

**Black Point Beach Club Association Zoning Commission
July 19th, 2019 Regular Meeting Minutes**

Present:

Jim Fox, Chairman

Jim Allen, Secretary

Matt Peary

John Kycia, Alternate (Sat as Regular Member)

Barbara Koenig, Alternate (Sat as Regular Member)

John Horoho, Alternate (Sat as Regular Member)

Also Present:

Jim Ventres, Zoning Enforcement Official

Absent:

Michael Cenci

James Mastria

Steven Beauchene, Board of Governors Liaison

The Regular Meeting of the Black Point Beach Club Zoning Commission was held on Friday July 19th, 2019 at 6:00 p.m. in the Black Point Beach Clubhouse located at 6 Sunset Avenue, Niantic.

I. Call to Order

Mr. Fox called the Regular Meeting of the Black Point Beach Association Zoning Commission to order at 6:00 p.m.

II. Attendance and Establishment of Quorum

Mr. Fox introduced the Commission Members and he noted that a quorum was present; Mr. Horoho, Mr. Kycia and Ms. Koenig sat as Regular Members for the meeting.

III. Additions to the Agenda

There were none.

IV. Approval of Meeting Minutes:

A. June 21st, 2019 Regular Meeting Minutes

The Commission took a moment to review the meeting minutes.

MOTION (1)

**Mr. Allen moved to approve the meeting minutes of June 21st, 2019 as posted.
Mr. Kycia seconded the motion.
Motion carried, 6-0-0.**

V. Public Comments

There were none.

VI. Reports

A. Communications and Correspondence

Mr. Fox said the only correspondence he received was a letter from the Board of Governors appointing him to the Zoning Board for an additional three year term.

B. ZEO: Jim Ventres

Mr. Ventres directed the Commission to his ZEO report for July and shared the following:

- Applications are down and every contractor he knows says they're so delayed due and not proceeding with anything new until they finish every project that began in the wet and miserable spring.
- We should have two ZBA hearings for August; one has been officially submitted and the other is forthcoming.
- He walked through the neighborhood today and thoroughly reviewed the backyards, gas tanks and anything else that had been left open, which are now closed out.
- Only ongoing projects remain.
- He re-sent a hedge reminder to be published in the Black Pointer; 50% of the residents who received letters last year have already cut their hedges, and in some cases they've already been cut twice and this greatly helps with safety concerns.
- He has a few letters to mail out.
- He has received a few calls regarding sheds and the like.

Mr. Fox asked for a progress report on the house renovation on East Shore and Mr. Ventres said he has closed out everything with the exception of screening out his hvac unit.

Mr. Allen asked about the dirt pile on Sea Spray and Mr. Ventres said the best time to utilize heavy equipment is after Labor Day, and the property owner is in agreement.

C. Ex-Officio: Steve Beauchene

Mr. Beauchene was unable to attend this evening's meeting.

D. Chairman: Jim Fox

Mr. Fox said he has nothing to report.

VI. Old Business

A. Regulation Review

Mr. Ventres supplied a handout with updated revised copies of boat and trailer storage regulations and portable storage containers for review. (attached.)

The Commission discussed the boat trailer regulations and Mr. Allen said there is one possible typo under the proposed draft definitions where it says "trailer" followed by "a. boat trailer- a trailer designated to store and transporting a boat not exceeding 26 feet in length." He asked if we should clarify that the boat itself should not exceed 26 feet.

The Commission briefly discussed the regulation and Mr. Fox said he thinks the regulation has been sufficiently fine tuned and that we're ready to bring this item to public hearing.

The Commission discussed pods and dumpsters and Mr. Fox asked if any verbiage should be added. Mr. Ventres said this item is going to be part of each individual site plan so it can be thought out prior to utilization and/or construction.

Mr. Cenci asked what happens after a year and Ms. Koenig and Mr. Ventres explained they would have to reapply.

The Commission discussed the sensitivity of flood zones, the 3 to 5 feet flood elevation that will be required by FEMA, being proactive by making a change for those building lots only, and amending the regulations to prevent the homeowner from having to go before the ZBA for a variance, which they will get. Mr. Fox observed that modifying this regulation will allow for flexibility while still providing uniformity.

