

BLACK POINT BEACH CLUB
RECOMMENDED PROPERTY MAINTENANCE

This Recommended Property Maintenance document provides recommendations so that homeowners are reminded of routine maintenance that can help delay larger and more expensive remediation projects. In general, all properties in the BPBCA should be structurally sound and free of hazards, to ensure the safety of the community. For additional information please consult the East Lyme Blight Ordinance and the Black Point Beach Club Association's Zoning Regulations as amended and/or contact the BPBCA Zoning Enforcement Officer.

PROPERTY MAINTENANCE CHECKLIST:

Debris

Properties should be free of garbage, broken glass, broken and unusable items and other debris. East Lyme picks up trash in special roller bins every Monday; recycling is picked up every other Monday. Look out along your street for clues as to whether it is a recycling week. The Town operates a Transfer Station where yard waste, construction waste, mattresses and large items can be brought for disposal – sometimes for a fee.

Please refer to the Town's Sanitation web page for additional services and details: <https://eltownhall.com/government/departments/public-works/sanitation>.

Black Point Beach Club Association Zoning Regulations reference.

Section IV - Definitions, Debris, page 8.

Inoperable or Unlicensed/Unregistered Vehicles and Debris

Property must be free of inoperable or unlicensed/unregistered vehicles, boats, campers and trailers. Lots and yards shall be kept free from trash, rubbish, unstacked firewood and unstacked building materials.

Black Point Beach Club Association Zoning Regulations reference.

Section VII - Prohibited Uses, Junk Yard, Junk Materials & Debris, page 24. Section VIII - General Regulations, page 26 Item 2A.

General Maintenance

The exterior walls, foundation walls, piers, roofing, porches, trims, doors, window casings of every structure, accessory building(s) and fence should be structurally sound and where appropriate kept painted and/or coated to prevent decay. Exteriors should be free of broken or unusable windows, crumbling stone or brick, peeling paint or other conditions that reflect deterioration.

Landscaping, Natural Growth and Weeds

Properties should be regularly maintained, with lawns, hedges and bushes kept from becoming overgrown or decayed. Dead trees and limbs or other natural growth that is rotting should be removed. No hedge or other shrubbery shall be permitted to be higher than 36 inches measured from the level of the street pavement within twenty feet of an intersection of streets, including intersections of streets and Association rights-of-ways, measured from the edge of the street pavement at the intersection. It is highly recommended that any fence, shrubs, bushes and or trees be a minimum of 3 feet from the nearest edge of the pavement to allow pedestrians to easily step off the road if necessary.

Black Point Beach Club Association Zoning Regulations reference.

Section VIII - General Regulations, Walls, Fences and Hedges, pages 31-32 Item 12 A-F.

Street Corner Hedges

For the purposes of this section, no wall, fence or other structure and no hedge or other shrubbery shall be permitted to be higher than 36 inches measured from the level of the street pavement within twenty feet of an intersection of streets, including intersections of streets and Association rights-of-way, measured from the edge of the street pavement at the intersection. It is highly recommended that any fence, shrubs, bushes and/or trees be a minimum of 3 feet from the nearest edge of the pavement to allow pedestrians to easily step off the road if necessary.

Black Point Beach Club Association Zoning Regulations reference.

Section VIII - General Regulations, Walls, Fences and Hedges, page 31 Item 12 - A.

Yard Waste

Yard waste should be disposed of properly. If yard waste is composted, it must be maintained properly and kept in the rear yard. Dumping of grass and weed clippings, tree limbs or other debris on Association owned or any vacant property is prohibited.

Portable Storage Units (e.g., PODS®), Dumpsters, & Construction Trailers

No person shall place a portable storage unit (e.g., PODS®), dumpster, or construction trailer on private property without first obtaining a zoning permit from the Black Point Beach Club Association Zoning Enforcement Officer. There is no fee for the permit. Application can be combined with the application of any zoning permit. Only one of each - one portable storage unit, one dumpster, one porta-potty and one construction trailer are permitted on the property at one time.

The portable storage container, dumpster, porta-potty or construction trailer must be located at least five (5) feet from any property line. Location(s) is to be designated on a site plan by the applicant. Location(s) shall not obscure any view which may cause danger to vehicle or pedestrian traffic on a public street or an Association right-of-way.

Black Point Beach Club Association Zoning Regulations reference.

Section VIII - General Regulations, Portable Storage Units (e.g., PODS®), Dumpsters & Construction Trailers, pages 28 -29 Item 8 A-I.

Free from Infestation

All areas of property should be maintained to prevent infestation from rodents, insects and other animals.

EAST LYME BLIGHT ORDINANCE – SECTIONS PERTAINING TO SINGLE FAMILY HOMES - Persistent household

garbage or trash on the property.

- Abandoned or unused objects such as automobiles, boats and recreation vehicles which are inoperable or unregistered or in an obvious state of disrepair.
- Shrubs, hedges, grass, plants, weeds or any other vegetation that have been left to grow in an unkempt manner that are covering or blocking means of egress or access to any building or that are blocking, interfering with, or otherwise obstructing any sightline, road sign or emergency access to or at the property, when viewed from any property line.
- The overall condition of the property structure and/or grounds causes an unreasonable impact on the value of neighboring properties; and
- Vacant buildings or structures left unsecured or unguarded against unauthorized entry.

KEY BLACK POINT BEACH CLUB ASSOCIATION ZONING REGULATIONS PERTAINING TO BLIGHT, UNREGISTERED VEHICLES AND VESSELS, PODS®, DUMPTSTERS & ULTILY TRAILERS (The full set of regulations can be found on the BPBCA web page)

Boats and Trailers

All boats, boat trailers, camping trailers or utility trailers shall be licensed and registered as required by Connecticut State law. Any of the above items that are unregistered according to state law shall be prohibited from storage in any area of the Black Point Beach Club Association.

Black Point Beach Club Association Zoning Regulations reference.

Section VIII - General Regulations, Boats, Camping Trailers, Motorhomes or Utility Trailers, page 26 Item 2 A-D.