

Minutes of BPBCA Zoning Commission August 21st, 2026, Special Hybrid Public Hearing - 08/21/26

Date and time: 08/21/26 6:00 PM to: 08/21/26 6:16 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 Public Hearing of the Black Point Beach Club Association Zoning Commission to order at 6:00 p.m. A quorum was present. Dr. Beauchene was sat as a Regular Member for the evening.

2. Potential Amendments and changes to the Zoning Regulations

Note see attachment.

 [2026-Proposed-Regulation-changes.docx](#)

Note see attachment.

 [Public Hearing Notice 2026 NLD \(1\).docx](#)

Note Mr. Fox read the legal notice, published in The Day on August 10th and August 17th, 2026, into the record.

Note He explained that the Commission reviews and updates regulations periodically and that Connecticut General Statutes require a public hearing before adopting any changes. The Commission will present each proposed amendment, explain the purpose and background of the change, and accept comments and questions from the Public.

2-1. Correct the rear yard setback for garages

3. Amend the definition of “Building Permit” and “Yard, Minimum Required Front”

3-1. Rationale for Change

Note Mr. Ventres explained that the regulations currently reference the "East Lyme Building Code." This language is incorrect and should be changed to the Connecticut State Building Code.

Note He also identified confusing language in the front yard definition:

"At no point shall the required front yard be less than the lot width required for the subject zone."

Note The Commission determined this statement does not make sense and appears to have been included in error. The recommendation is to remove this sentence.

3-2. Public Comment- Tim Shea of 9 Saltaire, 31 Sea Breeze, 11 Seacrest Avenue

Note Mr. Shea asked whether the front yard setback requirement was being changed from 20 feet.

Note Mr. Ventres clarified that the required front yard setback remains 20 feet, no setback dimensions are being changed, only the confusing sentence is being removed.

Note Mr. Shea also asked about projections within setback areas.

Note Mr. Ventres explained that certain porch projections are allowed under existing regulations, including a covered porch up to 6 feet by 6 feet.

3-3. Public Comment- Colleen Chapin of 53 East Shore Drive

Note Ms. Chapin said that she is present today only as a member of the Association. She said she didn't hear it mentioned specifically and clarified that the amendment is to the Building Permit definition and should clearly reflect the change from "East Lyme Building Code" to "Connecticut State Building Code. She asked why the yard definition language existed and asked what issue it was intended to address.

Note Ms. Chapin added that she found the definition confusing, particularly because it appeared to reference both the width and depth of a yard and Mr. Ventres explained that the sentence proposed for deletion is contradictory to the established 20-foot front yard setback requirement and appears to have been included in error.

Note Further discussion occurred regarding the difference between lot width, yard width, yard depth, and front yard setbacks on corner lots. It was agreed the language was confusing and inconsistent with other dimensional regulations.

Note Ms. Chapin stated that she did not recall seeing discussion about this language in prior meeting minutes and wanted a better understanding of why it was originally included in the regulations.

Note Mr. Fox reiterated that only the removal of the confusing sentence was before the Commission today.

4. Amend the regulations pertaining to Satellite Dishes and Antennas

4-1. Rationale for Change

Note Mr. Ventres explained that existing regulations reference satellite dishes that are 18 inches in size. Modern satellite dishes are generally larger and no longer commonly come in 18-inch sizes. The Commission reviewed several size options during prior discussions and the amendment proposed increases the allowable size to 24 inches.

4-2. Public Comment

Note No Public Comments were made regarding this item.

5. Correct the rear yard setback for garages

5-1. Rationale for Change

Note Mr. Fox observed that this is more of a housekeeping item.

Note Mr. Ventres concurred. He explained that during a previous major regulation update, language regarding detached garage setbacks was inadvertently omitted. The amendment restores the setback requirements to what they had previously been. The corrected regulation would require a detached garage on applicable lots to be 20 feet from the front lot line and 15 feet from the rear lot line; this is consistent with setback requirements for other structures.

5-2. Public Comment- Tim Shea of 9 Saltaire, 31 Sea Breeze, 11 Seacrest Avenue

Note Mr. Shea asked whether detached garages would still be required to maintain a 15-foot rear setback.

Note The Commission confirmed that the regulation continues to require a 15-foot rear setback.

Note Mr. Shea commented that:

*Many older garages appear closer to property lines.

*Garages can help address parking shortages in Black Point.

*The Commission should consider reducing setback requirements in the future to encourage garage construction.

*Similar consideration may be appropriate for sheds.

Note Mr. Ventres replied that there is already a sliding scale for the size of sheds and Mr. Shea said a sliding-scale setback approach for garages is worth discussing in the future. He reiterated that parking is a concern throughout Black Point and encouraging garage construction could help alleviate the problem.

Note Ms. Chapin pointed out that property owners can create parking spaces without building garages and that garages may reduce flexibility and give you less parking freedom.

Note Mr. Fox asked whether any written correspondence or emailed comments had been received regarding the proposed regulation amendments. No correspondence was received.

6. Adjournment

Decision MOTION (1)

Mr. Horoho moved to adjourn the August 21st, 2026, BPBCA Zoning Commission Public Hearing at 6:16 p.m.

Dr. Beauchene seconded the motion.

Motion carried, 3-0-0.

Note A Regular Meeting of the Zoning Commission immediately followed.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary