

REGULAR(Hybrid) MEETING AGENDA
Friday, August 21, 2026 – Immediately following Public Hearing
BLACK POINT BEACH CLUB ZONING COMMISSION

Topic: Black Point Beach Club Zoning Commission Regular (Hybrid)
Meeting

Time: August 21, 2026 06:00 Immediately following the Public Hearing

Join Zoom Meeting

<https://us02web.zoom.us/j/9460236028?pwd=MFduSCtuMDc4OXdlb1ZrZ1JOem5vQT09&omn=878100>

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Meeting ID: 946 023 6028

Passcode: 052633

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Join instructions

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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 07/19/2026

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
ZEO: Jim Ventres
Board of Governors Ex-Officio
Chairman: Jim Fox

VI. OLD BUSINESS

- A. Continued discussion and review of current BPBCA Zoning Regulations and/or proposed new regulations - post Public Hearing on same.

VII. New Business

- A. Potential Amendments and changes to the Zoning Regulations.
 - 1. Amend the definition of “Building Permit” and “Yard, Minimum Required Front”
 - 2. Amend the regulations pertaining to Satellite Dishes and Antennas.
 - 3. Correct the rear yard setback for garages.
- B. Review proposed dates and set 2027 meeting schedule.
- C. Selection of Zoning Commission Officers for the 2027 season.

VIII. Adjournment

