

Town of East Lyme  
East Lyme Zoning Commission

6/5, 19 98 AT 1:00 AM  
LaBlair, etc  
East Lyme Town Clerk

*Regular Meeting  
Thursday, June 4th, 1998  
East Lyme Town Hall*

**Called to Order:**

Paul Formica called the regular Meeting of the East Lyme Zoning Commission to order at 7:35 p.m. June 4th, 1998 at the East Lyme Town Hall in Niantic, Connecticut.

**Attendance:**

Five regular members were in attendance; Paul Formica, Athena Cone, Christopher Mullaney, Norman Peck, Shawn McLaughlin.

Two Alternate members, Bill Dwyer and Bill Weber were present.

Also present Rose Ann Hardy, Ex-Officio.

**Public Delegations:**

No one addressed the Commission.

**Minutes**

*Athena Cone made a motion to accept the amendment to the April 21st, 1998 Minutes. Motion was seconded by Mr. Weber. Motion for approval was unanimous.*

The Chairman directed staff to mail the May 7th, 1998 meeting minutes to the Board for review. May 7th, minutes to be scheduled for approval at the next meeting.

**Subcommittees:**

**Discussion:**

It was noted by Mr. Formica, Chairman, that Mr. Price is examining the issue of the architectural reviews pertaining to the buildings that tie into the discussion of fast foods. A report is pending.

*Commercial Zone Parking*

The Board concluded, after some discussion concerning parking criteria for Multi-family housing, that it was appropriate to form a subcommittee to review all parking requirements in commercial zones. Mr. Dwyer will chair this committee.

*Rezoning certain rural residential land 3/5 acre zoning.*

The Chairman noted that Mr. Kaplin, Chairman of the Planning Commission, made a presentation concerning his feelings on this issue and that Planning had unanimously endorsed rezoning certain rural residential land to 3/5 acre zoning. The Chairman polled the commission and it was concluded that a subcommittee will be formed to review the concept. Mr. Mullaney was given this assignment.

*Fast Food Restaurants:*

Mr. Peck satated that he had drafted a preliminary proposal. After some discussion it was decided that Mr. Pecks proposal should be reviewed by staff and forwarded to the Board for further consideration.

*Signage - Community Bulletin Boards:*

Mr. Formica stated that he felt that we had a problem with sandwich board signs as long as he has been here. He thought we needed to find a way to address this issue.

Mrs. Cone noted that neon signs were also a problem. Further discussion ensued. Staff was directed to forward the materials from the sign subcommittee to the Board for review. This issue will be brought up at a future meeting. Mrs. Cone and Mr. Mullaney will work on the sign issues.

The Chairman expressed a desire to go forward with these subcommittees as expeditiously as possible.

**Old Business:**

None

**New Business:**

None

**Correspondance:**

A letter was read from Waller, Smith and Palmer regarding pending litigation.

**Any Business:**

*Mr. Weber made a motion was made to add two concerns of Mr. Pecks' to the agenda. seconded by Mr. McLaughlin. Motion approved by unanimous vote.*

Mr. Peck expressed concern over the final grading of Mr. Foster's gravel pit on property off Flanders Road. It was decided that staff would review this issue and report back to the Commission at the next meeting.

Mr. Peck's second issue concerned the staffing of the land use departments. He felt that the obvious work loads may warrent increased staffing levels. Mr. Formica noted that this issue is being examined and that he was meeting with staff next week to discuss these conerns.

**Comments from Planning Representative:**

Planning Representative was not present.

**Ex-Officio comments:**

Mrs. Hardy thanked Mr. Mulholland, commission staff, for his efforts in helping the Days Inn to secure a permit for a free standing sign. The sign is attractive and should be thought of as a model for these types of signs.

**Adjournment:**

*Mr. Mullaney made a motion to adjourn. Motion was seconded by Mr. McLaughlin. Motion was unanimously approved.*



Athena Cone  
Secretary