



# TOWN OF LISBON

INCORPORATED 1786

## OFFICE OF TOWN CLERK

1 NEWENT ROAD  
LISBON, CONN. 06351  
TEL. (860) 376-2708



To: Planning & Zoning Chairman

Town of Lisbon

TCPZ#: 20-1

Application #: \_\_\_\_\_

On Feb 25, 2020 at 12:20 am/pm, the following checked items were received by the Lisbon Town Clerk.

- ☒ Property Owner: Ken Sigfridson  
Applicant's Name: Ken Sigfridson  
Address: Phillips / Depot Rd / 20 Fitch Rd  
Map/Block/Lot #: 18/14 Vol/Pg: 180/802
- ☒ Payment in the amount of \$ 180<sup>00</sup> received. \* per Mike Murphy  
Check #: 6107 Town application fee: \$ 120<sup>00</sup>  
Receipt #: \_\_\_\_\_ State fee: \$ 60<sup>00</sup>
- ☒ # of Maps: 2 page map of road (1 copy) # Copies: \_\_\_\_\_  
see Vol 21 p 33 A + B - copy in record
- ☒ Other: Develop. Rights - Vol 174/135 - Copy in record

Dated at Lisbon, Connecticut, this 25 day of Feb, 2020.

Laurie Tirocchi  
Laurie Tirocchi

Lisbon Town Clerk

\* application received in pencil copy -

APPLICATION FOR SUBDIVISION OR RESUBDIVISION  
Lisbon Planning and Zoning Commission

1. Name of Applicant Ken Sigfridson

Address 125 Fitzgerald Rd

Brooklyn Ct. 06234

Phone 860 428 4874

2. Name of Property Owner Ken Sigfridson

Address 125 Fitzgerald Rd

Brooklyn Ct. 06234

Phone 860 428 4874

3. Name of Subdivision Pheasant Farm

4. Location of Subdivision Fitch Rd Lisbon

Land Records map of 18 Lot # 14

5. Total area of property to be subdivided N/A acres

6. Number of new lots proposed N/A

7. Average Lot Size N/A

8. Are new or relocated roads proposed? N/A

9. Are public water or sewer systems proposed? N/A

10. Zoning Category R-60

11. Name of Connecticut Registration No. of Land Survey(s) and/or Engineer(s) \_\_\_\_\_

(To be filled in by Commission)

Application No. \_\_\_\_\_

Subdivision \_\_\_\_\_ Re-subdivision \_\_\_\_\_

Date Submitted \_\_\_\_\_

Date of Receipt \_\_\_\_\_

Date of Hearing \_\_\_\_\_

(if required)

Date of Action \_\_\_\_\_

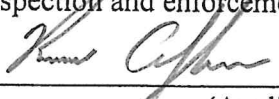
Fee Paid \$ \_\_\_\_\_

Submitted to \_\_\_\_\_

Time Extension \_\_\_\_\_

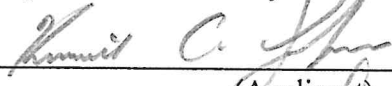
(if any)

12. The undersigned hereby acknowledges that this application to the best of his knowledge conforms to the Subdivision Regulations of the Town of Lisbon and that approval of the plan is contingent upon compliance with all requirements of said regulations. The undersigned hereby authorizes the Lisbon Planning and Zoning Commission, or its agents, to enter upon the property to be subdivided for the purpose of inspection and enforcement.

(Signed)  Date 1-27-20  
(Applicant)

(Signed)  Date 1-27-20  
(Owner)

13. The undersigned warrants and guarantees that all of the improvements as shown on the final approved subdivision map will be installed in a good and workman like manner, and individually and several guarantee to provide all necessary funds with respect thereto.

