

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Zoning Commission

ZONING COMMISSION MINUTES

March 3, 1994

PRESENT: Wayne Fraser, Chairman; Paul Formica, Secy.; Norman Peck, Athena Cone.
Alternates: Sean McLaughlin and Christopher Mullaney
ABSENT: William Dwyer, Sharon Baroni and Alternate Paul Smith.

The meeting was called to order at 7:35 p.m. by Wayne Fraser. The two alternates, S. McLaughlin and C. Mullaney, were asked to sit with the Board.

PUBLIC Delegations: None. (Mr. Kwasniewski left two minutes after the meeting was opened.)

Mr. Fraser pointed out that there will be a public hearing on the gas station amendments next meeting.

2. Acceptance of Minutes of Feb. 3, 1994.

On page 5, under Trailers: Mr. Dwyer would like it to read instead of ... "doesn't think we need regulations", change to read "It appears at this time we may not need regulations."

MOTION by Paul Formica to accept the Minutes of Feb. 3, 1994 as amended. Seconded by Athena Cone and so voted (6-0).

NEW BUSINESS:

1. Application of the Niantic Sportsman's Club Inc. for a Special Permit to operate a Commercial Club (Skeet and Trap Ranges) on Property off Plants Dam Rd., East Lyme, Ct. further identified as Lot #10, Assessor's Map 65.

Mr. Mulholland reported that this application is complete. The old application was withdrawn. This new application will now be scheduled for April 21, 1994 for a public hearing. The application will be referred to the Wetlands Commission.

It is believed that the Hearing will have to be moved to the Library to accommodate the expected crowd.

Correspondence:

A letter was received from the DEP re: the proposed sidewalk/boardwalk to be built along Rte. 156 near the new bridge. This walk was designed by our engineering department.

Filed in East Lyme Town

Clerk's Office

March 7, 1994 AT 3:00 AM
PM
Lesley A. Bliss
East Lyme Town Clerk

Mr. Formica asked about the Champion Dogs Restaurant. Bill Mulholland said they are planning to open soon. He said they were approved for 32 or 33 seats, but they are now installing 24 seats only.

OLD BUSINESS:

a) Light Industrial Zones.

Mr. Formica and Mr. Peck have been working on this. It was stated that it has opened up a lot of questions. Would a definition of light industry and of heavy industry solve this, it was asked. It was reported that some towns have three different types of industrial parks.

We have three industrial parks in this town:

1. This one is over the aquifer, just off Rte. 161 where Terry Steam Turbine was.
2. Business Park West is the newest park.
3. The Colton Road Industrial Park.

Mr. Mulholland commented that we may have to rewrite our regulations now that we have sewers to the industrial park off Rte. 161. He said one town has an aquifer industrial zone so that they can restrict some of the industries that could go in there.

Mr. Peck commented that he thought we should have a heavy industrial zone, and name the permitted uses for it.

Mr. Fraser suggested that maybe the office secretary could make up a list of some of the products listed in other towns as permitted.

Mr. Formica asked how do we attract industry to East Lyme. He said there are no real job producers here now.

It was suggested that Paul Formica and Norman Peck put together a summary of what other towns are doing on this.

Sean McLaughlin spoke of the Rocky Neck (Business Park West) and asked about the Bridal Shops being in an industrial zone.

Bill Mulholland said it was voted by the Commission (5-1) to allow the Bridal Mall in that location.

Wayne Fraser suggested maybe LI and HI zones should be eliminated, and just call them industrial districts. He would like to see an increased list of permitted uses. He suggested people could bring in their plan and let Zoning look at it. He also suggested a list of what we don't want. He said Section 11.1.1 of the Zoning regulations should be looked at, and this will be considered next meeting.

page 3, Zoning, 3/3/94

b) Sign Boards

A page of sign recommendations and notes was presented to the Board by the subcommittee (Athena Cone and Chris Mullaney). Mr. Mullaney also showed some pictures taken of temporary signs in town.

It was noted that public safety is of concern because of signs that could blow into the road. It was noted that two or three signs should not be allowed on a corner.

Mr. Mulholland asked what is the liability of the town if one of these temporary signs blows into some one or into a car. The Town Attorney will be consulted. It was suggested each sign would have to be properly staked.

Mr. Formica said he has been a proponent of sandwich board signs. He feels it is a hardship not to allow these for businesses.

c) Trailers.

Sean McLaughlin said we have no definition of what a trailer is.

EX-OFFICIO REPORT:

Mr. Donn Jourdan, Selectman, was present and said everyone seems to be reacting favorably to the efforts being made by Zoning with the sub-committees. He reported the Zoning budget was passed on to the Board of Finance, and they will probably review it on March 23rd.. He suggested that Bill Mulholland contact the chairman of Board of Finance.

Mr. Jourdan feels it is important to have a definition on what is Heavy and what is Light industry. He suggested they might get together with Planning and Economic Development.

Mr. Mullaney suggested that Mr. Mulholland put it on paper- the procedure for when a developer or new applicant comes to the Zoning office, so they could know what is required.

Mr. Fraser said he would be happy to go to an Economic Development meeting.

MOTION by Paul Formica to adjourn about 10 p.m.; seconded by Athena Cone, and so voted.

The next meeting will be a public hearing on Pre-existing Nonconforming Gasoline Service Stations.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary