

Minutes of BPBCA Zoning Commission August 21st, 2026, Regular Hybrid Meeting - 08/21/26

Date and time: 08/21/26 6:17 PM to: 08/21/26 7:13 PM

Present: Brooke Stevens, Recording Secretary, Jim Fox, Zoning Commission Chairman, John Horoho, Secretary, Steve Beauchene, Alternate Member, Sat as a Regular Member, Absent:, Jim Mastria, Regular Member, Keith Turner, Regular Member, Lil Diachenko, Alternate, Jim Ventres, Zoning Enforcement Official, David Weiss, BOG Member

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

Topics

1. Call to Order

Note Chairman Fox called the Hybrid Regular Meeting of the Black Point Beach Club Association Zoning Commission to order at 6:17 p.m. following the Special Public Hearing. A quorum was present. Dr. Beauchene remained sitting as a Regular Member for the Regular Meeting.

2. Call for Additions to the Agenda

Note Mr. Fox requested the addition of a new business item, 7D, Discussion of Hybrid Meetings for the Zoning Commission.

Decision MOTION (1)

Mr. Horoho moved to add Item D, Under New Business, Discussion of Hybrid Meetings for the Zoning Commission, to this evening's Agenda.

Dr. Beauchene seconded the motion.

Motion carried, 3-0-0.

3. Approval of Zoning Meeting Minutes of 07/19/2026

Note see attached minutes.

 [Minutes-of-BPBCA-Zoning-Commission-July-17th-2026-Regular-Meeting-07_17_26.pdf](#)

Decision MOTION (2)

Dr. Beauchene moved to approve the Meeting Minutes of July 17th, 2026, as submitted.

Mr. Horoho seconded the motion.

Motion carried, 3-0-0.

4. Call for 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. Linda Gesualdi of 24 Saltaire Ave

Note Ms. Gesualdi stated that she owns property at 24 Saltaire Avenue as well as several nearby wooded and wetland lots. She reported that the properties had recently been surveyed and that the survey work was nearing completion and would soon be placed on record.

Note She asked neighbors and contractors working on nearby properties to respect her property boundaries and the wetland areas. She requested that landscaping and construction crews avoid crossing property lines, cutting vegetation, clearing land, or dumping brush into the wetlands.

Note Ms. Gesualdi stated that the wetlands and wooded areas are an important part of what makes Black Point special and that she intends to preserve the natural habitat and vegetation on the properties. She also stated that she has no plans to sell the lots and wished to protect the wildlife and environmental resources located there.

4-2. Tim Shea of 9 Saltaire, 31 Sea Breeze, 11 Seacrest Avenue

Note Mr. Shea commented that there had previously been a path through part of the wooded area that was maintained by a neighboring property owner. He noted that the path may no longer be maintained and suggested it might be worth discussing whether it should continue to be kept open to help define the area and discourage people from entering private property.

Note Ms. Gesualdi indicated she was unsure when the path was last maintained but recalls that one was there. She noted that there could be liability concerns associated with maintaining a public path through the wooded area, particularly because children had historically used the path for bicycles and recreation, and there are rocks and other potential hazards present.

Note Mr. Ventres and Mr. Fox noted that this is a Board of Governors matter.

4-3. Jim Moffett of 27 Nehantic

Note Mr. Moffett said he is speaking as a Black Point member and added that he has served as Association Manager for the past eight years. He also noted his prior service on both the Zoning Commission and Zoning Board of Appeals.

Note Mr. Moffett stated that when he previously served on those Boards, members were generally limited to two consecutive three-year terms. He explained that after reviewing Association information and listening to appointments made at meetings, he has noticed that the Zoning Board Members may no longer be subject to term limits.

Note He questioned whether the current practice effectively allows appointments to continue indefinitely and asked for clarification as to why this has changed.

Note Mr. Ventres shared that statutorily, there are no term limits for zoning and zoning board of appeals members. He noted that, unlike in some communities where zoning board members are elected, members in Black Point and other smaller communities are appointed by the Board of Governors, who also choose whether these members are reappointed.

Note Mr. Fox added that the Board of Governors determines whether Zoning Commission and Zoning Board of Appeals members are meeting the expectations of their positions and whether they will be reappointed for continued service. He noted that the appointment of new members is also the responsibility of the Board of Governors.

Note Mr. Moffett asked why this rule would have changed.

4-4. Tim Shea of 9 Saltaire, 31 Sea Breeze, 11 Seacrest Avenue

Note Mr. Shea said he would like to speak about this item as well and suggested that the issue of term limits could potentially be addressed as part of the current Charter review.

4-5. Anita Schepker of 46 Indianola

Note Ms. Schepker thanked the Commission and spoke regarding the continued review of the Zoning Regulations. She stated that while attorneys may assist in drafting regulations, the responsibility ultimately falls to the community and the Commission to review the regulations and determine what is appropriate for the community.

Note She recommended a thorough review and revision of the Regulations to make them clearer, more concise, and easier for the public to understand and for the Commission to enforce consistently. She noted that the Regulations contain definitions for uses such as daycare centers and nursery schools that may not apply to the community and questioned whether those definitions are necessary.

Note She also pointed out that some definitions contain regulatory requirements rather than simply defining the term. As an example, she cited the definition of a deck, noting that portions of the definition appear to contain actual regulations concerning decks and would be more appropriately addressed elsewhere in the Regulations.

Note Ms. Schepker further discussed the repeated use of the term “temporary” throughout the Regulations. She noted that the term is used in connection with substantially different situations, including temporary ramps that may remain in place for up to two years and temporary tents used for events for approximately seven days. She recommended clarifying the meaning and application of “temporary” so that the Regulations are not ambiguous.

Note She emphasized that her comments were intended as constructive criticism and encouragement for the Commission to undertake a comprehensive review of the Regulations.

Note She also commented in support of hybrid meetings, noting that it is now 2026 and residents may be located in different states or otherwise unable to attend meetings in person. She explained that she is attending the meeting via Zoom due to a personal matter involving her 100-year-old father. Allowing residents to participate remotely is particularly important for a small community because otherwise residents who cannot travel to the Clubhouse may effectively be excluded from participating.

4-6. Tim Shea of 9 Saltaire, 31 Sea Breeze, 11 Seacrest Avenue

Note Mr. Shea spoke in support of hybrid meetings, noting that he is a Southern California resident and has had difficulty participating in local zoning matters while out of state. He stated that he has been trying since last September to have a fencing issue placed on the agenda and believed Mr. Schepker had indicated it would be addressed.

Note He said hybrid meetings would allow residents who live out of state or are unable to attend in person to participate in zoning matters. He cited a past situation involving a neighboring property variance where he was able to return to the area after receiving notice and participate in the matter, which he said could have affected his ocean view.

Note He encouraged the Commission to continue allowing Zoom or hybrid participation, noting that it would improve public access without requiring significant staff resources.

Note Mr. Shea also raised concerns regarding the application of the Connecticut State Building Code and its exemption provisions. He stated that he had been pursuing the matter since February and believed property owners were being improperly charged. He offered to provide information to the Commission and noted that he had previously discussed the issue with Mr. Schepker.

Note He stated that simple structures, such as fences, are generally exempt from permitting requirements in other municipalities and questioned why BPBCA requires permits for fences.

Note He explained that he installed a fence that took approximately six hours to build but required several weeks to obtain a permit, resulting in additional time and expense. He stated that fences should generally be a matter between neighboring property owners, provided they comply with applicable zoning requirements.

Note Mr. Shea also raised concerns about potential liability to the Association when permits are required, including situations involving property boundaries or damage caused by a permitted structure. He questioned why the Association assumes responsibility for regulating these minor structures when other municipalities do not require permits.

Note He requested that the issue be placed on a future agenda, beginning with the fence-permitting requirement. He stated that he would also discuss the matter with the Board of Governors and consider conducting a survey to determine whether residents support changes to the current requirements. He noted his professional experience as a contractor, builder, building inspector, and public works director and stated that he did not understand why homeowners were being subjected to what he viewed as unnecessary burdens.

5. Reports

5-1. Communications and Correspondence

Note Mr. Fox reported that the only correspondence received was from a community member interested in serving, which had been forwarded to the appropriate parties.

 [Fwd John Paulsen - 4 Sunrise - Zoning Commission Interest.pdf](#)

5-2. ZEO: Jim Ventres

Note Mr. Ventres reported that construction activity within the community remains very active, including several demolition projects and additional applications for additions and other improvements. He noted that residents continue to invest in their properties.

5-3. Board of Governors Ex-Officio

Note Mr. Weiss reported that some BOG Members will meet with the East Lyme Police Chief, Director of Public Works, and Town Engineer to review the proposed Road Safety Action Plan RFP. The purpose of the meeting is to identify which potential improvements the Town will approve, since the Town controls the roads. Options that the Town will not permit will be identified as non-actionable so that the Association does not spend funds studying projects that cannot be implemented.

Note Following the meeting with Town officials, they plan to finalize the RFP and seek approval from the entire Board of Governors. He reminded everyone that this project originated from the Association's Master Plan, with the goal of conducting the road safety study during the summer. The study will help identify practical improvements related to traffic, speeding, and road safety.

Note Mr. Weiss also reported that a Parking Spaces Committee had been established to examine options for increasing parking capacity and addressing increased demand during busy summer and holiday weekends. He noted that parking had been particularly problematic over the Fourth of July weekend. The committee consists of Mr. Moffett, Mr. Bayne, and himself. Representatives from the Zoning Commission were invited to participate. The first meeting is scheduled for August 24 at 9:00 a.m.

Decision Mr. Horoho agreed to participate in the Parking Spaces Committee and represent Zoning.

Note Mr. Weiss further reported that the Board of Governors would like homeowners receiving permits for BPBCA construction projects to be provided with a newly created document outlining the key regulations and guidelines applicable to their approved construction work.

 [Parking Ticket.pdf](#)

Note Mr. Weiss noted the “Black Point Before You Build” informational document was prepared by Mike Walsh. It's intended to provide homeowners with a user-friendly summary of construction regulations and guidelines and directs residents to the BPBCA website for additional information.

