SPECIAL MEETING AGENDA

Friday August 23, 2024 – Immediately following Zoning Public Hearing at 6:00 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: RECORDING SECRETARY: Brooke Stevens

**CALL TO ORDER**

1. **ROLL CALL AND ESTABLISHMENT OF QUORUM**
2. **APPROVAL OF MONTHLY MEETING MINUTES – 07/19/2024**

**III. 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.

1. **REPORTS**
   1. Communications and Correspondence
   2. ZEO: Jim Ventres
   3. Ex-Officio: Arlene Garrow
   4. Chairman: Jim Fox
2. **OLD BUSINESS**
   1. Regulation Review.

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

**Vl. NEW BUSINESS**

1. Possible action necessary on Proposed new BPBCA Zoning regulations under review from public hearing.
   * Section III 5. Make zoning permits valid for 18 months instead of 12 months.
   * Section VII – Prohibited uses – Prohibit metal buildings as a principal or accessory structure.
   * Section VIII 12 – General Regulations – Changes for Walls, Fences, and Hedges.
   * Section IX – Create a separate accessory building regulation for the Association District.
2. Election of Zoning Commission Chairman and Secretary for 2024 to 2025 calendar year.

**VII. ADJOURNMENT**