The Commission discussed nonconforming building lots and Mr. Ventres explained he added a note that an As Built Survey will be submitted upon completion.

Mr. Horoho detailed his research utilizing the GIS Maps and said he found 291 properties that have some kind of nonconformity on at least one boundary, and that 66 properties are landlocked on both sides. He discussed the 15 feet desired by the Fire Marshal and said that some of these homeowners will never be able to expand.

Mr. Peary asked if we're measuring from the building line and Mr. Ventres said if it doesn't violate what the Fire Marshal requires.

Mr. Peary asked if a house was knocked down and the regulation said they needed to be 10 feet apart, would they be grandfathered in based on where there own structure was and Mr. Ventres replied that the regulation doesn't address new structures.

Mr. Fox said this regulation is challenging and noted they're trying to offer relief to existing homeowners that have a single lot and have little room to work with; the potential scenarios make this issue complex and could result in a lengthy regulation review.

The Commission further discussed the regulation and Mr. Ventres shared how he operates on a sliding scale in East Haddam which is based on frontage.

Mr. Fox asked if anyone knows when setbacks were included in the zoning regulations and Mr. Ventres asked what older copies of the regulations might be available. Ms. Stevens said she will check the records at the Town Hall and see how far back the filed regulations go.

The Commission further discussed nonconforming lots and Mr. Fox said he would like to get some feedback from the Board of Governors given the potential significant impact. Mr. Ventres said he will supply some visuals to help illustrate this item.

Mr. Horoho said the community is changing and it's important to look for solutions. He added that he thinks they have an obligation to make people's property as valuable as possible while keeping in mind the integrity of the community.

Mr. Peary asked if there is another community they can look at as an example and he said he will look at alternate communities that might be facing a similar situation.

The Commission discussed blight and Mr. Fox said he thinks blight is captured in the blight ordinance and asked if we should instead focus on property maintenance. He said the regulation speaks to construction debris but not in much detail and that he would like to add clarity.

The Commission discussed property maintenance and Mr. Ventres said the regulation doesn't address grass or peeling paint and said we can start by matching the definition to the condition.

Mr. Fox discussed property maintenance regulations and a guide to property maintenance he located which they could potentially use as a tool and for the permitting process. He will email the Commission the brochure for perusal.

Mr. Horoho discussed the education process and said he thinks a guide is a good first step.

The Commission will continue this discussion in the future with the goal of continued regulation formulation.

The Commission discussed holding a public hearing prior to their next regularly scheduled meeting on Friday August 16th, 2019.

MOTION (2)

Mr. Allen motioned to move boats, trailers, pods, and flood zone language to public hearing on Friday August 16th, 2019.

Mr. Horoho seconded the motion.

Motion carried, 6-0-0.

VII. New Business

Mr. Fox discussed how it was brought to his attention by Ms. Colangelo that a maximum amount of terms for the Zoning Board Members are not written in the bylaws like they are for the Board of Governors and asked what the Zoning Members thoughts are on this.

The Commission discussed how they have a limited amount of power and lack the budgetary responsibilities that the Board of Governors has. Mr. Fox and Allen said they each have a three year term and serve at the pleasure of the BOG, and are either reappointed or not.

Mr. Fox discussed how every area of the Association is represented via the Zoning Board members. Mr. Horoho observed that limiting the number of terms would result in a loss of expertise and knowledge, and there is enough natural attrition.

Ms. Koenig said there is a learning curve and Mr. Ventres said nothing should be done contrary to the State Statutes and there is nothing in the Statutes limiting the number of terms.

VIII. Adjournment

MOTION (3)

Mr. Kycia moved to adjourn the Black Point Zoning Association Meeting at 7:11 p.m.

Mr. Allen seconded the motion.

