

**GIANTS NECK BEACH ASSOCIATION ZONING COMMISSION**  
**P.O. Box 226, Niantic, Ct 06357**

**GIANTS NECK BEACH ASSOCIATION**  
**ZONING COMMISSION**  
**LEGAL NOTICE OF PUBLIC HEARING**

The Giants Neck Beach Association Zoning Commission will hold a Public Hearing on August 22, 2024 at 6 pm at the Helen Lena Club House, 31 West Pattagansett Road, 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 1 - Creation of a Preamble
2. Section 2 - Reorganization of the Jurisdiction Section
3. Section 4 – Definitions - Comprehensive additions and modifications to the definitions to include all terms and nouns in the proposed regulations.
4. Section 7 – Dimensional Requirements – Clarification of Uses associated with accessory units. Clarification of Dimensional requirements for accessory structure, patios, and decks.
5. Section 12 – Soil and Erosion Control Regulations
6. 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.

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 Giants Neck Beach 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 [GNBAZoning@aol.com](mailto:GNBAZoning@aol.com) and the comments and questions will be presented at the public hearing.

Marilyn Jacobs, Chairman -  
Dated at Niantic Ct this 25th day of July 2024