

*Black Point Beach Club Zoning Board of Appeals
Public Hearing*

**AGENDA: Saturday October 29, 2011 9:00 AM
at the Association Clubhouse, 6 Sunset Ave. Niantic, CT**

1. Call Public Hearing to order, introduce ZBA members & any seated alternate.
2. Chair, reads the Notice of Public Hearing into the record.

1. Application of Gail Stempien for a variance of the Black Point Zoning Regulations Sections VI, 7a, to allow an expansion of the nonconformity in connection with a teardown and replacement of their nonconforming dwelling at 5 Brightwater Road Niantic, CT.. The property is further identified on East Lyme Assessor's map 5.19 as Lot No. 64.

3. Chair polls members for conflicts (Etc.) of interests:
 “Does any member of this hearing panel have a personal interest, either directly or indirectly, in the outcome of this hearing, or any bias or predisposition which might tend to make it difficult for that member to reach a fair and impartial decision?”
 and advises variance must be approved by a vote of at least 4 members.
4. Certificate of mailing to abutters entered into record.
5. All persons present will have the opportunity to speak relative to the issues being considered.
 - a. Applicant's presentation.
 - b. Any supporting the application
 - c. Any opposed to the application.
 - d. Further discussion/rebuttal.
 - e. Questions from the panel.
6. Relevant communications received and made part of the record.
7. After all testimony has been heard, declare Public Hearing closed.
8. Call Regular Meeting to order. (Note the time)
9. Discussion/Decision on the application.
10. Election of chairman and secretary.
11. Further business to come before the ZBA if agreed by a majority of the members present.
12. Adjournment.

William Willetts, Chairman