Vote: 6-0-0, Motion passed.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary

Zoning Projects		July 2019 Report							
Application #	Date	Address	Name	Map/Block	Project	Fee	Appr/Denied	Status	NOTES JV
2017									
DM - 125	2/13	32 Woodland	Lombardo	5.9 / 15	New home	250	A	CZC	4/12/19
DM - 128	5/8	31 E. Shore	Paternostro	5.11 / 3	Step replace	45	A	not yet	Insp 7/12/19
JV - 3	10-Dec	6 East Shore Dr	Willard	5.11/64	Propane	150	A	completed	6/5/2019
2018									
JV-11	3/7	6 East Shore	Willard	5.11/64	AC / remodel	150	A	Under Const	7/12/2019
JV-14	4/20	5 East Shore	Walsh	11 52	Addition	450	A	Under Const	Insp 7/12/19
JV-18	4/26	6 East Shore	Willard	5.11 / 64	Addition	75	A	completed	6/13/2019
JV-20	5/2	11 Brightwater	Corbett	5.19/62	Propane/gate	150	A	Completed	4/12/19
JV-29	6/6	41 Sea Spray	Horoho	5.18 / 18	Fence/Fire Pit	150	A	Completed	5/9/2019
JV-30	6/16	30 Bellaire	Monroe	5.18 / 50	New Home	600	A	CZC	4/25/2019
JV-32	7/22	41 Sea Spray	Horoho	5.18 / 18	Garage	300	A	CZC	4/4/2019
JV-35	8/29	8 Bellaire	Mastria	5.11 / 42	New Home	600	A	CZC	6/21/2019
JV-36	9/5	11 Bond St	Magnuson	2.7 / 10	Propane	150	A	Completed	7/12/2019
JV-37	9/5	6 Seaview Ave	McAndrew	5.15 / 34	AC Condenser	75	A	no screening	Insp 7/12/2019
JV-38	9/26	46 Indianola	Schepker	5.14 / 20	New Home	600	A	Under Const	Insp 7/12/2019
JV-39	9/26	47 Sea Spray	Wright	5.18 / 16	New Home	600	A	CZC	5/17/2019
JV-40	9/28	46 East Shore	Craven	5.15 / 93	New Home	600	A	Under Const	Insp 7/12/2019
JV-41	10/3/18	8 Sallaire Ave	Terreira	5.19 / 43	Heat/AC	75	A	CZC	5/24/2019
JV-43	10/10/18	52 Indianola Rd	Kolosowski	5.14 / 23	2nd story add.	600	A	CZC	3/28/2019
JV-46	10/19/18	2 Osprey	Bayne	5.19 / 87	New Home	600	A	Under Const	Insp 7/12/2019
JV-47	10/27/18	19 Ridge Tr	Burke	5.9 / 26	3 Season Porch	300	A	Under Const	Insp 7/12/2019
JV-48	11/9/18	9 Park Court	Mikunda	5.9 / 19	Propane bottles	45	A	CZC	4/4/2019
JV-50	11/23/18	47 Sea Crest	Paar	5.14 / 112	HVAC	150	A	CZC	4/25/2019
JV-52	12/6/18	17 Woodland Dr	Guzy	5.9 / 31	addition	45	A	Under Const	Insp 7/12/2019
JV-54	12/24/18	57 Nehantic	Zito	5.10 / 86	addition	600	A	CZC	4/12/2019
2019									
JV - 1 - 19	1/25/19	20 Seaview Ave	Wunder	5.10 / 39	addition	900	A	Under Constr	Insp 7/12/2019
JV - 2 - 19	3/1/19	12 Indianola	Spalluto	5.11 / 6	addition	300	A	Not started	Insp 7/12/2019
JV - 3 - 19	4/4/19	148 Old BP Rd	Danos	5.9 / 35	deck	150	A	Not started	Insp 7/12/2019
JV - 4 - 19	4/4/19	18 Sea Breeze	Smith	5.15 / 61	porch addition	300	A	Under Constr	Insp 7/12/2019
JV - 5 - 19	4/4/19	35 Sunset Ave	Kycia	5.14 / 126	fence	75	A	CZC	4/12/2019
JV - 6 - 19	4/4/19	19 Blue Heron	Hyland	5.19 / 107	stairs & fence	75	A	Under Constr	Insp 7/12/2019
JV - 7 - 19	4/12/19	53 Sea Breeze	Bogue	5.14 / 59	dormer & show	300	A	Under Constr	Insp 7/12/2019
JV - 8 - 19	4/12/19	57 Sea Spray	Koch	5.18 / 13	shed	75	A	Not started	Insp 7/12/2019
JV - 9 - 19	5/2/19	9 Sea Breeze	Flaherty	5.15 / 74	Home Oc	10	A		5/2/2019
JV - 10 - 19	5/9/19	9 Billow Rd	Katzbek	5.2 / 64	Garage	300	A	Under Constr	Insp 7/12/2019
JV - 11 - 19	5/9/19	66 Nehantic	Martone	5.10 / 82	shed	45	A	Not started	Insp 6/13/2019
JV - 12 - 19	5/9/19	53 Sea Spray	Bruce	5.18 / 14	Propane tank	45	A	Not started	Insp 6/13/2019
JV - 12 - 19	5/17/19	1 Blue Heron Ct	Weiss		Fence	75	A	Not started	Insp 6/13/2019
JV - 14 - 19	5/17/19	56 Sea Spray	Foley / Coffee		Deck	150	A	Not started	Insp 6/13/2019
JV - 15 - 19	5/17/19	41 Sea Spray	Horoho		Fence / screen	45	A		
JV - 16 - 19	6/5/19	31 Sea Spray	Allen	5.19 / 12	Fence	150	A	Not started	Insp 6/13/2019
JV - 17 - 19	6/14/19	8 Sallaire	Ferreira	5.19 / 43	shower / fire pil	75	A	Completed	
JV - 18 - 19	6/14/19	12 Sea Crest	Iffland	5.15 / 11	Propane tank	45	A		
JV - 19 - 19	7/12/19	9 Sea Spray	Wachtmeister		Fence	150	A		

