

BLACK POINT BEACH CLUB ASSOCIATION ZONING COMMISSION
P.O. Box 715, 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 Saturday October 17, 2020 at 10:00 am at the BPBCA Club House, 6 Sunset Avenue, Niantic, Ct to hear the following:

Proposed Regulation Changes to the following:

1. Consider modifications to Section VII – Nonconforming Uses, Buildings, and Lots. Intent is to promote flexibility on lots and structures that were built prior to the creation of zoning regulations, to remove section of the nonconformity regulations that are contrary to Connecticut General Statutes, and address ADA requirements in the building code.
2. Section V – Dimensional Requirements – Intent is to remove minimum square footage requirement for net floor area. Provision was overturned in court.
3. Section IV – 12. Expanded Construction time in the winter months. Intent is to promote activities to be completed in the winter months.
4. Section I Definitions and Section IV – General Regulations pertaining to accessory structures, specifically sheds and detached garages. Intent is to allow flexibility in accessory structure sizes and setback ratios.

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. The meeting is to held via teleconference and will be recorded in its entirety and in accordance with the requirements of executive order 78, issued by Governor Lamont, which allows for public meetings to held over teleconference; both the meeting recording and meeting minutes will be posted to the Black Point Beach Club website.

Call in number: 425436-6363, access code:436260

James Fox, Chairman

Dated at Niantic Ct this 22nd day of September 2020