

# Minutes of BPBCA Zoning Commission Regular Meeting - 03/21/25

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**Date and time:** 03/21/25 6:00 PM to: 03/21/25 6:46 PM

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

**CC:** Arlene Garrow, Zoning Liaison

**Location:** BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

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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 6:00 p.m. and did roll call; a quorum was present.

### 2. Approval of Meeting Minutes

#### 2-1. September 20th, 2024, Public Hearing Meeting Minutes

**Note** see attachment.

 [Minutes-of-BPBCA-Zoning-Commission-Regular-Meeting-09\\_20\\_24.pdf](#)

**Decision** MOTION (1)

Ms. Klemmer moved to approve the Meeting Minutes of September 20th, 2024, as submitted.  
Mr. Horoho seconded the motion.  
Motion carried, 4-0-0.

### 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** Ms. Stevens reported that she had received none.

**Note** Mr. Fox reported that he had received an email concerning a member's inquiry about attendance at the zoning meetings as well as permit regulations.

#### 4-2. ZEO: Jim Ventres

**Note** see attached ZEO report.

 [ZEO\\_Report\\_February\\_2025\\_\(1\).xlsx](#)

**Note** Mr. Ventres referenced his attached report and highlighted some of the following which was discussed with the Commission:

There is ongoing construction and upcoming projects.

Project calls increase as spring arrives.

In terms of zoning violations and enforcement four outstanding zoning violations and one new case was noted; violation letters have been sent over time.

Specific issues include junk vehicles and unregistered vehicles cluttering yards.

The process was outlined for future enforcement.

A final notice of violation will be issued.

If unaddressed, legal actions including hiring an attorney, court filings, and associated fees will be imposed on the property owner.

Communication methods include phone calls and door knock-ins to remind owners of pending violations.

Comparison with practices in East Haddam and other communities was made-

The process was described as rigorous, with that town's Board of Finance recently approving additional funds for enforcement.

 [East\\_Haddam\\_Procedures.pdf](#)

**Note** Mr. Horoho and Mr. Walsh concurred with Mr. Fox that the outstanding violations need to be acted on immediately; ample notice has been given since the initial violation notifications date back to 2019/2020.

### **4-3. Ex-Officio: Arlene Garrow**

**Note** Ms. Garrow had nothing to report.

### **4-4. Chairman: Jim Fox**

**Note** Mr. Fox welcomed everyone back and noted it's great to see everyone. He shared some of the following:

As a reminder, our focus as Commission is anything related to health, safety, and welfare of Black Point, which is also the driving force of any zoning commission.

Ours is special because of the unique enclave we have here and how special we all know Black Point is.

He's in his eighth year on the Zoning Commission and has been the Chair for the majority of those years.

When he considers where we are as a Commission, and he's sure Mr. Ventres can back him up on this, he thinks we are far above other beaches in terms of our regulations.

Two years ago, we updated the entire book of regulations, driven by our new attorney, a land use expert, to ensure we had the most comprehensive regulations, just like any community or municipality would have.

It is probably the most thorough of any community.

He is proud of the work we have all done.

When he became Chair, he looked at the regulations and tried to understand what was in place and why. It was difficult figure out, as things hadn't changed for years.

We are in a dynamic community that is becoming year-round and growing monthly, so need to make sure we're doing everything possible for the betterment of the community.

This year, we will continue to review our regulations and determine what needs to be added or adjusted as we move into the upcoming season.

## **5. Old Business**

**Note** There was none.

## **6. New Business**

## 6-1. Review and Discussion of Current Zoning Regulations

**Note** Mr. Fox inquired if anyone had any ideas, they'd like to put forward which led the Commission to highlight some of the following considerations:

### 1. Hedge Heights and Intersections

\*Concerns raised regarding hedges measured from intersections; variability exists in hedge placement due to differences in property lines relative to the road.

\*Need to clarify whether hedges should be measured from the property line instead of the road.

\*Reference to older developments where property lines and setback distances vary considerably.

\*Roads aren't centered.

\*Shouldn't hedges be on the property owner's property?

\*Discussion about hedge maintenance and recognition that many hedges are long-standing and contribute to neighborhood character.

### 2. New Construction and Annexation Concerns

\*Several new large houses have prompted questions on annexation and association boundaries.

\*If someone wants to be part of the Association that isn't, they will have to go before the Board of Governors, who also functions as the Planning Commission.

### 3. Signage Regulations

\*Issues identified with neon beer signs and signage on business district properties.

\*Current store signage does not appear to be in compliance with existing regulations.

\*Discussion of temporary versus persistent signage; referencing practices in other municipalities such as Marlborough; Regulations typically address size, throw distance, and duration that a sign may be displayed.

\*Concern over signage related to home occupations; enforcement issues include verifying compliance with homeowner occupation guidelines.

### 4. Solar Arrays and Detached Structures

\*Currently, no specific clear regulations exist for ground-mounted solar arrays.

\*Discussion focused on whether solar arrays should be defined more clearly, similar to satellite dishes, as "detached structures" for the purpose of coverage and property calculations.

\*Considerations include potential future regulatory clarity to avoid differing interpretations.

## 7. Adjournment

### **Decision** MOTION (2)

Mr. Walsh moved to adjourn the March 21st, 2025, BPBCA Zoning Commission Regular Meeting at 6:46 p.m.

Ms. Klemmer seconded the motion.

Motion carried, 4-0-0.

**Note** The next Zoning Commission meeting is scheduled for April 11th, 2025, at 6:00 p.m.

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