Public Works to confirm that road-related responsibilities and scope are accurate. After that review, the RFQ will be sent to Jim Ventres, who will identify qualified firms to submit proposals for work anticipated in 2027.

Note Mr. Weiss added that a budget line will need to be included for this project and recalled prior resident concerns about delays in completing the study.

Note He also reported that Peter Baril has completed his three-year term on the Board of Governors, and that Mike Walsh has been elected to fill the position.

Note Mr. Weiss added that at the next BOG meeting, the Board will decide whether to apply for certificates of permission for fourteen projects currently under review. He noted that, if approved, the Board will move forward with submitting those COP applications.

5-4. Chairman: Jim Fox

Note Mr. Fox had nothing to report.

6. New Business

6-1. Zoning Commission Status

Note Mr. Fox detailed how there are some Member term expirations at the end of July, specifically Mr. Horoho and Ms. Klemmer.

Note Mr. Horoho said he would like to continue.

Note Ms. Klemmer indicated that she is unable to continue.

Note It was also mentioned that Ms. Shepard is planning to move before the end of the summer, meaning she will not be able to continue serving once she relocates. Ms. Shepard replied that she will be present for at least one more meeting.

Note Mr. Fox added that Mr. Walsh has now joined the BOG, so he will not be continuing either.

Note Mr. Fox said that the Commission therefore has several roster-related items it would like Mr. Weiss, in his Ex-Officio role, to bring back to the BOG for review. With Mr. Walsh's seat now open, the Board will need to fill his term, which runs through July 31st, 2027. Based on prior discussion, the Commission will request that the Board move Mr. Mastria from Alternate to Full Member to fill that vacancy.

Note Because Mr. Mastria's alternate seat would then open, and Dr. Beauchene has expressed interest, the Commission will request that the Board appoint Dr. Beauchene to the alternate position for the remainder of Mr. Mastria's term, which also runs through July 31st, 2027.

Note As new interested individuals are identified, the Commission will bring forward further recommendations. Mr. Fox noted that historically the Commission has operated with a full slate of members and alternates, and while occasional gaps occur, the alternate system ensures continuity. He will reach out to individuals on his short list who have previously expressed interest.

6-2. Possibility of combining Planning & Zoning and Discussion of Potential Projects

Note Mr. Fox commented that Mr. Weiss previously raised a broader structural point with him, whether Black Point should consider combining Planning and Zoning functions into a single Planning & Zoning Commission. He explained that most municipalities maintain separate Planning and Zoning Commissions, but smaller communities often combine them due to limited volunteer availability. He described how the Board of Governors currently functions as the de facto Planning Commission because Black Point does not have one.

Note He reviewed statutory responsibilities for Planning Commissions and contrasted this with the Zoning Commission's role regulating land use. Essentially, the difference between Planning Commissions and Zoning Commissions, is that planning bodies handle long-term development plans and subdivision rules, while zoning bodies regulate land use, issue permits, and review site plans. He noted that Black Point's Master Plan effectively serves as its POCD and has become an essential reference document for both the Commission and the Board.

Note It was noted that zoning regulations should always align with planning goals, so the two bodies are not working at cross-purposes.

Note Mr. Fox said that Black Point will not see new subdivisions, and Mr. Ventres added that the Master Plan still provides important checks and balances. In other towns, Planning & Zoning Commissions review municipal projects under 8-24 review to ensure they align with the community's long-term plan. Mr. Fox observed that having a Planning & Zoning Commission can also relieve the Board of Governors from being responsible for updating the Master Plan every ten years, since planning commissions typically handle that process.

Note He then reviewed several items the Commission may be able to assist the BOG with. The welcoming committee may need help creating a handout or informational document for new residents. He also mentioned the former realtor's cottage, which is scheduled for demolition; some residents have expressed interest in preserving it, but the owner intends to proceed with removal.

Other projects include the boundary expansion, the endowment fund, shoreline projects, and the EGI Walkway. Commissioners agreed that some items, such as the welcoming committee and boundary expansion, fit naturally within zoning's planning-related responsibilities, while others, such as the endowment fund, do not.

Note Mr. Fox said he believes topics like boundaries, planning questions, and the traffic study are areas where the Commission can be helpful. He explained that the Commission originally recommended including the traffic study in the Master Plan, which is why it has now progressed to the point where the Board is preparing to move forward.

Note Mr. Fox said the Board's request for potential assistance make sense given the Commission's available time. With only two regulation updates under consideration this year, and a strong set of regulations already in place, the Commission can likely assist with several of the Board's planning-type items.

Note He asked Commissioners to look at the list of projects and consider which ones seem appropriate for the Zoning Commission to help with. Commission Members agreed that some items, such as the welcoming committee, could benefit from zoning input, particularly creating a simple handout or guide for new residents.

Note Commissioners also discussed safety concerns at the East Shore Road intersection, noting poor sight lines and heavy traffic. They agreed that this is exactly why the traffic study was added to the Master Plan, and that improvements will require coordination with both the Town and the Police.

Note Mr. Fox emphasized that while the Commission cannot take actions like eminent domain, it can support planning-related work and help identify practical options. He noted that maintaining hedges and managing speed are small but meaningful steps that can improve safety.

Note The Commission discussed the possibility of temporary speed bumps, contractor compliance with speed limits, and the need for better enforcement.

Note Mr. Weiss suggested that the community may need to think about how to better communicate expectations to contractors working in Black Point. Commissioners agreed that lawn-care trucks, delivery vans, and school buses often contribute to congestion and safety issues.

Note It was further discussed how the traffic study could identify improvements that require funding, and ultimately, the Board of Governors will need to decide which recommendations are in the community's best interest.

Note Mr. Horoho raised a question about the EGI Walkway (Estuary Gateway Initiative) and Mr. Fox explained that the EGI Walkway was previously not pursued because the proposed design was too steep and difficult to construct, but the Board is applying for it again.

He observed the traffic study, shoreline projects, and boundary items all make sense for the Zoning Commission to assist with, while some of the other ideas may be better suited for different committees. Projects like the boundary expansion, shoreline work, and the traffic study naturally involve planning-type considerations, and the Commission is willing to help however the Board requests.

7. Old Business

Note A. Review and discussion of current Zoning Regulations

7-1. Satellite Dishes

Note Mr. Ventres reported that he is still researching this item and expects to have it ready for discussion at the July meeting, and Commissioners may decide at that time whether to schedule a public hearing.

Note Mr. Fox suggested tentatively planning for August, with July used to finalize the draft language. He noted that the July meeting will be held in the smaller conference room due to the Club Fair.

7-2. Rear setback distances for Accessory Buildings

Note It was noted that the correction to rear setback distance for secondary buildings has already been resolved.

8. Adjournment

Decision MOTION (2)

Mr. Turner moved to adjourn the June 19th, 2026, BPBCA Zoning Commission Regular Meeting at 6:37 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

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

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary