

# Minutes of BPBCA Zoning Commission May 15th, 2026, Regular Meeting - 05/15/26

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**Date and time:** 05/15/26 6:00 PM to: 05/15/26 6:35 PM

**Present:** Brooke Stevens, Rec Secretary (\* Ms. Stevens was not in attendance), Jim Fox, Zoning Commission Chairman, Mike Walsh, Regular Member, Keith Turner, Regular Member, Betsy Klemmer, Regular Member, Gale Shepard, Alternate, Sat as a Regular Member, Jim Ventres, Zoning Enforcement Official, Dominick Reis, BOG Member, Absent:, John Horoho, Secretary

**Location:** BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

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## Topics

### 1. Call to Order

**Note** Chairman Fox called the Regular Meeting of the Black Point Beach Club Association Zoning Commission to order at 6:01 p.m. and sat Ms. Shepard as a Regular Member 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 April 17th, 2026

**Note** see attached minutes.

 [Minutes of BPBCA Zoning Commission April 17th 2026 Regular Meeting 04 17 26.pdf](#)

**Note** Mr. Walsh said he has one clarification:

\*Under Section 7.3 – Satellite Dish Regulations, the second-to-last bullet should reflect that some properties have multiple satellite dishes, including dishes that appear to be abandoned, contributing to visual clutter.

**Note** Mr. Walsh added that this clarification did not require any changes and that he was comfortable with the minutes as written.

**Decision** MOTION (1)

Ms. Shepard moved to approve the Meeting Minutes of April 17th, 2026, as submitted.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

### 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. Dominic Reis of 21 Seaview Avenue

**Note** Mr. Reis suggested that when a homeowner lacks adequate space for a dumpster or porta-potty and intends to place it on Association property, they should be required to obtain approval from either the Zoning Commission or the Board of Governors. He noted uncertainty about whether such placement is currently permitted.

**Note** Mr. Fox thanked Mr. Reis for his comments.

## 5. Reports

### 5-1. Communications and Correspondence

**Note** Mr. Fox noted that additional correspondence had been included in Commissioners' packets. Mr. Ventres confirmed that any necessary items would be addressed during his report.

**Note** see attachment.

 [BP Zoning exempt structures Shea.pdf](#)

### 5-2. ZEO: Jim Ventres

**Note** Mr. Ventres gave his report and highlighted the following:

- \*Black Point continues to lead all three shoreline associations in permit volume.
- \*Applications continue to arrive steadily, including new inquiries that day.
- \*Many current construction projects are too large to complete within a six-month off-season.
- \*Four demolitions are expected within the next two months.
- \*Two on East Shore Drive, one on Sunrise Avenue, and one additional property is pending utility disconnection.
- \*Even Giants Neck and Crescent Beach combined do not equal half the number of applications currently being processed for Black Point.

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

**Note** Mr. Reis filled in for Mr. Weiss, who was not in attendance.

**Note** Mr. Reis reported on the April 23rd, 2026, Board of Governors meeting:

- \*The Board approved an edited version of the Zoning Commission's Property Maintenance Guide, now distributed to all Association members.
- \*Emergency waterfront repairs were completed at the Nehantic Pier and Seabreeze Pier by Ocean County Construction, preventing potential closures for the 2026 season.

**Note** \*The Association received its first-ever SHIPP grants, totaling \$505,250.

- \*\$400,000 for Eastern Waterfront pier and groin repairs (estimated \$800,000 project).
- \*\$105,250 for the Estuary Gateway walkway, deck, and kayak launch (estimated \$210,000 project).
- \*Both are matching grants requiring completion within three years.

**Note** \*The Board approved the FY 2026-2027 budget, maintaining a flat 2.28 mill rate.

- \*Rising costs include beach maintenance and utilities.
- \*The Association will draw from its long-term capital fund, expected to retain \$340,000 at year-end.

**Note** \*The Board is exploring potential boundary expansion for 13 properties that rely on Black Point roads for access.

\*A non-binding question was included in the annual mailing.

