

Minutes of the East Lyme Zoning Board of Appeals November 3, 2025, Regular Meeting

Date and Time: 11/3/2025 7:00PM to 7:08PM

Present: Members: Chairman Steve Carpenteri, Spencer Clapp, John Manning. Alternates: Patricia Kolosowski. Recording Secretary, Jessica Laroco

Absent: Members: Wayne Blair, Kevin Mace

Location: East Lyme Town Hall Upper Conf Room 108 Pennsylvania Avenue

1. Call to Order

Chairman Carpenteri called the Regular Meeting of the East Lyme Zoning Board of Appeals to order at 7:00PM and noted Members Wayne Blair and Kevin Mace were absent. He sat Alternate Patricia Kolosowski.

2. Public Hearing

East Lyme Zoning Board of Appeals Case 3-2025: Application of Matthew H. Greene Esq for a variance to the East Lyme Zoning Regulations Section 18.1.5, Table 1.5C Freestanding Sign Heights, from 15 feet to 20.6 feet at top of the sign at the southeasterly corner of the property located at 300 Flanders Rd, Niantic. Assessor Map 31.3 Lot 6

-Mr. Carpenteri noted that the legal ads had been run and were in the file. He invited the Applicant to speak.

-Attorney Greene of 300 State St, New London, Agent for Cash Home Center, spoke on behalf of the application. He made the following comments:

-Seeking height variance for 1 freestanding sign closest to Flanders Road.

-He noted that the State had taken land along Flanders Rd and while the location of the sign was not part of the land taken, it was removed for the work to be done adjacent to it and then reinstalled by the State.

-Due to the elevation of the new Flanders Rd, a retaining wall was built with a six (6) foot fence on top of it.

-For the reinstalled sign to be seen, it had to be elevated 16 feet.

-Photos in the record show the fence, retaining wall, and reinstalled sign.

-The reinstalled sign was placed in same location as had been removed, it was present for decades before removal.

-The sign has the same dimensions (4 feet x 12 feet) same internal illumination, the only difference is the 16 feet from the ground to the bottom of the sign.

-The Regulations only allow for 15 feet, hence the reason for the variance request,

-The top of the sign would reach 20.6 feet as there is a 6" gap between the end of the poles and the bottom of the sign.

-The hardship is due to the unique circumstances of the State project which changed the topography of the land, elevated Flanders Rd and the building of a retaining wall with a fence on top of it.

-Without the variance the sign would not be visible.

-Through no fault of Cash Home Center, a sign which had been in place for decades was removed and reinstalled in the same location due to a State project..

-Mr. Clapp noted a typo in Exhibit 2, Paragraph 3, where it stated that the sign would be 20' 6' but should read 20' 6".

-There was discussion of ownership and franchise name change.

-Ms. Kolosowski wondered if there were wires or traffic that might be impacted by the sign.

-Attorney Greene complimented the State in accommodating the businesses impacted and noted there were no wires nearby.

-Mr. Carpenteri asked if there was any comment from the public for, against or neutral to the proposal. There was none.

MOTION 1

-Mr. Clapp moved to close the Public Hearing.

-Mr. Manning seconded the motion.

-Motion passed unanimously, 4-0-0.

MOTION 2

-Mr. Clapp moved to open the Regular Meeting.

-Mr. Manning seconded the motion.

-Motion passed unanimously, 4-0-0.

3. Regular Meeting

East Lyme Zoning Board of Appeals Case 3-2025: Application of Matthew H. Greene Esq for a variance to the East Lyme Zoning Regulations Section 18.1.5, Table 1.5C Freestanding Sign Heights, from 15 feet to 20.6 feet at the top of the sign at the southeasterly corner of the property located at 300 Flanders Rd, Niantic. Assessor Map 31.3 Lot 6

-There was discussion of the hardship created by the State project and that the variance request is a unique situation.

MOTION 3

-Mr. Manning moved to approve East Lyme Zoning Board of Appeals Case 3-2025: Application of Matthew H. Greene Esq for a variance to the East Lyme Zoning Regulations Section 18.1.5, Table 1.5C Freestanding Sign Heights, from 15 feet to 20.6 feet at the top of the sign at the southeasterly corner of the property located at 300 Flanders Rd, Niantic. Assessor Map 31.3 Lot 6

-Ms. Kolosowski seconded the motion.

-Motion passed unanimously, 4-0-0.

4. Adjournment

MOTION 4

-Mr. Clapp moved to close the Regular Meeting of the East Lyme Zoning Board of Appeals at 7:08PM.

-Mr. Manning seconded the motion.

-Motion passed unanimously, 4-0-0.

Respectfully submitted,
Jessica Laroco,
Recording Secretary