PROPOSED AMENDMENTS TO REGULATIONS PERTAINING TO BOATS AND TRAILERS – July 2019 **Intent - Add definitions to varying watercraft.**

Move regulations in the definition section to the regulation section.

Existing Definitions

Boat. – A watercraft propelled by oars, paddles, sails or engine.

Trailer. A vehicular device designed to be pulled by a motor vehicle as provided below:

- a. Boat Trailer – A trailer designed to store and transport a boat not exceeding 26 feet in length.
- b. Camping Trailer – A vehicle not exceeding a gross vehicle weight rating of 5,000 pounds which is designed to be used primarily as temporary living quarters for recreational, camping, travel, or seasonal use that does not have its own motor power but is mounted on or towed by another vehicle.
- c. Utility Trailer – A trailer, whether uncovered or enclosed, used for hauling materials, good or objects, provided that it shall not exceed 16 feet in length and it shall not have a gross vehicle weight rating of more than 2,600 pounds.

Existing Regulation

1. **Boats, Boat Trailers, Camping Trailers, or Utility Trailers** - One (1) of the following may be stored on a lot:
One unoccupied boat not exceeding 26 feet in length and its trailer, OR
One unoccupied camping trailer, OR One utility trailer
Except that any such items listed above, shall:
 - a. Except that any such utility trailer, boat or camping trailer shall be located behind the front setback building line. The only exception is the period between April 15th and June 1st, while boats are being prepared for the season. During this period, boats are allowed forward of the front setback building line.
 - b. 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 shall be considered junk under these regulations and prohibited for storage in any area of the Black Point Beach Club Association.
 - c. Not to extend into a public area or right-of-way, not to obscure any view which may cause danger to vehicular or pedestrian traffic on a public street or an Association right-of-way. The Zoning Enforcement Officer has the duty to determine if the placement may cause danger and has the authority to order the object(s) removed.
 - d. This subsection shall not prohibit the storage of boats not exceeding 16 feet in length nor boats designed to be propelled solely by oar or paddle.

Proposed Draft Definitions

Boat. – A watercraft propelled by oars, paddles, sails or engine.

Sailboats and Catamarans – *Boats designed to be propelled primarily by sail.*

Canoes, Kayaks, and Paddle Boards. – *A watercraft designed to be paddled by the operator.*

Personal Water Craft(Jet Ski/ Sea-Doo)– *a recreational watercraft propelled by engine that is ridden like a motorcycle by one or more people*

Trailer. A vehicular device designed to be pulled by a motor vehicle as provided below:

- a. Boat Trailer – A trailer designed to store and transport a boat. [not exceeding 26 feet in length.]
- b. Camping Trailer – A vehicle [not exceeding a gross vehicle weight rating of 5,000 pounds] which is designed to be used primarily as temporary living quarters for recreational, camping, travel, or seasonal use that does not have its own motor power but is mounted on or towed by another vehicle.
- c. Utility Trailer – A trailer, whether uncovered or enclosed, used for hauling materials, good or objects. [, provided that it shall not exceed 16 feet in length and it shall not have a gross vehicle weight rating of more than 2,600 pounds.]

