

REQUEST FOR LEGAL NOTICE
BLACK POINT BEACH CLUB ASSOCIATION ZONING COMMISSION
P.O. Box 715, Niantic, Ct 06357

DATE: November 5, 2020

BLACK POINT BEACH CLUB ASSOCIATION
ZONING COMMISSION
LEGAL NOTICE OF SPECIAL MEETING DECISION

The Black Point Beach Club Association Zoning Commission, at a Special meeting October 30, 2020 approved the following regulations changes with amendments. The effective date of these changes is December 1, 2020.

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 is accessory structure sizes and setback ratios.

Copies of the full text of these approved 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.

James Fox, Chairman

Dated at Niantic Ct this 5th day of November, 2020

FILED

Nov 5, 2020 AT 8:35 AM/PM
Brook Trout ATC
EAST LYME TOWN CLERK