

## SPECIAL MEETING AGENDA

Friday, October 30, 2020 at 6 pm

### BLACK POINT BEACH CLUB ZONING COMMISSION

Black Point Beach Clubhouse, Meeting Room  
6 Sunset Avenue, Niantic, CT.

CHAIRMAN: Jim Fox                      ZEO: Jim Ventres

SECRETARY: Jim Allen                RECORDING SECRETARY: Brooke Stevens

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#### **CALL TO ORDER**

- I.     ROLL CALL AND ESTABLISHMENT OF QUORUM**
- II.    CALL FOR ADDITIONS TO THE AGENDA**
- III.   APPROVAL OF MONTHLY MEETING MINUTEES – 09/18/2010**
- IV.   CALL FOR PUBLIC COMMENTS**

Public Comments 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 in litigation may not be discussed.

#### **V.    REPORTS**

- A. Communications and Correspondence
- B. ZEO: Jim Ventres
- C. Ex-Officio: Steve Beauchene
- D. Chairman: Jim Fox

## **VI. OLD BUSINESS**

**Regulation Review;** Continued discussion and review of current regulations and/or proposed new regulations - post Public Hearing of 10/17/2020 on same.

Section VII – Nonconforming Uses, Buildings, and Lots. Intent is to promote flexibility on lots and structures that were built prior to the creation of zoning regulations, to remove section of the nonconformity regulations that are contrary to Connecticut General Statutes, and address ADA requirements in the building code.

Section V – Dimensional Requirements – Intent is to remove minimum square footage requirement for net floor area. Provision was overturned in court.

Section IV – 12. Expanded Construction time in the winter months. Intent is to promote activities to be completed in the winter months.

Section I Definitions and Section IV – General Regulations pertaining to accessory structures, specifically sheds and detached garages. Intent is to allow flexibility in accessory structure sizes and setback ratios.

## **VII. NEW BUSINESS**

Proposed Zoning Commission meeting schedule for 2021.

## **VII. ADJOURNMENT**