



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#: 21-8

Application #: Zoning Permit

On June 28, 2021 at 12:10 am/pm, the following checked items
were received by the Lisbon Town Clerk.

1. Property Owner: Hillside Partners - Eric Anderson
Applicant's Name: Nicholas Ceccarelli - Ceccarelli Properties
Address: 363 River Rd
Map/Block/Lot #: 13/05 Vol/Pg: 159/626
2. Payment in the amount of \$ 240⁰⁰ received.
Check #: 191 Town application fee: \$ 180
Receipt #: 20799 State fee: \$ 60
3. ✓ # of Maps: 5 full size plans # Copies: 12 ledgersize plans
4. Other: 1 sheet proposed project changes/proposal

Dated at Lisbon, Connecticut, this 28th day of June, 2021.

Laurie Tirocchi
Laurie Tirocchi

Lisbon Town Clerk

**TOWN OF LISBON
ZONING PERMIT APPLICATION**

PLEASE CHECK THE APPROPRIATE LINE(S) AND COMPLETE THE REQUIRED APPLICATION(S):

- ☒ SITE PLAN REVIEW OF PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 2.5 AND SECTION 12
☒ PLANNING AND ZONING COMMISSION ADMINISTRATIVE REVIEW OF CHANGES TO COMMERCIAL/INDUSTRIAL BUILDINGS AND PROPERTIES IN ACCORDANCE WITH SECTION 2.8 AND SECTION 10.13
☐ SITE PLAN REVIEW OF ASSOCIATED SIGNAGE IN ACCORDANCE WITH SECTION 15.8

PROJECT DESCRIPTION:

- ① Used car dealership - No more than 5 cars
② Lease space to asphalt/landscaping company for indoor vehicle storage

PROJECT NAME: Ceccarelli Properties, LLC ACREAGE: 4.1 +/- ZONING DISTRICT: B40
LOT IN SQUARE FEET: 178,600 +/- TOTAL FLOOR AREA IN SQUARE FEET: 9650

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 363 River Rd
MAP/BLOCK/LOT: Map 13 Block 005 Lot 0000
VOLUME/PAGE: Vol 159 pg 626

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- APPLICANT: Ceccarelli Properties LLC / Ceccarelli Collision Services LLC
TELEPHONE: 860-334-0059 EMAIL: chicksblasting@gmail.com
➤ APPLICANT'S AGENT (IF ANY): Nicholas Ceccarelli, member
TELEPHONE: 860-334-0059 EMAIL: chicksblasting@gmail.com
➤ OWNER/TRUSTEE: Hillside Partners LLC Eric Anderson, president
TELEPHONE: 401-862-3361 EMAIL: eric@ecrestore.com
➤ ENGINEER/SURVEYOR/ARCHITECT: Dieter E Gardner
TELEPHONE: 860-464-7455 EMAIL: dieter.gardner@yahoo.com

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, OR ITS CONSULTANT TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT [Signature] PRINTED NAME OF APPLICANT/AGENT Nicholas Ceccarelli
DATE: 6/25/21

SIGNATURE/RECORD OWNER [Signature] PRINTED NAME/RECORD OWNER Hillside Partners LLC
DATE: 6/25/2021 Eric Anderson

=====

APPLICATION SUBMITTAL DATE: _____ FEE(S) PAID: _____
OFFICIAL DAY OF RECEIPT: _____
*P & Z COMMISSION ACTION: _____ DATE: _____
CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH ANY DIRECTIVES, MODIFICATIONS AND/OR CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer

DATE: _____

(* Any modifications, directives or conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached)

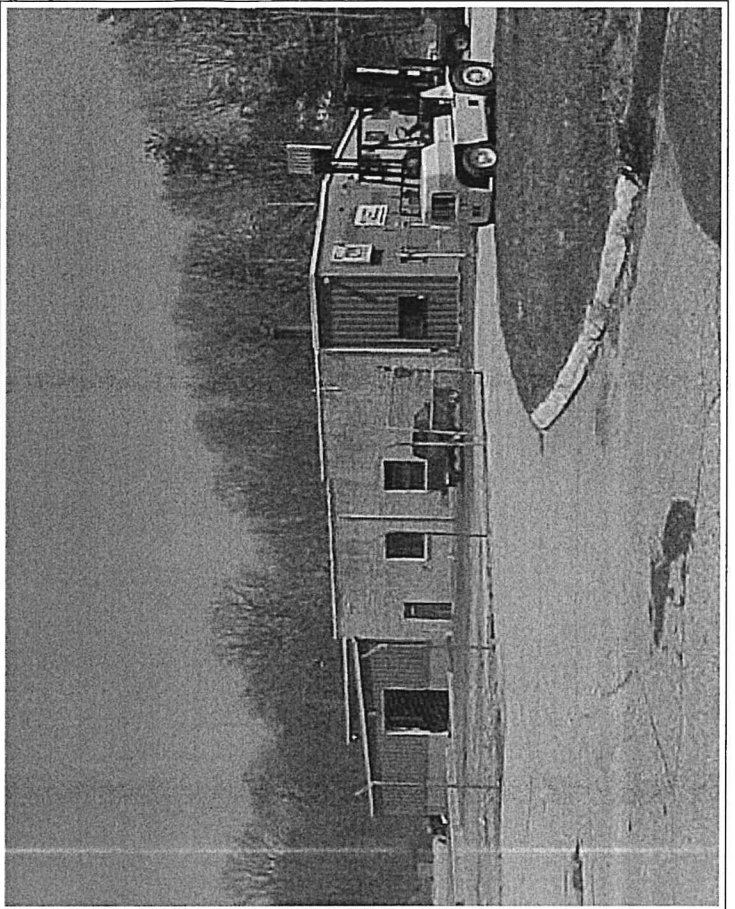
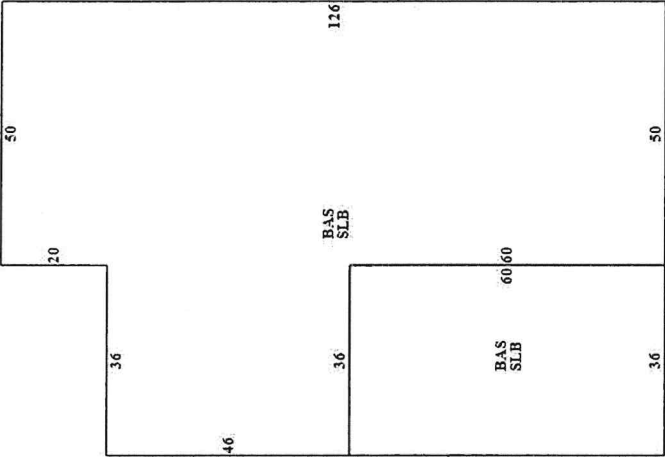
RECEIVED

**363 River Road
Proposed Changes**

JUN 28 2021
2:12:10 PM
TOWN CLERKS OFFICE
TOWN OF LISBON
[Signature]

- Remove current chain link fence running parallel with River Road. Replace with black chain link fence with slats. The new fence will be installed from the corners of the building to the edge of the property line to meet the remaining existing fence
- Paint building a neutral color
- Remove all overgrown brush and debris left from previous owner
- A sign will be erected within Town guidelines in accordance with Zoning Regulations section 15.8
- The current lighting will remain unchanged
- The dimensions of the current building will remain unchanged

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	26	Aluminum			
Roof Structure	01	Flat			
Roof Cover	04	Tar + Gravel			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	01	Minim/Masonry			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air			
AC Type	01	None/Partial			
Bldg Use	3090	Comm. Warehouse			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	03	Heat Only			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	00	NONE			
Rooms/Prtns	01	Light			
Wall Height	16.00	0.9600			
% Corn Wall					



Property Location
Vision ID 1792

363 RIVER RD

Account # T0172500

Map ID 13/ 005/ 0000/ /

Bldg # 1

Map ID 13/ 005/ 0000/ /

Bldg # 1

State Use 3090

Print Date 6/28/2021 12:08:54 P

CURRENT OWNER

HILLSIDE PARTNERS LLC

363 RIVER ROAD

LISBON

CT 06351

TOPO

1 Level

5 Well

6 Septic

Alt Parcel ID

Census

P. Property

Call Back

I&E received 07/01/2019- RENTE

TC Map

Gis ID

UTILITIES

1 Paved

ASSOC PID#

STRT / ROAD

LOCATION

SUPPLEMENTAL DATA

CURRENT ASSESSMENT

Code

2-1

2-2

2-5

Code

107500

278880

7920

Assessed

75,250

195,220

5,540

6073

Lisbon, CT

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

HILLSIDE PARTNERS LLC

159 626

04-07-2015

U

I

200,000

03

2020

2-1

75,250

2019

2-1

75,250

2018

2-1

75,250

CROWN REALTY LLC

155 159

09-11-2013

U

V

0

29

2020

2-2

206,060

2019

2-2

206,060

2018

2-2

206,060

363 RIVER ROAD REALTY LLC

114 917

06-08-2004

U

V

0

29

2020

2-5

5,540

2019

2-5

5,540

2018

2-5

5,540

CROWN REALTY LLC

86 96

09-09-1998

U

V

0

29

2020

2-5

5,540

2019

2-5

5,540

2018

2-5

5,540

Total

286850

Total

315540

Total

315540

EXEMPTIONS

Description

Amount

Code

Description

Number

Amount

Comm Int

FRONT 15 X 86 = OFFICE AREA

0.00

ECON = INC/LOC

5/21 APPEARS VACANT

SEE 41/47 19/464

ASSESSING NEIGHBORHOOD

NBHD Name

Street Index Name

Parcel Number

Batch

0001

NOTES

FRONT 15 X 86 = OFFICE AREA

ECON = INC/LOC

5/21 APPEARS VACANT

SEE 41/47 19/464

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

Exemption

Adjustment

Total Appraised Parcel Value

271,480.

7,400

7,920

107,500

0

394,300

C

0

394,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

17-3229

05-01-2017

EP

HVAC

26,899

100

UPGRADING FLOU

16-3138

12-19-2016

HVAC

Electric

500

100

GAS TANK/HEATER

16-3137

12-19-2016

EL

300

100

EL OUTLETS

LAND LINE VALUATION SECTION

Unit Price

I. Fact

S.A.

Ac Di

C. Fact

St. Idx

Adj

Notes

Special Pricing

Adj Unit Pric

Land Value

100,000

1,000

AC

1,000

1.00

1.00

1.00

1.00

EXCESS

0

1,000

100,000

2,500

3,000

AC

1,000

1.00

1.00

1.00

1.00

0

1,000

7,500

Total Card Land Units

4,000

AC

Parcel Total Land Area: 4.0000

Total Land Value

107,500