**BLACK POINT BEACH CLUB ASSOCIATION ZONING COMMISSION**

**6 Sunset Avenue, Niantic, Ct 06357**

**BLACK POINT BEACH CLUB ASSOCIATION**

**ZONING COMMISSION**

**LEGAL NOTICE OF PUBLIC HEARING**

The Black Point Beach Club Association Zoning Commission will hold a Public Hearing on Friday October 21, 2022 at 5:00 pm at the BPBCA Club House, 6 Sunset Avenue, Niantic, Ct to hear the following:

Proposed Regulation Changes to the following:

1. Consider additions and modifications to definitions in Section I.
2. Consider addition of an Association District to Section III
3. Consideration of changes to the permitted height and length of shrubs and fences for intersection safety. Section IV 1.
4. Clarification of permitted uses associated with accessory units. Section IV 3 and Section VII.
5. Clarification of Dimensional requirements for accessory structure, patios, and decks. Section 4 & Section V.
6. Addition of Site Plan Review Plot Plan Requirements – Section VIII 6.

Copies of the full text of these proposed changes are available for inspection during regular hours at the East Lyme Town Clerk’s Office, Town Office Building, 108 Pennsylvania Avenue, East Lyme. They also can be found posted on the Black Point Beach Club Association web page under the Zoning section.

At this hearing interested persons shall be heard and correspondence received. Written responses and questions can also be emailed to [bpzoning@gmail.com](mailto:bpzoning@gmail.com) and the comments and questions will be presented at the public hearing.

James Fox, Chairman

Dated at Niantic Ct this 10th day of September, 2022