

BLACK POINT BEACH CLUB ASSOCIATION ZONING COMMISSION
6 Sunset Avenue, Niantic, Ct 06357

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ZONING COMMISSION
LEGAL NOTICE OF PUBLIC HEARING

The Black Point Beach Club Association Zoning Commission will hold a Public Hearing on August 25, 2023 at 6 pm at the BPBCA Club House, 6 Sunset Avenue, Niantic, Ct to hear the following:

This is a comprehensive revision of the regulations to reflect changes in State law and clarify terminology. The changes can only be summarized here and interested parties are urged to read the entire text. Proposed comprehensive regulation changes include, but are not limited to, the following:

1. Section I - Creation of a Preamble
2. Section II - Reorganization of the Jurisdiction Section
3. Section IV – Definitions - Comprehensive additions and modifications to the definitions to include all terms and nouns in the proposed regulations.
4. Section V – Districts and Boundaries - To consider the creation of an Association District to include Association owned properties.
5. Section VI – Permitted Uses - To consider defining permitted uses for a retail store in the Business District and to prohibit the sale of Cannabis Products.
6. Section VII – Prohibited Uses - To consider additions to prohibited uses – Helistops, Junk Yards, & Manufacturing. To consider the addition of a maximum length for motor homes instead of gross vehicle weight.
7. Section VIII – General Regulations – To consider regulating camp trailers by length instead of weight. To clarify what a household pet is. To prohibit dynamic and internally illuminated signs.
8. Section IX – Dimensional Requirements – Clarification of Uses associated with accessory units. Clarification of Dimensional requirements for accessory structure, patios, and decks.
9. Appendix A - Addition of Site Plan Review Plot Plan Requirements including specifications for what site plans must contain, and when a waiver will be granted.

10. Appendix B – Addition of a Building Height Diagram to demonstrate how building heights are determined.

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 and the comments and questions will be presented at the public hearing.

James Fox, Chairman

Dated at Niantic Ct this 24th day of July, 2023