\*The Board is revising RFQs/RFPs for the traffic study, with proposals expected within 30 days.

\*The Board is considering ways the Zoning Commission may assist with planning-related matters.

**Note** Mr. Fox thanked Mr. Reis and asked that appreciation be conveyed to the Board, the Waterfront Task Force, and community volunteers for their work on the SHIPP grants.

#### 5-4. Chairman: Jim Fox

**Note** Mr. Fox provided additional context in his report:

\*The Property Maintenance Guide originated in 2019 following the Town's blight ordinance.

\*It is an informational guide, not an enforcement tool.

\*The Commission updated it this year before resubmitting it to the Board.

\*The traffic study was recommended by the Zoning Commission during the Master Plan process to address long-standing road safety concerns.

### 6. Old Business

**Note** A. Review and discussion of current Zoning Regulations

**Note** Mr. Ventres summarized items previously agreed upon:

\*Update references to the Connecticut State Building Code.

\*Removal of a confusing sentence regarding front yard setback regulations.

\*Update satellite dish size limits to reflect modern standards.

#### 6-1. Satellite Dish Regulations

**Note** Mr. Ventres and Commission Members discussed using broader terminology such as "communication receiver" or "technology receiver" to encompass dishes, Starlink units, and future devices, as well as considering a size limit (e.g., 36 inches) that accommodates evolving technologies without allowing oversized installation.

**Task**  Mr. Ventres will research typical dimensions of emerging devices.

*Owned by Jim Ventres, Zoning Enforcement Official due 06/19/26*

#### 6-2. Solar Panels

**Note** Mr. Fox noted that yard-mounted solar panels are appearing in other communities.

While not currently an issue in Black Point, the Commission may revisit the topic in the future.

#### 6-3. Setbacks

**Note** The Commission reaffirmed maintaining the 15-foot rear setback for detached structures.

#### 6-4. Exempt Structures- Sheds and Fences

**Note** Mr. Ventres reviewed correspondence from Mr. Shea, a former building inspector, who questioned why zoning regulates structures exempt under the building code.

 [BP\\_Zoning\\_exempt\\_structures\\_Shea.pdf](#)

**Note** see attachment.

 [Exempt Structures Discussion.pdf](#)

**Note** see attachment.

 [International Code Exempt.pdf](#)

**Note** After reviewing it with Attorney Mark Branse, Mr. Ventres clarified the following:

- \*Building code exemptions do not exempt structures from zoning.
- \*Zoning regulates location, setbacks, coverage, and neighborhood impact.
- \*Without zoning review, disputes over fences and sheds become private property conflicts.

**Note** Examples of disputes arising from incorrectly placed fences and driveways were shared and Attorney Branse's written opinion was included in the Commissioners' packets (see above attachment).

**Note** Mr. Fox asked whether a more formal process was needed and Mr. Ventres confirmed that written submissions distributed to all Commissioners constitute the formal process.

## 6-5. Parking, Dumpsters, and Use of Association Property

**Note** Mr. Ventres clarified the following:

- \*Parking is an Association matter, not a zoning matter.
- \*Dumpsters require a zoning permit, even though there is no fee.
- \*Dumpsters must be placed on private property, not in the roadway.
- \*Temporary use of Association property requires a separate approval process.
- \*Contractors recently failed to follow this process, causing avoidable issues.

**Note** It was noted that one-way roads could improve safety, but such decisions fall under the Board of Governors.

## 7. New Business

**Note** No new business was raised.

## 8. Adjournment

**Decision** MOTION (2)

Mr. Walsh moved to adjourn the May 15th, 2026, BPBCA Zoning Commission Regular Meeting at 6:35 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 5-0-0.

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

**Note** The next BPBCA Zoning Commission meeting is scheduled for June 19th, 2026, at 6:00 p.m.

## Task Summary

### New Tasks

**Task**  Mr. Ventres will research typical dimensions of emerging devices.

*Owned by Jim Ventres, Zoning Enforcement Official due 06/19/26*