

6/16, 1997 AT 3:50 ^{AM}
J. A. Blair, etc _(PM)
East Lyme Town Clerk

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 5, 1997
EAST LYME TOWN HALL

CALLED TO ORDER

Wayne Fraser called the Regular Meeting of the East Lyme Zoning Commission to order at 8:04 p.m. on June 5, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Four regular members were in attendance: Wayne Fraser, Norman Peck, Chris Mullaney, Bill Dwyer. One alternate member was in attendance: Shawn McLaughlin.

MINUTES OF MAY 15, 1997

It was noted for the record that Mr. Kwasnuwski's name had been spelt wrong in the minutes of several meetings.

Norman Peck moved to approve the minutes of the May 15, 1997 meeting. Bill Dwyer seconded the motion. Five members were in favor. No one was opposed. The motion carried.

REGULAR MEETING

APPLICATION OF MATT GENDRON

Chris Mullaney stated that he though it was a great idea.

Bill Dwyer indicated the he did too, and that it enhanced the property.

Wayne Fraser stated that it was a good idea.

Norman Peck moved to approve the Application of Matt Gendron Contractors for a Special Permit for mix use (retail/residential) in the existing building at 369-371 Main Street, Niantic, Connecticut, property further identified as Tax Assessor's Map 11.2, Lot 135. Bill Dwyer seconded the motion. All members were in favor of the motion. The motion carried. The Application was approved because it was found to be in compliance with the East Lyme Zoning Regulations and the Plan of Development.

APPLICATION OF MONICA AND RICHARD BEYER

Chris Mullaney stated that with respect to the driveway problem the Commission had recently approved a similar application and there didn't seem to be a problem.

Norman Peck stated that he didn't see a problem but would suggested the entrance and exit.

Wayne Fraser stated that he though it was a good use of the property.

Bill Dwyer moved to approve the Application of Monica and Richard Beyer for a Special Permit to operate a wholesale (flooring and stone supply) at 180 Flanders Road, Niantic, Connecticut, property further identified as East Lyme Assessor's Map 26.3, Lot 12. Including the granting of an exception to Section 24.6E3 - Buffer Strips. Applicant is not required to install 6 foot buffer strips along side and rear property lines due to previously existing physical conditions on site. Chris Mullaney seconded the motion. All members were in favor. The motion carried. The Application was approved because it was found to be in compliance with East Lyme Zoning Regulation and the Plan of Development.

APPLICATION OF THEODORE HARRIS

Wayne Fraser noted for the record that all Commissioners were in attendance at the Public Hearing for this Application.

Bill Dwyer stated that it looked as though Attorney Harris was changing the Application.

Bill Mulholland said that he could change it to be more restrictive but not less.

Wayne Fraser stated that this was discussed at the last meeting. He said that the Commission had discovered that they have no restrictions on incidental signs currently. He also stated that they could only accept additional information through staff and that it was had been done.

Wayne Fraser read the new form of changes. He stated that directional signs appeared to have remained the same.

Bill Dwyer stated that signs exempt did not make sense.

Bill Mulholland stated that he thought the intent was to have someone in the town review signs.

Bill Mulholland stated that the Commission could insert a period after review and take out the phrase "and approval".

Chris Mullaney asked where the definition would be going. He said that there was currently no definition for directional signs.

Bill Mulholland stated that that was true.

Chris Mullaney stated that the Sign Committee had never brought this issue up. He stated that the town does not need more advertising.

Bill Dwyer stated that he agreed with Mr. Mullaney. He said that they shouldn't be allowed to be exempt from permit process, all areas could have these signs. He stated that they were currently reviewing sign regulations and we have a committee. He said that the was absolutely against the application.

Norman Peck asked about companies located down private roads and their ability to have marquis.

Bill Mulholland stated that that issue was being reviewed currently.

Norman Peck suggested limiting the size of the logo by a percentage of the area of the sign.

Wayne Fraser stated that he agreed with Bill Dwyer. He stated that if my neighbor does this then I would have to do it. He also stated that this application had shown the Commission a whole in the Regulations.