(Signed)  Date 1-27-20  
(Applicant)

(Signed)  Date 1-27-20  
(Owner)

.....  
*This application, together with three copies of the proposed subdivision or re-subdivision and the required fee, should be submitted to the Zoning Enforcement Office, the Chairman or Secretary of the Lisbon Planning and Zoning Commission, or the Lisbon Town Clerk.*

APPLICATION FOR SUBDIVISION OR RESUBDIVISION  
Lisbon Planning and Zoning Commission

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Brooklyn Ct 06234

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(To be filled in by Commission)

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Date of Receipt \_\_\_\_\_

Date of Hearing \_\_\_\_\_

(if required)

Date of Action \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

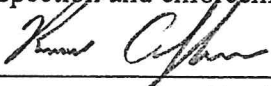
Submitted to \_\_\_\_\_

Time Extension \_\_\_\_\_

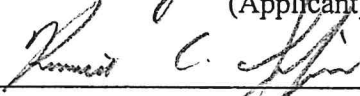
(if any)

Page 2 of 2 APPLICATION FOR SUBDIVISION OR RESUBDIVISION

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(Signed)  Date 1-27-20

(Applicant)

(Signed)  Date 1-27-20

(Owner)

.....

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Return  
to

Cameron Weimer  
CT Farmland Pres. Program  
CT Dept. of Ag.  
450 Columbus Blvd. Suite 703  
Hartford, CT 06103

Volume: 174 Page: 315

**PHEASANT FARM**  
Lisbon and Canterbury, Connecticut  
to  
**STATE OF CONNECTICUT**

**NOTICE OF ACQUISITION OF DEVELOPMENT RIGHTS**

Pursuant to Section 22-26cc(b) of the Connecticut General Statutes, notice is hereby given that pursuant to Chapter 422(a) of the Connecticut General Statutes, the State of Connecticut, acting by and through the Commissioner of Agriculture, has acquired development rights, as such term is defined in Section 22-26bb(d) of the Connecticut General Statutes, of farmland from the **Pheasant Farm LLC and Kenneth Sigfridson**, such parties being the fee owner of agricultural land, as such term is defined in Section 22-26bb(a) of the Connecticut General Statutes. The land upon which such development rights have been acquired is located in the **Town of Lisbon, New London County** and in the **Town of Canterbury, Windham County**, and is defined in "Schedule A" attached hereto and made a part hereof.

It is the purpose and intent of such conveyance to protect such land as agricultural land in accordance with the Statement of Intent set forth in Section 22-26aa of the Connecticut General Statutes so as to benefit the well being of the people of the State of Connecticut now and in the future.

For a more detailed description of the restrictions on such land, reference is made to that certain Conveyance of Development Rights Deed from the **Pheasant Farm LLC and Kenneth Sigfridson** to the State of Connecticut dated **November 26, 2019**, which has been recorded in the Land Records of the **Town of Lisbon** on Feb, 12, 2020, at 9:55 a.m. / p.m.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6<sup>th</sup> day of December, 2019.

Signed, sealed and delivered in the presence of:

Witness:

Carole Briggs 12.13.19

Witness:

William Wilson

Bryan P. Hurlburt  
Commissioner

STATE OF CONNECTICUT )

) ss: Hartford

COUNTY OF HARTFORD )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2019, by Bryan P. Hurlburt, Commissioner of Agriculture.

Carole Briggs  
Commissioner of the Superior Court

**PHEASANT FARM**  
Lisbon and Canterbury, Connecticut

**SCHEDULE A**

A certain piece or parcel of land situated easterly of Phillips Road and southerly of Depot Road, in the Towns of Lisbon and Canterbury, Counties of New London and Windham, State of Connecticut and shown on a map or plan entitled "Monumented Property Survey Plan of Pheasant Farm Prepared for The State of Connecticut Department of Agriculture Farmland Preservation Program and Connecticut Farmland Trust Total Acres Owned: 109.38±, Total Restricted Acres: 104.36± Phillips Road & Depot Road – Lisbon & Canterbury, Connecticut", dated February 2019, Scale 1" = 120', Sheets 1 & 2 of 2, by John U. Faulise Jr., L.S., Boundaries LLC ("Survey"). Said parcel is more particularly bounded and described as follows:

Beginning at a concrete monument set at the intersection of the easterly line of Phillips Road and the northerly line of Pleasant View Cove Road in the southerly line of lands now or formerly Patricia A. Gray,

Thence S 59° 10' 48" E for a distance of 173.00 feet to a drill hole set, said drill hole being a southeasterly corner of said Gray lands and the southwesterly corner of other lands now or formerly Patricia A. Gray,

Thence following along said other Gray lands for the following courses and distances:

S 86° 39' 29" E, for a distance of 124.99 feet to a point,

S 86° 48' 52" E, for a distance of 137.54 feet to a point,

S 82° 50' 16" E, for a distance of 97.50 feet to a point,

S 86° 46' 13" E, for a distance of 102.43 feet to a concrete monument set, said monument being the southeasterly corner of said other Gray lands,

Thence continuing along said other Gray lands, by and along the centerline of a stone wall in part for the following courses and distances:

N 0° 45' 50" E, for a distance of 260.96 feet to a point,

N 1° 23' 03" W, for a distance of 74.77 feet to a point,

N 6° 09' 08" E, for a distance of 63.78 feet to a point,

N 8° 19' 30" E, for a distance of 111.13 feet to a concrete monument set at the intersection of a stone wall, said monument being a northwesterly corner of the herein described parcel and further being located in the southerly line of lands now or formerly Chris E. Newton and Mavis A. Newton as more particularly shown on the herein referenced Survey,

Thence following along said Newton lands by and along the centerline of a stone wall in part for the following courses and distances:

S 78° 49' 43" E, for a distance of 141.11 feet to a point,

S 78° 02' 15" E, for a distance of 303.08 feet to a rebar with cap recovered,

S 76° 06' 39" E, for a distance of 215.73 feet to a point,

S 78° 08' 42" E, for a distance of 426.65 feet to a rebar with cap set,

S 78° 43' 23" E, for a distance of 177.80 feet to a point,  
S 78° 12' 33" E, for a distance of 121.04 feet to a rebar with cap set,  
S 78° 17' 44" E, for a distance of 130.17 feet to a point,  
S 79° 20' 54" E, for a distance of 119.05 feet to a drill hole set, said drill hole being the southwesterly corner of said Newton lands as more particularly shown on the herein referenced Survey,

Thence continuing along said Newton lands by and along the centerline of a stone wall in part for the following courses and distances:

N 15° 47' 36" E, for a distance of 142.62 feet to a point,  
N 21° 15' 58" E, for a distance of 37.04 feet to a rebar with cap set,  
N 15° 02' 51" E, for a distance of 261.28 feet to a point,  
N 15° 53' 45" E, for a distance of 93.94 feet to a point,  
N 22° 05' 36" E, for a distance of 77.48 feet to a rebar with cap set,  
N 10° 37' 21" E, for a distance of 53.36 feet to a rebar with cap set,  
N 8° 23' 58" W, for a distance of 16.97 feet to a rebar with cap set,  
N 0° 07' 47" E, for a distance of 265.38 feet to a point,  
N 2° 37' 36" W, for a distance of 201.55 feet to a rebar with cap set,  
N 4° 10' 20" E, for a distance of 375.97 feet to a concrete monument set in the southerly line of Depot Road, said monument being a northwesterly corner of the herein described parcel and the northeasterly corner of said Newton lands as more particularly shown on the herein referenced Survey,

Thence following along the southerly line of Depot Road for the following courses and distances:

S 62° 01' 36" E, for a distance of 467.09 feet to a rebar with cap set,  
S 64° 13' 06" E, for a distance of 363.83 feet a point,

Along the arc of a 697.50 foot radius, non-tangent curve deflecting to the right, having a central of angle 0° 12' 49", for a distance of 2.60 feet to a concrete monument set, said monument being a northeasterly corner of the herein described parcel and the northwesterly corner of lands now or formerly Kim Vincent and Stephen Stamper as more particularly shown on the herein referenced Survey,

Thence following along said Vincent and Stamper lands for the following courses and distances:

S 27° 43' 35" W, for a distance of 113.90 feet to a concrete monument recovered,  
S 27° 43' 35" W, for a distance of 52.0 feet more or less to a point in the centerline of Baldwin Brook, said point being the southwesterly corner of said Vincent & Stamper lands,

Thence, following along the centerline of Baldwin Brook, in a general southeasterly, southwesterly, southeasterly and northeasterly direction, along said Vincent and Stamper lands and lands now or formerly Kim Vincent, Stephen Stamper and Eric A. Barber for a distance of 707 feet more or less to a point located in the westerly line of lands now or formerly Providence and Worchester Railroad Company, said point being the northeasterly corner of the herein described parcel as more particularly shown on the herein referenced Survey,

Thence following along said Providence and Worchester Railroad Company lands for the following courses and distances:

S 14° 34' 17" W, for a distance of 297.0 feet more or less to a rebar with cap set,  
S 12° 52' 38" W, for a distance of 584.39 feet to rebar with cap set,  
N 78° 43' 52" W, for a distance of 24.68 feet to rebar with cap set,  
S 28° 26' 37" W, for a distance of 104.82 feet to a rebar with cap set,

S 14° 43' 08" W, for a distance of 400.00 feet to a rebar with cap set,  
S 0° 01' 56" E, for a distance of 97.20 feet to a rebar with cap set,  
S 14° 43' 08" W, for a distance of 434.57 feet to a point,  
S 14° 43' 08" W, for a distance of 36.21 feet to a point,  
S 14° 43' 08" W, for a distance of 135.22 feet to a rebar with cap set,  
S 24° 05' 17" W, for a distance of 101.35 feet to a rebar with cap set,  
S 13° 03' 59" W, for a distance of 561.57 feet to a concrete monument set, said monument being the southeasterly corner of the herein described parcel and the northeasterly corner of lands now or formerly Alan M. Weigel and Diana K. Weigel as more particularly shown on the herein referenced Survey,

Thence following along said Weigel lands by and along the remains of a wire fence and stone wall both in part by each for the following courses and distances:

N 75° 47' 54" W, for a distance of 98.97 feet to a 24" twin maple with wire,  
N 73° 52' 45" W, for a distance of 214.59 feet to a 17" oak with wire,  
N 74° 09' 36" W, for a distance of 190.12 feet to a rebar with cap set,  
N 72° 47' 58" W, for a distance of 103.55 feet to a rebar with cap set,  
N 73° 03' 59" W, for a distance of 172.58 feet to a point,  
N 74° 58' 52" W, for a distance of 71.67 feet to a point,  
N 71° 41' 32" W, for a distance of 124.10 feet to an iron pipe recovered at an intersection of the stone wall, said iron pipe being a southerly corner of the herein described parcel and the southeasterly corner of lands now or formerly Robert Palmer and Kate Palmer as more particularly shown on the herein referenced Survey,

Thence following along said Palmer lands by and along the centerline of a stone wall for the following courses and distances:

N 29° 41' 45" E, for a distance of 80.33 feet to a drill hole recovered,  
N 27° 17' 27" E, for a distance of 84.24 feet to a rebar with cap set,  
N 9° 06' 51" E, for a distance of 84.15 feet to a drill hole set,  
N 23° 57' 05" E, for a distance of 9.70 feet to a point,  
N 53° 01' 26" E, for a distance of 116.31 feet to a rebar with cap set,  
N 16° 13' 17" E, for a distance of 72.13 feet to an iron pipe recovered, said iron pipe being the northeasterly corner of said Palmer lands and further being located in the southerly line of a private right of way known as "Woodland Lane" as more particularly shown on the herein referenced Survey,

Thence continuing along said Palmer lands and lands now or formerly Harold W. McConnell, Sr. and Yvonne T. McConnell along the southerly line of "Woodland Lane" for the following courses and distances:

N 71° 34' 52" W, for a distance of 163.84 feet to a concrete monument with drill hole recovered,  
N 61° 09' 53" W, for a distance of 216.80 feet to a point,  
Along the arc of a 936.01 foot radius, non-tangent curve deflecting to the left, having a central of angle 11° 35' 18", for a distance of 189.31 feet to a point,  
Along the arc of a 936.01 foot radius, non-tangent curve deflecting to the left, having a central of angle 9° 25' 27", for a distance of 153.96 feet to a rebar with cap set,  
Along the arc of a 2,319.84 foot radius, non-tangent curve deflecting to the left, having a central of angle 4° 07' 10", for a distance of 166.79 feet to a point,  
Along the arc of a 2,319.84 foot radius, non-tangent curve deflecting to the left, having a central

of angle  $0^{\circ} 28' 07''$ , for a distance of 18.97 feet to a point,

Along the arc of a 339.27 foot radius, non-tangent curve deflecting to the left, having a central of angle  $25^{\circ} 32' 28''$ , for a distance of 151.24 feet to an iron pipe recovered,

Along the arc of a 1,577.11 foot radius, non-tangent curve deflecting to the left, having a central of angle  $6^{\circ} 17' 15''$ , for a distance of 173.07 feet to a rebar with cap recovered,

Along the arc of a 574.99 foot radius, non-tangent curve deflecting to the right, having a central of angle  $17^{\circ} 30' 12''$ , for a distance of 175.65 feet to a point,

Along the arc of a 250.00 foot radius, non-tangent curve deflecting to the left, having a central of angle  $19^{\circ} 24' 49''$ , for a distance of 84.71 feet to an iron pipe recovered in the northeasterly line of Phillips Road, said iron pipe being the northwesterly corner of said McConnell lands as more particularly shown on the herein referenced Survey,

Thence following along the northeasterly line of Phillips Road, N  $22^{\circ} 51' 34''$  W, for a distance of 49.85 feet to an iron pipe recovered, said iron pipe being the southwesterly corner of lands now or formerly Michael F. Worski and Charlene J. Worski and further being located in the northerly line of said "Woodland Lane" as more particularly shown on the herein referenced Survey,

Thence following along said Worski lands and the northerly line of "Woodland Lane" for the following courses and distances:

Along the arc of a 264.74 foot radius, non-tangent curve deflecting to the right, having a central of angle  $20^{\circ} 07' 48''$ , for a distance of 91.61 feet to a point,

Along the arc of a 524.99 foot radius, non-tangent curve deflecting to the left, having a central of angle  $17^{\circ} 35' 09''$ , for a distance of 161.14 feet to a point,

Along the arc of a 1,627.11 foot radius, non-tangent curve deflecting to the right, having a central of angle  $6^{\circ} 14' 30''$ , for a distance of 177.25 feet to a concrete monument set, said monument being the southeasterly corner of said Worski lands and further being a southerly corner of lands now or formerly Rachel D. Massey,

Thence following along said Massey lands for the following courses and distances:

N  $20^{\circ} 38' 36''$  E, for a distance of 440.06 feet to a concrete monument set,

N  $21^{\circ} 19' 42''$  W, for a distance of 499.19 feet to a drill hole set in the southerly line of Pleasant View Cove Road, said drill hole being the northeasterly corner of said Massey lands,

Thence continuing along said Massey lands and the southerly line of Pleasant View Cove Road for the following courses and distances:

N  $83^{\circ} 23' 09''$  W, for a distance of 14.50 feet to a point,

S  $77^{\circ} 39' 13''$  W, for a distance of 118.05 feet to a point,

N  $86^{\circ} 33' 07''$  W, for a distance of 189.57 feet to a rebar with cap set,

N  $86^{\circ} 33' 07''$  W, for a distance of 560.15 feet to a point,

Along the arc of a 25.00 foot radius curve deflecting to the left, having a central of angle  $105^{\circ} 27' 42''$ , for a distance of 46.02 feet to a concrete monument set in the easterly line of Phillips Road, said monument being a northwesterly corner of said Massey lands as more particularly shown on the herein referenced Survey,

Thence following along the easterly line of Phillips Road for the following courses and distances:

N  $10^{\circ} 15' 36''$  W, for a distance of 4.85 feet to a point,

Along the arc of a 350.65 foot radius, non-tangent curve deflecting to the left, having a central

of angle 33° 18' 17", for a distance of 203.83 feet to a concrete monument set, said monument being the point and place of beginning.

EXCEPTING THEREFROM said parcel, the following 4 tracts:

The tract known as Pleasant View Cove Road and shown as "Pleasant View Cove Road Excluded from Purchase of Development Rights Area: 133,276± SF 3.06± Acres" upon said Survey,

The tract shown as "Excluded from Purchase of Development Rights Area: 21,566± SF 0.50± Acres" upon said Survey,

The tract shown as "Excluded from Purchase of Development Rights Area: 19,166± SF 0.44± Acres" upon said Survey,

The tract shown as "Excluded from Purchase of Development Rights Area: 44,748± SF 1.03± Acres" upon said Survey,

Together with the right to pass and repass, for stewardship purposes, over and across the 4 tracts as described above and as shown as "Pleasant View Cove Road Excluded from Purchase of Development Rights Area: 133,276± SF 3.06± Acres", "Excluded from Purchase of Development Rights Area: 21,566± SF 0.50± Acres", "Excluded from Purchase of Development Rights Area: 19,166± SF 0.44± Acres", and "Excluded from Purchase of Development Rights Area: 44,748± SF 1.03± Acres" upon said Survey.

**SAID PARCEL CONTAINS 104.36 ACRES.**

**Note: The Premises to which development rights are hereby conveyed shall together constitute one entire and undivided parcel of land for purposes of the Connecticut General Statutes Chapter 422a, notwithstanding that said Premises may be described as one or more parcels of land on this Schedule A. The Premises shall hereafter be conveyed or transferred as a unit, whether or not said Premises are described herein, or have been described in any prior deed, as more than one piece or parcel of land. No subdivision or division of the Premises, or any portion thereof, shall be permitted.**

RECEIVED FOR RECORD AT LISBON CT  
ON Feb 12, 2020 09:57A  
ATTEST: LAURIE J. TIROCCHI, TOWN CLERK  
INST# 00016268

## ***Sigfridson Subdivision/Resubdivision, Fitch Road (Pheasant Farm)***

**Staff Comments/Michael J. Murphy, AICP, SCCOG Consulting Planner/Lisbon Town Planner**

1. The application needs to be upgraded to include the specific items being requested to modify from the original approval. Please obtain the Commission's revised application from the Town's website, include all standard information and address the following items in accompanying narrative:
  - a. The *project description* should reference "*proposed elimination of dedication and construction of Fitch Road, a public highway reserved for the public use as proposed and approved on the subdivision plan, 20 Phillips Road, Lisbon, CT prepared for Kenneth Sigfridson endorsed by the Planning and Zoning Commission on 8/30/2007*", and associated modifications.
  - b. If the dedicated roadway as presently developed is to be maintained in private ownership, specify same.
  - c. Given your plans for item b. above, the disposition of the associated drainage easements needs to be clarified. The Town should not be responsible for the easements if the pavement generating the storm-water is in private ownership, so the matter of responsibility for the easement areas on private property will need to be resolved between affected property owners.
  - d. If the required sidewalk is to be eliminated, then specify same.
  - e. If all associated stop signs, stop bars and centerline striping on private property shall be eliminated or maintained in private ownership, then specify same.
  - f. If the existing mailboxes at the cul- de- sac bulb are not to be relocated to the station 1+00 area of the original Fitch Road as originally proposed, then specify same.
  - g. If you are requesting that the street trees and peripheral landscaping shall be acceptable as presently existing and/or installed, then you need to specify same.
2. The application affects work and improvements associated with the N/F Massey property abutting the southern boundary of the original road. Given the existence of drainage basin areas on the N/F Massey property, they should sign the application if they still own the property.
3. If the only lot to have been conveyed is the N/F Massey property, a surveyor's letter confirming installation of all property markings per the approved plan needs to be provided.
4. The disposition of, and plans for, elimination or installation of underground electric and telephone utilities, including any necessary easements is not clear on the approved

*ANNILED 5/29/2020 - MAILED 6/1/2020*

plan. Please clarify what your plans are for these items, particularly since the N/F Massey property has been developed and conveyed.

5. Section 13a-55 of the Connecticut General Statutes provides for assurances that abutting property owners retain rights to pass when a dedicated highway is to be abandoned or discontinued. This will need to be addressed.
6. A single sheet plan should be developed by a surveyor, based on the original plan and not as an as-built, to show the area previously dedicated as Fitch Road with notes to address items 1. b,c,d,e,f, and g, and items 4 and 5. This plan should be developed in one of the sizes specified in section 5.1 of the subdivision regulations (fixed-line photo reproducible mylar as the base) and include the following signature blocks 1) *"Approved of the Planning and Zoning Commission"* and *"Approved by the Board of Selectman"* with space for signatures of the commission Chair and the First Selectman, respectively so it can be recorded after action by the commission, if approved.
7. The application will also be referred to the Town Attorney regarding legal aspects of the road discontinuance, so the provision of the supplemental fee to the Town should occur as soon as possible.

The Planning and Zoning Commission has scheduled a regular meeting for June 2<sup>nd</sup> to conduct regular business. I expect them to approve an extension under the Governor's Executive Order regarding processing of applications and schedule a public hearing on this application for August 4, 2020.

**The applicant should plan on having all the revisions to address my comments in to the office at Town Hall by July 21, 2020 to meet all legal requirements. At the time of submittal of the revisions to the Town, a copy of the plan should be provided in a digital form to the office for upload to the website (12"x18" maximum) prior to the hearing.**