

Town of East Lyme

P.O. DRAWER 519

Filed in East Lyme Town
NIANTIC, CONNECTICUT 06357
Clerk's Office

ZONING COMMISSION

REGULAR ZONING MEETING
June 2
1994

June 6, 1994 AT 3:00 AM
PM
Dorothy A. Blair
East Lyme Town Clerk

PRESENT:

Wayne Fraser, chmn.; Paul Formica, secy.; William Dwyer, Norman Peck III, Athena Cone and Sharon Baroni.
Shawn McLaughlin, Alternate

ABSENT:

Paul Smith, Chris Mullaney

The meeting was called to order at 7:30 p.m. by chairman Wayne Fraser.

PUBLIC DELEGATIONS: (none)

2. Acceptance of Minutes of May 19, 1994.

MOTION by Mr. Dwyer to accept the Minutes of May 7, 1994 as printed. Seconded by Sharon Baroni, and so voted unanimously (6-0).

3. Presentation by East Lyme Vision 2000 Group.

Mr. Andrew Pappas, a Niantic businessman, presented booklets pertaining to "East Lyme Vision 2000". Mr. and Mrs. Jack Lewis of the Silver Skate shop were also present with him.

Mr. Pappas reviewed the booklet "East Lyme Vision 2000" and explained that they are a "not for profit group". He stated they have met with the Board of Selectmen where they more or less endorsed the plan. They will have a meeting also on June 20th at the Town Hall. He said they hope to have a concrete plan all prepared by 1995. Atty. Granville Morris is working with them, he stated.

Mr. Pappas spoke of the Amtrak beach across the railroad tracks, and said they propose to build a boardwalk on that property. If Amtrak needed to remove the walk some time in the future to rebuild a bridge or track, then they could do it. The Plan wants to have permission to build it- not to buy the land.

He said he would like to see Zoning come up with a plan. In a year or so they would like to have a plan showing what Niantic and Flanders will look like.

At the June 20th meeting (a Monday at 7:30 p.m.) they hope to get a diverse group together to make a plan work.

He spoke of the problems with the number of required parking spaces for businesses. He cited Birmingham's Drug Store and its inability to use the upstairs because of insufficient parking space. Shared parking could be the answer, he said. He asked if a Village District might be a good idea.

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Wayne Fraser said the matter of shared parking and municipal parking is being considered by a committee or subcommittee soon.

Mr. Peck said he was sure that they would have the cooperation of this board.

Mr. Formica said he would like to see the two ends of town work together on this.

Ms. Baroni said she favors it, but would like to see the residential quality maintained. She would be glad to work on shared parking.

Ex-officio Donn Jourdan said he has felt all along that the commissions in town should work together- particularly now that they have something to focus on. He spoke about tax incentives for business, but said he feels this must come from the State. The town does not have the money for this, and you can't do it for one and not for another business.

NEW BUSINESS

1. Application of Foster Construction Co., Inc. for a Special Permit to excavate gravel from a portion of property known as 282 Flanders Rd., East Lyme, further identified as Lot #1, Tax Map 68.

Mr. Mulholland said we need to schedule this for a public hearing as it is over an aquifer. It was suggested it be planned for July 7th, with the meeting to start at 6:30 p.m. Planning will have to be advised.

OLD BUSINESS

a) Sign Boards.

Mr. Peck said he agrees with Peter Hunt that it could be a problem enforcing these proposed sign regulations which allow a lot more than we now allow.

Mr. Mulholland said that at one time he was able to issue a ticket for a fine, as an acting Special Constable.

The Board of Selectmen would have authority over signs in the parks.

Mr. Peck said he would like to see signs allowed for seasonal products,

Mr. Dwyer would like to see some type of regulation governing temporary signs.

Mr. Formica said he has favored temporary signs for a long time.

It was noted that the overhead banners are supposed to be approved by the Board of Selectmen. Three locations seem to be approved.

3. Zoning, June 2, 1994.

Sharon Baroni felt a proliferation of temporary signs makes the town look tacky. It was felt that unless the Zoning Officer could write them a ticket, that the people would not bother to take the signs down.

Mr. Mulholland pointed out he must enforce the regulations as written.

Mr. Fraser felt the new regulations drafted are very good. We have safety factors built into them so they are not a obstruction to a view or to traffic. He said he disagreed with the 32 sq. ft. allowed for a sign. He suggested 24 sq. ft. He said it will be fall before these sign changes can be considered.

Mr. Peck said it doesn't make sense to write regulations if we can't handle the work in the zoning office. Mr. Peck suggested they table these amendments, as he feels the Zoning Officer could use his time in better ways.

Mr. Mulholland said he would have to keep an inventory of all signs allowed- maybe in a rolldex.

Athena Cone pointed out that you are also talking about yard sale signs.

MOTION:

Mr. Formica moved to adopt the Subcommittee's recommendations to reduce the 32 square feet to 24 sq. ft., and that the time be reduced to 14 days for a permit to remain in effect, and that we set up a public hearing in September on the sign proposals. Seconded by Mr. Dwyer, and so voted with 4 ayes, one nay and one abstention.

Voting aye: Mr. Formica, Mr. Dwyer, Mr. Fraser, Mrs. Cone.

Voting nay: Mr. Peck. Abstaining: Sharon Baroni.

c) Shared Parking. (no report yet)

Mr. Mulholland said he has ordered some information on shared parking which will give a base line to work on.

Mr. Dwyer said he would like to hear if there is any conflict of interest for anyone to be on the East Lyme Vision 2000 - or to work on it. Mr. Mulholland said he will look into this.

A letter written by Mr. Dwyer in response to Mr. Lagrotteria's comments about mixed use in CA, CB commercial was read, and will be sent to Mr. Lagrotteria.

Ex-officio Don Jourdan said a request for \$1341. was forwarded to the Board of Selectmen. He said the State passed a law saying \$10 must be paid whenever anyone applies for a permit.

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The town gets to keep \$1.00 of this, and the State gets \$9.00. This is ridiculous, it was felt. Mr. Jourdan said he would be opposed to the Zoning Officer giving out tickets. He feels it would set up a bad public relationship. He could see no reason why a zoning member couldn't meet with the East Lyme Vision 2000 group.

The next meeting is a public hearing on Scott and on the Mobil Oil applications.

Motion by Mr. Formica to adjourn at 9:36 p.m., duly seconded and so voted unanimously.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary