

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 7, 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 7:04 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Trevor Danburg, Gary Ritacco, John Dempsey, Benjamin Hull, III, Timothy Minor, Jason Lebel, Randy Brown, Cheryl Blanchard (ALT), Gary Ritacco (ALT)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes – Motion by J. Dempsey second by J. Lebel to approve the previous meeting minutes of December 3, 2019 with the following correction: Under agenda item 6.b. Walmart Application – The Continuation of Public Hearing time should be 6:30 PM not 7:00 PM. (It was noted for the record that the Continuation Notice had the correct time). VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Letter, from Brenmor Properties LLC, dated 12/31/2019 re: request to be added to the January agenda re: Request for Surety Bond Release. Motion by T. Danburg second by G. Ritacco to add "Brenmor properties LLC under agenda item 8.a. VOTE: UNANIMOUS, MOTION CARRIED
- b. Copy, Letter, from Conservation Commission to Woodco Properties dated 12/31/2019 re: Notice of Approval, application #19-12
- c. Copy: Letter, from BoS to Ron Giroux dated 12/10/2019 re: appointment to SECCoG Regional Planning Commission for the term 11/19/2019-11/16/2021
- d. Copy: Letter, from BoS to Cheryl Blanchard dated 12/10/2019 re: appointment to SECCoG Regional Planning Commission for the term 11/19/2019-11/16/2021
- e. Copy: Letter, from BoS to Robert DeLuca, P.E. CLA Engineers, Inc. dated 12/10/2019 re: appointment as Town Engineer for the term 11/19/2019-11/16/2021
- f. Copy: Letter, from BoS to Attorney Kari Olson, Murtha Cullina, LLP, dated 12/10/2019 re: appointment as Town Attorney for the term 11/19/2019-11/16/2021
- g. Copy: Memo, from Michael J. Murphy, AICP, Town Planner to Christopher Maynard, Treasurer dated 12/2/2019 re: Armstrong Surety Bond
- h. Town of Lisbon Holiday 2020 Schedule
- i. CT Landscape Architect
- j. Construction Magazine
- l. Budget Report: July 1, 2019 – December 31, 2019, LI#51730 Purchased Services: \$37,998.64; LI#51750 Supplies & Expenses: \$2062.24

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 7, 2020
page 2 (cont)

4. Bills and action thereon
 - a. Halloran Sage, \$320.00, inv#11311877, 12/9/2019 re: Savin Gas. Motion by K. Sperry second by T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED
 - b. SECCoG, \$14,810.70, 1/3/2020 re: 10/1/2019 – 12/31/2019 Planner Services. Motion by K. Sperry second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED
 - c. CLA Engineers, \$250.00, inv#CL-19-6428, 1/2/2020 re: Walmart. Motion by K. Sperry second by J. Lebel to approve. VOTE: UNANIMOUS, MOTION CARRIED
 - d. cla Engineers, \$125.00, inv #CL-19-6440, 1/2/2020, re: Woodco. Motion by K. Sperry second by B. Hull to pay. VOTE: UNANIMOUS, MOTION CARRIED
 - e. CLA Engineers, \$375.00, inv #CL-12-5001 re: Ames Road Subdivision. Motion by T. Danburg second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED
5. Reports
 - a. ZEO – Brief report by Carl Brown, ZEO, regarding the following properties: 423 N. Burnham Hwy; 131 N. Burnham Hwy; 21 McNeeley; 21 Lisbon Heights; Walmart.
 - b. Regulations - NONE
 1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Michael Murphy, Town Planner. Mr. Murphy reported that the Annual Report for DEEP is being prepared, and that Attorney Olson is responsible for the language for the new discharge ordinance.
 - c. Zoning Map Subcommittee –
 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – Mr. Murphy reminded the Commission that a Workshop is scheduled for Tuesday, January 14, 2020, at 6:00 PM.
6. Old Business:
 - a. Regional Planning Commission – Mr. Giroux reported the next meeting is January 27.
 - b. Special Permit Application, Walmart Grocery Pick-up Expansion – Walmart Real Estate Business Trust, Applicant, 160-180 River Road – Motion by R. Giroux second by K. Sperry to hereby waive the specific site plan requirements of section 12.4.2 relating to 1"=50' map scale requested by the applicant in his letter accompanying the application. This waiver is based on staff's recommendation that the information is not needed to reach a decision on this specific application and the waiver will facilitate sizing the plan for recording in the land records. VOTE: UNANIMOUS, MOTION CARRIED

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

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

- APPLICANT: Wal-Mart Real Estate Business Trust TELEPHONE: c/o John W. Knuff, Esq.
ADDRESS PO Box 8050 MS 0555, Bentonville, AR 72712 EMAIL: c/o John W. Knuff, Esq.
➤ APPLICANT'S AGENT (IF ANY): John W. Knuff, Esq. TELEPHONE: 203 877-8000
ADDRESS 147 N. Broad Street, Milford, CT 06460 EMAIL: JKnuff@hssklaw.com
➤ OWNER / TRUSTEE: See Attached TELEPHONE: _____
ADDRESS _____ EMAIL: _____
➤ ENGINEER/ SURVEYOR/ ARCHITECT: Jim Cranston TELEPHONE: 508 480-9900
➤ ADDRESS 352 Turnpike Road, Southborough, MA 01772 EMAIL: JCranston@bohlereng.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 SITE PLAN 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, AND/OR ITS CONSULTANT(S) 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 LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT [Signature] PRINTED NAME OF APPLICANT/AGENT JOHN W. KNUFF
DATE: _____
SIGNATURE/RECORD OWNER [Signature] PRINTED NAME/RECORD OWNER JOHN W. KNUFF
DATE: 11.4.19