PROPOSED DRAFT Regulation

2. Boats, Boat Trailers, Camping Trailers, or Utility Trailers –

One (1) of the following may be stored on a lot ***at any one time***:

One [unoccupied] boat not to exceed[ing] 26 feet in length and its trailer, OR

One [unoccupied] camping trailer, OR one utility trailer

[Except that any s] Such items listed above, shall ***comply with the regulations below***:

- a. 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 shall be considered junk under these regulations and prohibited for storage in any area of the Black Point Beach Club Association.
- b. ***Camping Trailers shall not be used as living quarters within the confines of the Black Point Beach Club Association and shall not exceeding a gross vehicle weight rating of 5,000 pounds.***
- c. ***Utility Trailer – A trailer, whether uncovered or enclosed, shall not exceed 16 feet in length and it shall not have a gross vehicle weight rating of more than 2,600 pounds.***
- d. [Except that a] Any such utility trailer, camping trailer, boat, ***or other watercraft exceeding sixteen (16) feet*** shall be located behind the front setback building line. Boats

exceeding sixteen (16) feet are allowed forward of the front setback building line between April 15th and June 1st, while boats are being prepared for the *boating* season.

- e. *Boats moved forward shall not* to extend into a public area or right-of-way, *and are* not to obscure any view which may cause danger to vehicular or pedestrian traffic on a public street or an Association right-of-way. The Zoning Enforcement Officer has the duty to determine if the placement may cause danger and has the authority to order the object(s) removed.
- f. [This subsection shall not prohibit the storage of boats not exceeding 16 feet in length nor boats designed to be propelled solely by oar or paddle.] **Delete**

PROPOSED REGULATION CHANGE FOR THE STORAGE OF DUMPSTERS AND CONSTRUCTION TRAILERS – JULY 2019 Additions *Italics and Bold*, deletions in brackets []

2. Portable Storage Containers (PODS) and Dumpster, and Construction Trailer Requirements

- a. In the event of a fire, storm, major reconstruction of a home, or moving a temporary permit may be issued for the placement of a “Portable Storage Container” *and / or Dumpster, and / or Construction Trailers*.
- b. “Portable Storage Container” means any container designed for the temporary storage of personal property, which is typically rented to owners or occupants of property for their storage use and which is delivered and/or removed by truck or trailer.
- c. *Dumpster - a large trash receptacle designed to be hoisted and emptied into or towed away with a truck.*
- d. *Construction Trailers – Trailers designed to store equipment, materials, and supplies.*
- e. No person shall place a portable storage unit, *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.*
- f. Only one [unit] *of each - being one portable storage unit, one dumpster, one construction trailer* is permitted on the property at one time. *The maximum [and the] size of any portable storage container shall not exceed sixteen (16) feet in length by eight (8) feet in width by eight (8) feet in height. The maximum size of any dumpster shall not exceed 30 yards (twenty-two (22) feet in length by eight (8) feet wide by six (6) feet in height).*
- g. The portable storage container, *dumpster, and / or construction trailer* has to 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 shall not obscure any view which may cause danger to vehicular or pedestrian traffic on a public street or an Association right-of-way. The Zoning Enforcement Officer has the duty to determine if the placement may cause danger and has the authority to order the Portable Storage Container relocated.
- h. The use of the portable storage container, *dumpster, and or construction trailer* is temporary and a permit shall be issued for a period of one (1) year *or until the project is complete if shorter than one year.* The owner may apply for an extension if an unusual hardship can be demonstrated.
- i. Any portable storage container shall be free of dents, rust and/or graffiti and shall be maintained in good condition.

