

ZONING COMMISSION
ZONING REGULATIONS REVIEW SUB-COMMITTEE

JUNE 23, 2014

MEETING MINUTES

Members Present:
Marc Salerno, Chairman
Norm Peck
Terence Donovan

Also Present:
Bill Mulholland, Zoning Officer

FILED IN EAST LYME
CONNECTICUT
July 2nd 2014 AT 9:15 AM/PM
William J. Adams, Jr.
EAST LYME TOWN CLERK

The meeting was commenced at 7:00 p.m.

Section 22.4.b: Sidelines should be changed to side yards.

Section 22.6: Overlay map needs to be added as attachment.

Section 23.1.e & 23.1.f: These two sections should be deleted.

Section 23.2: The last sentence in the first paragraph should be deleted.

Section 23.1.C: Active and passive should not be capitalized.

Section 23.5.b.2: Should be re-written to be the following:

2. In the case of non-wooded areas, or open agrarian landscapes absent of scenic views and vistas; the Planning Commission shall require the planting of evergreen trees or similar vegetation (min 3-1/2 caliper), to screen this proposed development from the arterial or collector road.

Scenic views and vistas shall remain unblocked or uninterrupted, particularly as seen from public thoroughfares (arterial & collector road)

- A. In open or agrarian landscapes, a deep “no-build, no-plant” buffer of a minimum 200 feet shall be maintained along the public thoroughfare where those views or vistas are prominently or locally significant.
- B. In wooded areas where the sense of enclosure is a feature that should be maintained, a deep “no-build, no-cut” buffer of a minimum of 200 feet shall be respected, to preserve existing vegetation.

The Planning Commission may waive or reduce such buffers to no less than 100-feet if it can be shown that such waiver or reduction shall protect rural roadside character and improves

public safety and vehicular carrying capacity by avoiding development fronting directly onto existing public roads and establishes a buffer zone along the scenic corridor or rural roads with historic buildings, stone walls, hedgerows, and so on.

Section 23.6.g: A space should be added after Section 10.

Section 24.4.a: Remove the slash (/) before Section.

Throughout the Zoning Regulations the words Zoning Enforcement Officer should be replaced by Zoning Official.

Section 25.1: This paragraph should be deleted and the whole section should be re-numbered.

Section 25.3: At the end of the last sentence, remove "in the following Section" and the word "following" should be added before standards.

Section 25.5: Remove "theatre" under Drive In.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

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

Karen Miller Galbo
Recording Secretary