

# Minutes of BPBCA Zoning Commission Regular Meeting - 09/20/24

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**Date and time:** 09/20/24 6:00 PM to: 09/20/24 6:53 PM

**Present:** Brooke Stevens, Recording Secretary, Jim Ventres, Zoning Enforcement Official, Jim Fox, Chairman, John Horoho, Regular Member, Joseph Katzbek, Regular Member, Betsy Klemmer, Regular Member, Keith Turner, Alternate, Absent:, Mike Walsh, Regular Member, Gale Shepard, Alternate, Jason Bookmiller, Alternate

**CC:** Arlene Garrow, Zoning Liaison

**Location:** BPBCA Clubhouse, Whitecap Parking Lot, Niantic, CT, 06357

**Link:** <https://app.meetingking.com/meetings/418344>

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## Topics

### 1. Call to Order

**Note** Chairman Fox called the Regular Meeting of the Black Point Beach Club Association Zoning Commission to order at 6:01 p.m. and did roll call; a quorum was present.

**Note** Mr. Turner sat as a Regular Member for the evening.

### 2. Approval of Meeting Minutes

#### 2-1. August 23rd, 2024, Public Hearing Meeting Minutes

**Note** see attachment.

 [Minutes of BPBCA Zoning Commission Public Hearing 08 23 24.pdf](#)

#### 2-2. August 23rd, 2024, Special Meeting Minutes

**Note** see attachment.

 [Minutes of BPBCA Zoning Commission Special Meeting 08 23 24.pdf](#)

**Decision** MOTION (1)

Ms. Klemmer moved to approve the Public Hearing and Special Meeting Minutes of August 23rd, 2024, as submitted.

Mr. Katzbek seconded the motion.

Motion carried, 5-0-0.

### 3. 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.

**Note** There was none.

### 4. REPORTS

#### 4-1. Communications and Correspondence

**Note** There was none.

## 5. Reports

### 5-1. ZEO: Jim Ventres

**Note** see attached ZEO report.

 [ZEO\\_Report\\_September\\_14\\_2024\\_.xlsx](#)

**Note** Mr. Ventres noted that building projects continue.

### 5-2. Ex-Officio: Arlene Garrow

**Note** Ms. Garrow indicated that the ordinance is currently being drafted. Once finalized, it will be presented to the Board of Governors for discussion.

### 5-3. Chairman: Jim Fox

**Note** Mr. Fox expressed appreciation for the Zoning Commission Members' work and highlighted the proactive approach to improving community regulations over the past years.

## 6. NEW BUSINESS

### 6-1. Field visit and review various intersections in our community and discuss new hedge height regulation.

**Note** see attachment.

 [hedge\\_height\\_regulation\\_notice.pdf](#)

**Note** see attachment.

 [Appendix\\_D\\_\(1\).pdf](#)

**Note** The Commission undertook a field walk to assess the problems at certain intersections, evaluating and deliberating on how regulations affect visibility and safety. Mr. Fox stated that the purpose of this field walk is to enhance visibility and provide the Commission with a clearer visual understanding of the matter at hand, emphasizing the significance of the issue and the importance of utilizing all available measures to address it.

**Note** The Commission's discussion focused on the challenges of managing traffic and ensuring safety at busy intersections, particularly those with high pedestrian and vehicle traffic. The importance of compliance with regulations and the potential impact of ordinances were also highlighted while using measuring out 36 inches and 20 feet, per the revised Zoning regulations.

**Note** The Commission visited the Whitecap hedge, located at the end of road near the Whitecap parking lot.

**Note** The Commission addressed concerns about bushes encroaching on the safety shelf, also known as the snow shelf, or clearance shelf, and the need to trim the bushes back. It was noted that when referring to the street line, it is not the end of the street that is meant, but rather the boundary line between a lot and the street.

**Note** The Commission visited the intersection at Billow and East Shore.

**Note** Mr. Fox believes this is one of our most challenging intersections due to the high traffic volume. It's likely the most delicate corner in Black Point. The questions then arise: from where should measurements be taken? How should they be conducted? And what do these measurements actually represent in adherence to our regulations?

**Note** Mr. Fox mentioned that the safety aspect is what complicates this road. The heavy traffic, with cars filling the travel lanes, alongside cyclists and mothers with strollers, raises the question: where is there room for everyone?

**Note** The Commission visited the intersection at East Shore and Sea View.

**Note** Mr. Fox noted this is a complicated intersection as well, because there's boat coming in for launch. He mentioned that, ideally, the new triangle area should open up, provided that the homeowner complies, which he has no reason to doubt. However, having an ordinance in place would streamline the conversation and make it more straightforward.

**Note** The Commission returned to the Whitecap Parking Lot.

## **6-2. Review and approve 2025 Meeting Schedule.**

**Note** The Commission reviewed the Meeting Schedule for 2025. All meetings will be held at the Black Point Beach Club Association Clubhouse, located at 6 Sunset Avenue, Niantic, at 6:00 p.m., on the 3rd Friday of the month unless otherwise noted.

Meeting dates are as follows:

1. March 21st, 2025
2. April 11th, 2025 (Due to Good Friday falling on the third Friday of the month.)
3. May 16th, 2025
4. June 20th, 2025
5. July 18th, 2025
6. August 15th, 2025
7. September 19th, 2025
8. October 17th, 2025 (If needed)

**Decision** MOTION (2)

Ms. Klemmer moved to approve the 2025 Zoning Meeting Schedule as presented.

Mr. Turner seconded the motion.

Motion carried, 5-0-0.

## **7. ADJOURNMENT**

**Note** The next Zoning Commission meeting is scheduled for March 21st, 2025, at 6:00 p.m.

**Decision** MOTION (3)

Mr. Horoho moved to adjourn the September 20th, 2024, BPBCA Zoning Commission Regular Meeting at 6:53 p.m.

Mr. Katzbek seconded the motion.

Motion carried, 5-0-0.

**Note** Respectfully Submitted,  
Brooke Stevens, Recording Secretary