Chris Mullaney moved to approve that the following should be added to Section 18.1.3 "Definitions: Directional Sign: A sign which may be externally illuminated and double faced, marking the entrance and/or exit to a use in a non-residential zone, which contains the words "entrance", "exit", or directional arrows, and may contain the name and/or logo of such use. Also to approve the change in section 18.1.10 "Signs Exempt from Regulation Under This Ordinance": to read as follows: Directional signs, provided that the face of such sign, or combination of signs in the event of separate entrance/exit signs shall not exceed six square feet per face for each entrance/exit. Such sign shall not exceed five feet in overall height. Prior to installation the specifications and proposed location of such sign shall b submitted to the Zoning Enforcement Officer for review and approval. Mr. Fraser asked for a second to the motion, as read, three times and hearing none he tabled the motion.

Norman Peck moved to approve the motion as read with the following changes: the square footage of the sing shall not exceed four square feet and the identification of the business shall be no more than 20% of the sign. Mr. Fraser asked for a second to the motion, as read, three times and hearing none he tabled the motion.

Chris Mullaney moved to deny the Application of Theodore Harris to amend the Signage Section of the East Lyme Zoning Regulations. Specifically the applicant proposes to amend Section 18.1.3. - Definitions and Section 18.1.10, exemption to permit on site directional signs. Bill Dwyer seconded the motion. Four members were in favor of the motion. One member was opposed. The motion carried. The Application was denied because it was found to be contrary to East Lyme Zoning Regulations.

Chris Mullaney suggested the subject be put to the sign subcommittee.

REQUEST OF ROBERT L. DOANE, JR.

Norman Peck stated that he was abstaining from this request.

Bill Mulholland indicated that he was working with the Applicant and that Mr. Doane was simply asking for an exception (24.7) from the requirement to construct (24.6c) a sidewalk along street frontage.

A letter from Doane Engineering to Bill Mulholland dated May 29, 1997 was read into record.

Robert Doane, Jr. stated that the Daycare had frontage on Flanders but that they were not using that as an access. He stated that the facility was a permitted use. He said that the sidewalk is not necessary and in light of that they were requesting an exception.

Mr. Doane stated that Mr. Thumb had indicated that there was a 5 foot section available for sidewalks between the curb and power poles. Mr. Doane stated that that was infeasible with the current Regulations.

Mr. Doane described in detail sidewalks around town. He stated that there was a strong precedent for the west side.

Mr. Fraser read into record a letter from Fred Thumb dated June 5, 1997 regarding Route 161 Sidewalks. He re-read a letter into record from Planning dated January 27, 1997 regarding sidewalks.

Chris Mullaney stated that he would like to see the Plan of Development. He stated that sidewalks to nowhere was ludicrous. Mr. Mullaney read Section 24.6.C into record.

Wayne Fraser asked Mr. Mulholland about the Plan of Development and sidewalks. He stated that he had very little information.

Gary Lakowsky stated that he thought it had a lot to do with the layout of the land.

Wayne Fraser indicated that he thought it would be a good idea to table to issue until they had more information.

Chris Mullaney indicated that he agreed.

Bill Dwyer stated that he would like more technical information.

The request was tabled for more information.

NEW BUSINESS

Request of Robert L. Doane, Jr. to amend Section 25.5 - "Table of Minimum Controls for Specific Special Permit" Uses,, by deleting control #3 from "Residential Units CA

and CB Commercial Structures. Bill Mulholland indicated that this matter would be put on the next available date.

SUBCOMMITTEE

Wayne Fraser indicated that he wanted to do a quick run down on subcommittee issues.

1. Liquor regulations. Chris Mullaney stated that he thought they should wait until the Yale study came out before making any changes.

2. Gravel Pits.

3. Traffic signs on site.

4. Notification signs.

5. Request to look at Inn's in R-10 zone.

6. Eliminating Special Use Zones.

7. Signage for schools for activities.

8. Remove language for Special Permit Referrals.

9. Village District.

10. A-2 Survey - New Single Family.

11. Shared Parking.

12. LI Zones.

Wayne Fraser indicated that he didn't think these items needed lengthy re-writes, just to be tweaked a little.

Bill Mulholland discussed shared parking.

Bill Dwyer asked when the Howard Johnson sign would be fixed. Bill Mulholland indicated that it was becoming a Best Western and the new sign plan are currently on his desk.

Gary Lakowsky indicated that he was disappointed in the article in The Day and that he thought the two Commissions should work together. He also stated that he though the Zoning Commission was doing a good job.

Bill Mulholland said that on July 1 the new help in Zoning starts.

ADJOURNMENT

Norman Peck moved to adjourn the meeting at 9:37 p.m. Shawn McLaughlin seconded the motion. All members were in favor. The meeting was adjourned.



Heather S. Paul, Recording Secretary