**PROPOSED NEW REGULATIONS FOR PREEXISTING NONCONFORMING STRUCTURES –
JULY - 2019**

9. Nonconforming structures.

- a. No nonconforming dwelling shall be enlarged or extended unless the enlargement or extension conforms to the requirements of the district in which it is situated.
- b. EXCLUDED FROM THIS PROHIBITION ARE:
 1. Additions of a second story to one-story single family dwellings.
 2. Conversions of single-family one-and-one-half story dwellings to two-story dwellings, either by means of dormers or upward extensions of existing sidewalls.
 3. Conversions to two stories of one-story appendages to two-story single-family dwellings.
- c. NONE OF THE FOREGOING ADDITIONS, EXTENSIONS, OR CONVERSIONS SHALL:
 1. Extend beyond the perimeters of the existing buildings.
 2. Exceed the vertical projection limits specified elsewhere in these regulations.
 3. Alter the single-family status of the dwellings, and
 4. Result in a separation of less than 15 feet from the sidewalls of any other dwelling.
 5. Result in the nonconformity being constructed no closer than ??? feet from the property line.
- d. Nothing shall prevent the construction of additions to single family detached residential dwellings provided that the following conditions are met:
 1. No lot within the scope of these provisions may contain more than one dwelling.
 2. The dwellings are used solely as private residences, except for approved "Home Occupations" and the proposed additions shall likewise be designed for such use. (For purposes of this regulation, single-story, accessory attached and detached garages shall be considered residential additions.)
- e. All application for construction under this section will require an A-2 survey to demonstrate the exact location of the existing structure, the proposed addition(s), and the location of the closest neighboring structure(s).

**NONCONFORMING BUILDING REGULATIONS ARE FROM THE EAST LYME ZONING
REGULATIONS WITH MODIFICATIONS**

PROPOSED REGULATION CHANGE FOR STRUCTURES IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS – July 2019

INTENT – To create an exception to the building height regulations were FEMA requirements force construction to be above the base flood elevation.

EXISTING BUILDING HEIGHT REGULATION Building Height – The maximum height of any building structure shall be **twenty-seven feet, measured from the grade plane to the mean roof height. In no case shall any peak or other building feature exceed thirty-eight feet** when measured from the grade plane to that roof peak or other building feature, except chimneys may be of such height as regulated by the building code as amended time to time.

PROPOSED NEW DEFINITIONS

AREA OF SPECIAL FLOOD HAZARD means land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

BASE FLOOD ELEVATION (BFE) means the elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.

COASTAL HIGH HAZARD AREA means the area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity waters, including but not limited to, hurricane wave wash or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone VE.

FLOOD INSURANCE RATE MAP (FIRM) means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

PROPOSED BUILDING HEIGHT REGULATION FOR STRUCTURES IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS

EXCEPTIONS OF THE BUILDING HEIGHT IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS: When a proposed structure that is in a Special Flood Hazard or Coastal High Hazard Areas is required to have the lowest floor elevated to one (1.0) foot above the base flood elevation as determined by the East Lyme Building Official, the following exceptions apply to the building height:

The maximum height of any building structure shall be **twenty-five feet**, measured from the base flood elevation to the mean roof height. In no case shall any peak or other building feature exceed **thirty-six feet** when measured from the base flood elevation to that roof peak or other building feature, except chimneys may be of such height as regulated by the building code as amended time to time.

Thought process - Mapping and construction diagrams required by the East Lyme Building Department will demonstrate the base flood elevation requirements.

Our existing regulations require the measurement from the grade plan / surrounding ground grade. Typical construction to the first floor elevation is two (2) feet above the grade plane.

Flood proofing requires the first floor elevation to be one (1) foot above the Base Flood Elevation.

Exception regulation puts all structures on a level construction regulation. No Special Exception applications or variances needed.

EAST LYME ORDINANCE - CONSTRUCTION IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS

THE BASE FLOOD ELEVATION OF ELEVATED BUILDINGS – New construction, substantial improvements, whether residential or non-residential, that include fully enclosed areas formed by a foundation and other exterior walls shall have the lowest floor elevated to one (1.0) foot above the base flood elevation (BFE).

ESTABLISHMENT OF BUILDING PERMIT IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS - A building permit shall be obtained before construction begins within any area of special flood hazard established in the Flood Insurance Rate Map. Application for a permit shall be made on forms furnished by the East Lyme Building Official and may include, but not be limited to: Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage or materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required: A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; B. Elevation in relation to mean sea level to which any structure has been flood proofed; C. Certification by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice and the flood proofing criteria as require. D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development; and E. Plans for any walls to be used to enclose space below the base flood level.