

TOWN OF EAST LYME

ZONING COMMISSION

DECEMBER 1, 2011

REGULAR MEETING

FILED Dec 6, 2011
AT 3:00 P.M.

J. Blais ATC
TOWN CLERK

Members Present:

Marc Salerno, Chairman

Norm Peck

Steven Carpenteri

Rosanna Carabelas

Matthew Walker

William Dwyer, Alternate

Also Present:

Bill Mulholland, Zoning Officer

Rose Ann Hardy, Ex-Officio

Chairman Salerno sat Mr. Dwyer as a regular member for the Regular Meeting.

1. APPLICATION OF THE EAST LYME ZONING COMMISSION TO AMEND THE EAST LYME ZONING REGULATIONS SECTION 18 SIGN REGULATIONS, AND SECTION 18 TABLE 1.5A.

The following changes were made to the Amendment to Section 18.1.11.1

The following temporary signs are allowed on private property without a sign permit. Section 18.1.11.2 "Temporary Business/Identity Signs" and Section 18.1.11.3 "Temporary Chalk Board Signs" shall require a Registration with the Zoning Office.

The following changes were made to the Amendment to Section 18.1.11.3

The second paragraph should read:

All temporary chalk board A frame signs shall be required to register with the Zoning Official. Such registration shall be valid for a period not to exceed one (1) year. Failure to adhere to any of the above requirements shall be cause for termination of the Registration.

The following changes were made to the Amendment to Section 18.1.10

Internally Illuminated "Open" Signs – One internally illuminated "open" advertising sign shall be permitted per business. Such sign shall not exceed 12" x 24", be single faced and be turned off at the close of business each day. The sign shall not be animated or

blinking and shall only be displayed within the window of a business. Such signs shall not be permitted in any zone other than CA Commercial.

Farm Stand Signs – An approved farm stand or farm store may have one non-illuminated off premises directional business identity sign provided that the sign is placed at the nearest state road intersection. The sign area shall be no greater than 24” x 36” per side and may be double faced. Height shall be no greater than 6’. The location of the sign shall not create a site line hazard. If located on town property, permission must be approved by the Board of Selectmen.

Motion (1) Ms. Carabelas moved to approve the application of the East Lyme Zoning Commission, to amend the East Lyme Zoning Regulations Section 18 Sign Regulations, and Section 18 Table 1.5A as amended.

Seconded by Mr. Carpenteri.

Motion Passed 6-0.

Mr. Mulholland stated this will be published on December 8th, and be effective December 9th.

Chairman Salerno thanked the members of the sub-committee for their work. He asked Mr. Mulholland to send letters to the East Lyme Business Organization and the Downtown businesses.

2. 2012 PROPOSED ZONING COMMISSION MEETING SCHEDULE.

The July meeting was moved to July 12, 2012.

Motion (2) Mr. Peck moved to approve the schedule as amended.

Seconded by Mr. Walker.

Motion Passed 5-0-1 (Ms. Carabelas abstained)

3. APPROVAL OF MINUTES OF NOVEMBER 3, 2011.

Motion (3) Mr. Walker moved to approve the minutes of November 3, 2011.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

4. APPROVAL OF MINUTES OF NOVEMBER 17, 2011.

Approval of these minutes was tabled to the next meeting.

OLD BUSINESS

- 1. PARKING SUBCOMMITTEE**
- 2. SIGN SUBCOMMITTEE**

NEW BUSINESS

- 1. ANY BUSINESS ON THE FLOOR, IF ANY, BY THE MAJORITY VOTE OF THE COMMISSION.**

There was no business on the floor.

- 2. ZONING OFFICIAL.**

Mr. Mulholland stated they should schedule a Special meeting for election of officers.

Chairman Salerno asked him to schedule the meeting for next Thursday, December 8th at 7:00 p.m.

Mr. Mulholland stated alternates can't vote unless seated as regular members.

- 3. COMMENTS FROM EX-OFFICIO.**

There were not comments.

- 4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION.**

Chairman Salerno did not attend the meeting.

- 5. COMMENTS FROM CHAIRMAN**

Mr. Peck asked about the new Town Garage.

Mr. Mulholland stated he will be going out there tomorrow.

Ms. Hardy stated she was out there about a week ago, and it did not look ready for a CO.

Mr. Peck stated the site looks like a dump right now. If they were a private business we would be all over them.

Mr. Peck asked if Incentive Housing discussion would be appropriate. He feels that affordable housing under 830g does not work because of the formula, but Incentive Housing has rules that do work.

Mr. Walker stated he would not be able to make the December 6th Planning Meeting.
Chairman Salerno stated he would try to make it.

Chairman Salerno thanked the four members of the Commission who are leaving them.
Mr. Gada, Mr. Bulmer, Ms. Carabelas, and Mr. Carpenteri. He wished them luck.

6. ADJOURNMENT

Motion (4) Ms. Carabelas moved to adjourn the meeting at 9:00 p.m.

Seconded by Mr. Carpenteri.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**

**Town of East Lyme
Zoning Commission
Regular Meeting Schedule
Year 2012**

Regular Meetings are held at the East Lyme Town Hall, Meeting Room #1
On the following listed Thursdays beginning at 7:30 PM
Special Meetings may be called at other times.

Members are requested to advise the Zoning Office @ 691-4114 if they are unable to attend a meeting.

2012 Calendar

**January 5, 2012
January 19, 2012**

**February 2, 2012
February 16, 2012**

**March 1, 2012
March 15, 2012**

**April 5, 2012
April 19, 2012**

**May 3, 2012
May 17, 2012**

**June 7, 2012
June 21, 2012**

July 12, 2012

August 2, 2012

**September 6, 2012
September 20, 2012**

**October 4, 2012
October 18, 2012**

**November 1, 2012
November 15, 2012**

December 6, 2012