

Town of

P.O. Drawer 519
Zoning Department



East Lyme

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DATE: April 13, 2021
TO: East Lyme Zoning Commission
FROM: William Mulholland
RE: Zoning Regulation Text Amendment Section 25.4.3-1

This is a Zoning Commission generated text amendment proposal. The purpose is to provide additional public notice for Special Permit Public Hearings that have been continued to another hearing date.

Section 25.3.3 which includes Section 25.3.3-1 currently states:

25.3.3 Procedures: The Commission shall hold a public hearing on the application in accordance with the Connecticut General Statutes.

25.3.3-1 Public Notice - In addition to notice of hearing by publication, public notice of application for special permit shall be made as follows:
Posting of Sign - At least 15 days prior to any public hearing on a special permit, the applicant shall post a sign on the premises indicating that such action is proposed. The sign shall be of durable material 4' by 4' in size and shall be firmly set at least three feet above ground surface and located so as to be clearly visible and legible from the most heavily used adjacent Town road or two-lane state highway.

When in the opinion of the Commission or its designee, there is not sufficient land area to post the sign, a 2' by 2' sign may be posted in a window which is clearly visible and legible from the most heavily used adjacent Town road or two-lane state highway. The sign shall contain the following, in black block lettering not less than 3 inches in height for a road sign and 2 inches in height for a window sign on a white background:

The sign shall be removed within 10 days of completion of Public Hearing.

Notwithstanding the above section, applicants for annual special permit renewals for restaurant outdoor dining facilities in CA or CB Zones where alcohol is served shall not be required to post an on premises public notice advertising sign.

It is specifically proposed to modify the "Posting of Sign" by adding the following:

Should a public hearing for a Special Permit be continued the applicant shall modify or replace the sign and add language announcing the continuance which shall include the time, date and location of said hearing.

The Zoning Commission has scheduled a public hearing for May 20, 2021.