

Minutes of BPBCA Zoning Commission

September 18th, 2026, Regular Hybrid Meeting — 09/18/26

Date and time:	09/18/26 6:17 PM to: 09/18/26 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; Jim Mastria, Regular Member Absent: Keith Turner, Regular Member; Lil Diachenko, Alternate Also Present: Jim Ventres, Zoning Enforcement Official; Mike Walsh, 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 6:00 p.m. and did roll call; A quorum was present. Dr. Beauchene was seated as a Regular Member for the Meeting.

2. Call for Additions to the Agenda

Note

There was none.

3. Approval of Meeting Minutes

3-1. Approval of Zoning Public Hearing Minutes 08/21/2026

Note

See attachment.

[Minutes of BPBCA Zoning Commission August 21st 2026 Special Hybrid Public Hearing 08_21_26.pdf](#)

3-2. Approval of Zoning Regular Meeting Minutes 08/21/2026

Note

See attachment.

[Minutes of BPBCA Zoning Commission August 21st 2026 Regular Hybrid Meeting 08_21_26.pdf](#)

Decision — MOTION (1)

Dr. Beauchene moved to approve the Public Hearing Minutes of August 21st, 2026, and the Regular Meeting Minutes of August 21st, 2026, as submitted.

Mr. Horoho seconded the motion.

Motion carried, 4-0-0.

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. Jim Schepker of 46 Indianola Road

Note

Mr. Schepker encouraged the Commission to begin offering Zoom access for meetings, especially public hearings, noting that many people cannot attend in person.

5. Reports

5-1. Communications and Correspondence

Note

Mr. Fox reported that the only correspondence the Commission received was a thank-you note from community members for help understanding the zoning regulations.

[*Privitera_email.pdf*](#)

5-2. ZEO: Jim Ventres

Note

See attachment.

[*BPBCA Zoning Report Sept 2026.pdf*](#)

Note

Mr. Ventres reported unusually heavy building activity, noting that he took five applications in one day, that two new houses are underway and more residents are converting to year-round living. He also described a new town coastal management review requirement that is slowing projects and may require clarification with DEEP.

5-3. Board of Governors Ex-Officio

Note

Mr. Walsh provided a BOG update which included progress on the SHIPP grant, which was approved by the East Lyme Board of Selectmen. The Parking Committee is making efforts to expand parking at Whitecap by shifting the lot south, relocating storage sheds, and exploring overflow options on Billow Road, including possible golf-cart parking. Boundary expansion efforts continue, with five homes opting in, five opting out, and three still unresponsive.

5-4. Chairman's Report

Note

Mr. Fox told Mr. Walsh that the Zoning Commission previously discussed with Mr. Weiss their need for support for hybrid meeting capability, since no Commission Member can manage the technical side. The town uses high school AV students at \$20/hour, and the Commission requested similar support. The Commission also needs to fill open seats, and Alternate Lil Diachenko wishes to move into the vacant Full Member position, and resident John Paulsen has asked to serve as an Alternate Member.

6. New Business

6-1. Open Discussion with BOG Chairman Bill Bayne — Master Plan & Key Initiatives for 2027

Decision — MOTION (2)

Dr. Beauchene moved to table this item to a future meeting.

Mr. Mastria seconded the motion.

Motion carried, 4-0-0.

6-2. Commission Learning — CT Requirements and State Statutes, Robert's Rules, What is Land Use, What is FOIA and How It Impacts the Commission

Note

See attachment.

[Scanned_20260929-2034.pdf](#)

Note

The Commission reviewed state-required zoning education, noting that members must complete land-use training every four years, covering topics like bias, running meetings, decision-making, and affordable housing. Several members have already completed the modules, and Mr. Ventres explained how training protects the Commission from legal challenges.

Note

Commission Members were instructed to email Mr. Horoho after completing the required training.

Note

Mr. Ventres explained why state statutes guide all zoning regulations — they define what a Commission can, must, and cannot do. Mr. Fox added that definitions must match state language to avoid loopholes.

Note

Mr. Fox reviewed the difference between Planning and Zoning Commissions, noting that BPBCA does not have a Planning Commission and that subdivision requests would fall to the Board of Governors. The Association's Master Plan functions like a municipal Plan of Conservation and Development and should be updated every 10 years, especially because grant funding often requires an up-to-date plan.

Note

Mr. Fox observed that the Master Plan is a tremendous tool for both the Zoning Commission and Board of Governors.

Note

A brief discussion followed about FOIA, with Mr. Ventres explaining that all applications, plans, and communications related to zoning are public records and must be provided upon request. He noted that electronic plans make this easier.

6-3. End of Season Message

Note

Mr. Fox expressed appreciation for the Commission's work and reminded Members that next year's meeting cycle begins March 19th, 2027, when they will again review regulations and identify needed updates. He encouraged Members to report zoning concerns so they can be addressed promptly. The Commission briefly discussed the meeting scheduling, noting that Friday nights have historically worked because many residents arrive for the weekend, though hybrid meetings may allow future flexibility.

7. Adjournment

Decision — MOTION (3)

Mr. Mastria moved to adjourn the September 18th, 2026, Regular Zoning Commission Meeting at 6:55 p.m.

Dr. Beauchene seconded the motion.

Motion carried, 4-0-0.

Note

The next Zoning Commission Meeting is scheduled for March 19th, 2027, at 6:00 p.m.

Note

Respectfully Submitted, Brooke Stevens, Recording Secretary

Next Meeting

Meeting title:	BPBCA Zoning Commission September 18th, 2026, Regular Hybrid Meeting
Date and time:	09/18/26 06:00 PM to: 09/18/26 06:55 PM
Location:	BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

Minutes created with MeetingKing