

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 4, 2020
7:00 P.M.

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 7:02 P.M.

MEMBERS PRESENT: Robert Adams, Kim Sperry, Trevor Danburg, Benjamin Hull, III, Timothy Minor, Jason Lebel, Cheryl Blanchard (ALT), Gary Ritacco (ALT)
MEMBERS ABSENT: Ronald Giroux, John Dempsey, Randy Brown
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

Chairman Adams seated G. Ritacco for R. Giroux and C. Blanchard for J. Dempsey.

2. Previous Minutes – Motion by G. Ritacco second by T. Minor to accept the previous minutes with the following amendments: January 14, 2020 Special/Workshop – G. Ritacco should be removed from “Members Present”; January 7, 2020 Regular Minutes – G. Ritacco should be listed as Alternate member only; January 7, 2020 Public Hearing – S. Gabiga should be eliminated as a member under “Members Present” and C. Blanchard should be listed as Alternate only. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Memo: CFPZA Annual Conference, March 26, 2020
- b. Schedule of Meetings (Revised)
- c. Copy, Letter dated January 8, 2020 from Chairman Adams to Thomas Sparkman, First Selectman re: Recommendation of Harvest Road Acceptance
- d. Copy: Warrantee Deed for Harvest Road, v/p 174/217-223, recorded January 28, 2020. Mr. Murphy noted for the record that they provided a clean certificate of title, and that they made the required revisions in terms of as-builts.
- e. Copy, Letter, from Boundaries to Mr. Murphy re: Woodco site plan revisions
- f. Copy: Letter, from Boundaries to Mr. Murphy dated January 24, 2020 re: Monument Certification for Gosselin Subdivision
- g. Letter, from State of CT DOT dated January 9, 2020 re: Woodco, 4 River Road
- h. Memo, from Mr. Murphy to Treasurer dated January 13, 2020 re: request for partial release of performance bond to Brenmor Properties, LLC, in the amount of \$53,600.00
- i. Copy, Annual Report Narrative as submitted by Mrs. Sperry to BoF Chairman W. Donaldson
- j. Memo, Lisbon Quarterly Newsletter submissions due by February 28, 2020
- k. Memo, CCM Training, February 7, 9:00 am – 12:00 pm
- l. Newsletter, CT Federation of Planning and Zoning Agencies, Winter 2020
- m. Publication, *On Common Ground*, Winter 2020

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- n. Budget Report: July 1, 2019 – January 28, 2020, LI#51730 Purchased Services: \$23,187.94; LI#51750 Supplies & Expenses: \$2062.24
4. Bills and action thereon
- a. Quote: Minuteman Press, \$75.31, Job#216930, dated 1/13/2020 re: resupply PZC Letterhead. Motion by G. Ritacco second by T. Danburg to approve. VOTE: UNANIMOUS, MOTION CARRIED
- b. Bulletin, \$289.73, 1/16/2020, inv#00270899 re: Notice of Decisions: Walmart, Woodco and Signwors Studio (WW). Motion by K. Sperry second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. Halloran Sage, \$60.00, inv#11314454, 1/14/2019 re: Savin Gas litigation. Motion by T. Danburg second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED
5. Reports
- a. ZEO – Brief report by Carl Brown, ZEO, regarding Lowes and Target; campers in front yards and side yards on numerous properties throughout town; and letters of legal action to “junk yards”. Mr. Murphy wanted it noted for the record that Attorney Zizka is the Commission’s land use legal counsel (as per a motion at the February 8, 2018 meeting under agenda item 8.a.).
- b. Regulations - NONE
1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy reported that the Annual Report for DEEP is being prepared, and that Attorney Olson completed work on the new discharge ordinance. Mr. Murphy noted that he will be attending the Conservation Commission meeting on February 18 to update that commission regarding stormwater activities.
- c. Zoning Map Subcommittee –
1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – Mr. Murphy distributed an ADU draft for the Commission’s review.
6. Old Business:
- a. Regional Planning Commission – Brief update by Mrs. Blanchard. Mr. Murphy read an e mail from SCCOG staff regarding affordable housing issues. He noted that a memo would be forthcoming with more details.
7. New Business
- a. Receipt of New Applications - NONE
- b. Lagada LLC, 16 River Road – Request for release of remaining performance bond – Mr. Murphy noted for the record that the dumpster pad has been satisfactorily completed and therefor, the balance (\$1550.00) of the performance bond may be released. Motion by T. Danburg second by K. Sperry to recommend the release of the remaining balance of the performance bond. VOTE: UNANIMOUS, MOTION CARRIED

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c. Referrals

- i. Town of Sprague – Proposed Zone Text Amendments, sections 2.1.49.1, 12.10.5 and 12.1.12.
Motion by B. Hull second by K. Sperry to send a letter of “no impact”.

VOTE: UNANIMOUS, MOTION CARRIED

- ii. Town of Sprague – Zoning Permit Application for a proposed truck terminal – Willimantic Waste Paper Co., Inc., Applicant, 130 Inland Road, Versailles – Motion by K. Sperry second by T. Danburg to send a letter asking for a continuance of the public hearing so that Lisbon Town Planner can review the site-plan and traffic studies.

VOTE: UNANIMOUS, MOTION CARRIED

- iii. Town of Lisbon Zoning Board of Appeals, per Section 16.1.4 of the Zoning Regulations – Application for Variance of the Zoning Regulations Sections 9.1 and 8.2 in the R-60 Zone – Dan Gauthier, Applicant, 140 Ross Hill Road – Mr. Gauthier, the applicant, was present. Mr. Murphy noted for the record that the Assessor’s office raised an issue with the deed and the survey but stated that the application was for a variance of the density regulation. Motion by K. Sperry second by J. Lebel to issue a statement of “No Comment” and refer the application to the Zoning Board of Appeals.

VOTE: B. HULL NO; MOTION CARRIED

- iv. CT Siting Council – Telecommunications Tower Improvements, 26 Mell Road – Discussion. Mr. Murphy indicated that he would review the correspondence and contact the Siting Council if necessary.

8. Any other business which may properly come before the commission

- a. Mr. Murphy noted for the record that Brenmor Properties submitted more building permits, but that their site visibility survey was inaccurate. He then mentioned that the CCM Training regarding Brownfields would be appropriate to attend given our current efforts with the 2016 POCD and Route 12 Corridor Study as they relate to the Andersen/Stein property.

9. Public Comment – NONE

10. Adjournment - Motion made by K. Sperry second by T. Danburg to adjourn at 8:48 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 02/10/2020 AT 11:35am

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Maryanne Wakely, Attest