

REGULAR MEETING AGENDA
Friday, September 18, 2026 – 6 PM
BLACK POINT BEACH CLUB ZONING COMMISSION

Topic: Black Point Beach Club Zoning Commission Regular Meeting
Time: September 18, 2026 06:00 PM

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 Public Hearing Minutes 08/21/2026**
- IV. Approval of Zoning Meeting Minutes 8/21/2026**
- V. 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.

VI. REPORTS

- A. Communications and Correspondence**

ZEO: Jim Ventres

Board of Governors Ex-Officio: David Weiss

Chairman: Jim Fox

VII. NEW BUSINESS

- A. Open discussion with BOG Chairman Bill Bayne
 - 1. Master Plan
 - 2. Key Initiatives for 2027
- B. Commission Learning
 - 1. CT Requirements and state statutes
 - 2. Robert's Rules
 - 3. What is Land Use
 - 4. What is FOIA and how it impacts the commission
- C. End of Season Message

VIII. Adjournment