Note Mr. Weiss and the Commission discussed the importance of ensuring that homeowners and contractors receive the information, including those working on projects that do not require a zoning permit. It was noted that contractors performing roofing, siding, window, and similar work may not receive the usual permit-related reminders regarding construction hours and other requirements.

Note The Commission agreed that the document is useful but should be distributed more broadly than just with zoning permits. The Board of Governors and Zoning Commission will work together to determine the best way to distribute it to homeowners and contractors. The document may also be included with electronic permit approvals.

Note Mr. Weiss reported that two additional property owners have indicated an interest in joining the Black Point Beach Club Association. The remaining 11 property owners have until the end of the month to respond to the Association's offer regarding expansion.

Note He also reported that the newly established endowment/investment fund currently has more than \$22,000, approximately two to three weeks after its launch. The recent fundraising event held at the Association was very successful and contributed significantly to the fund.

5-4. Chairman's Report

Note Mr. Fox had nothing to report.

6. Old Business

6-1. Continued discussion and review of current BPBCA Zoning Regulations and/or proposed new regulations - post Public Hearing on same.

Note The Commission reviewed comments and information received during the Public Hearing regarding the proposed changes concerning satellite dishes and antennas, building permit language, the minimum required front yard, and the rear yard setback for detached garages.

Note Commission Members agreed that no additional changes were necessary.

7. New Business- A. Potential Amendments and changes to the Zoning Regulations.

7-1. Amend the definition of “Building Permit” and “Yard, Minimum Required Front”

7-2. Amend the regulations pertaining to Satellite Dishes and Antennas.

7-3. Correct the rear yard setback for garages.

Decision MOTION (3)

Dr. Beauchene moved to accept the zoning regulation changes as posted, including the changes regarding building permits, minimum required front yard, satellite dishes and antennas, and the rear yard setback for detached garages.

Mr. Horoho seconded the motion.

Motion carried, 3-0-0, with an effective date of October 15th, 2026.

8. New Business- B. Review proposed dates and set 2027 meeting schedule.

Note see attachment.

Note see attachment.

Note see attachment.

 [2027 schedule Zoning Meetings.rtf.pdf](#)

Decision MOTION (4)

Dr. Beauchene moved to accept the 2027 Zoning Commission Meeting Schedule as posted.

Mr. Horoho seconded the motion.

Motion carried, 3-0-0.

9. New Business- C. Selection of Zoning Commission Officers for the 2027 season.

9-1. Zoning Secretary

Decision MOTION (5)

Mr. Fox nominated Mr. Horoho for Zoning Commission Secretary.

Dr. Beauchene seconded the nomination.

There were no other nominations.

Motion carried, 3-0-0.

9-2. Zoning Chair

Decision MOTION (6)

Mr. Horoho nominated Mr. Fox for Zoning Commission Chair.

Dr. Beauchene seconded the nomination.

There were no other nominations.

Motion carried, 3-0-0.

10. New Business- D. Discussion of Hybrid Meetings

Note The Commission discussed the continued use of hybrid meetings and the need for a formal process and appropriate resources to support them. It was noted that the Association's Master Plan identifies hybrid meetings as a goal for the Zoning Commission, ZBA, Board of Governors, and other boards when appropriate.

Note Members discussed the technical requirements involved in operating a hybrid meeting and noted that it requires more than simply connecting a device. Someone must manage the technology while Commission members focus on conducting the meeting, including public comment, questions, and voting.

Note Mr. Horoho stated that the Association should consider providing a dedicated resource to manage the technology for hybrid meetings. He noted that meetings are generally limited in number and duration and that the cost of having someone assist with the technology would be relatively modest.

Task  Mr. Fox reported that he had contacted Town Hall to learn how the Town manages its hybrid meetings. He was informed that the Town uses a high school student to operate the meeting platform, with the high school helping identify students who have the necessary technical skills. The Commission discussed whether a similar arrangement could be used by the Association and asked Mr. Weiss to bring this request back to the Board of Governors for consideration.

Owned by David Weiss, BOG Member due 08/27/26

Note Mr. Horoho noted that the Commission has never opposed hybrid meetings but wants to ensure they are conducted properly and therefore require appropriate technical support. He added that the Commission agreed the previous year that it would make every effort to provide hybrid access for all public hearings.

11. Adjournment

Decision MOTION (7)

Mr. Horoho moved to adjourn the August 21st, 2026, Regular Hybrid Zoning Commission Meeting at 7:13 p.m. Dr. Beauchene seconded the motion.

Motion carried, 3-0-0.

Note The next Zoning Commission Meeting is scheduled for September 18th, 2026, at 6:00 p.m.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Task Summary

New Tasks

Task ☐ Mr. Fox reported that he had contacted Town Hall to learn how the Town manages its hybrid meetings. He was informed that the Town uses a high school student to operate the meeting platform, with the high school helping identify students who have the necessary technical skills. The Commission discussed whether a similar arrangement could be used by the Association and asked Mr. Weiss to bring this request back to the Board of Governors for consideration.

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