

REGULAR MEETING AGENDA

Friday, July 17, 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

CALL TO ORDER

I. ROLL CALL AND ESTABLISHMENT OF QUORUM

II. CALL FOR ADDITIONS TO THE AGENDA

III. APPROVAL OF ZONING MEETING MINUTES 6/19/2026

IV. 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.

V. REPORTS

A. Communications and Correspondence

B. ZEO: Jim Ventres

C. Board of Governors Ex-Officio: David Weiss

D. Chairman: Jim Fox

VI. Old Business

A. Review of current Zoning Regulations.

1. Satellite Dishes

2. Rear setback distances for Accessory Buildings

B. Status of Zoning Commission

VII. Adjournment

Next meeting Friday August 21, 2026 6 PM