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 160-180 River Road, Lisbon, CT 06351

MAP /BLOCK /LOT: 20/015/0000, 20/014/0000, 20/016/0000
VOLUME/ PAGE: 91/656

PROJECT NAME: Lisbon Landing ACREAGE: 76.2 ZONING DISTRICT: IP - 1
LOT IN SQUARE FEET: 3.3 million sf TOTAL FLOOR AREA IN SQUARE FEET: Existing building = 183,645 sf
Proposed Addition = 2,254 sf (Wal-Mart only)

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:
Regulations: 11.2 (Special Permit); 12.2 (Site Plan); 12.9 (Modification of Approved Site Plan); 13.9.4 (Parking Ratios)
15.3 (d) (Sign Illumination); 15.8.1(e) Wall Signs for Large Scale Retail in IP - 1

For Project Description and Proposed Statement of Appropriateness of Use, see attached Narrative

=====

APPLICATION SUBMITTAL DATE: 11/4/2019 **FEE(S) PAID:** 2010.80

OFFICIAL DAY OF RECEIPT: 11/14/2019

***P & Z COMMISSION ACTION:** APPROVED WITH CONDITIONS **DATE:** 1/7/2020

CHAIR'S SIGNATURE: [Signature] (see attached)

Robert D. Adams, Chairman

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer

DATE: _____

Rev. 12/17

(* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)

TOWN OF LISBON
PLANNING AND ZONING COMMISSION

NOTICE OF APPROVAL AND GRANT OF SPECIAL PERMIT

This is to certify that on January 7, 2020 the Planning and Zoning Commission of the Town of Lisbon granted a Special Permit in accordance with the provisions of sections 10.26 and 11 of the Lisbon Zoning Regulations as follows:


1. Owner of Record: Wal-Mart Real Estate Business Trust / Lisbon Landing LLC / Lisbon Landing Phase II LLC
2. Applicant: Wal-Mart Real Estate Business Trust
3. Description of premises including street address, map, block and lot(s): 160-180 River Road, Lisbon, Connecticut; Map/Block/Lot: 20/015/0000; 20/014/0000; 20/016/0000
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:

Construction of a 2,254 s.f. on-line grocery pick-up expansion, parking lot improvements, traffic and way-finding signage/markings, canopy installation and related site modifications with the following conditions:

1. Exterior lighting improvements associated with the illumination of the new "Pick-up" sign on the existing building shall provide for shielding of the light source and a design to direct light downward.
2. In accordance with conditions of this special permit, the applicant shall provide surety in the amount of \$52,500.00, and in a form acceptable to the Town Planner and Town Attorney to cover the costs of the proposed site improvements.
3. The applicant shall resolve the storm drainage issue at the entrance to the store to provide for positive drainage and public safety.
4. Technical items of staff shall be addressed on final plans, including incorporation of all supplemental designs incorporated during the hearing process, including the provisions for relocation of the pick-up sign and adjustments to the architectural and color package.
5. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval of a field modification by the Town Planner prior to construction of proposed deviations. Any substantive changes must be reviewed and approved by the Planning and Zoning Commission.

FINDINGS AND CONCLUSIONS - The commission finds that the proposed application, as conditioned, is appropriate for the designated location in this Industrial Park- 1 District and complies with the special permit objectives criteria provided in sections 11.1 and 11.3, as well as the development standards of section 10.13. In addition, the proposed use is arranged in a manner that does not adversely affect traffic, traffic flow or road capacity and it is consistent with future development in the recently adopted Plan of Conservation and Development-2016.

Date: January 14, 2020

By: 
Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

NOTE: The Connecticut General Statutes and the Lisbon Zoning Regulations require that this NOTICE be recorded on the Land Records of the Town of Lisbon located in the office of the Town Clerk, indexed under the name of the record owner in order to become effective.

Received for Record: _____ at _____

Attest: _____
Lisbon Town Clerk

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 7, 2020
page 3 (Old Business, cont)

Motion to approve the Wal-Mart special permit application request for proposed improvements including construction of a 2,254 s.f. on-line grocery pick- up expansion, parking lot improvements, traffic and way-finding signage/markings, canopy installation and related site modifications with the following conditions:

1. Exterior lighting improvements associated with the illumination of the new "Pick-up" sign on the existing building shall provide for shielding of the light source and a design to direct light downward.
2. In accordance with conditions of this special permit, the applicant shall provide surety in the amount of \$52,500.00, and in a form acceptable to the Town Planner and Town Attorney to cover the costs of the proposed site improvements.
3. The applicant shall resolve the storm drainage issue at the entrance to the store to provide for positive drainage and public safety.
4. Technical items of staff shall be addressed on final plans, including incorporation of all supplemental designs incorporated during the hearing process, including the provisions for relocation of the pick-up sign and adjustments to the architectural and color package.
5. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval of a field modification by the Town Planner prior to construction of proposed deviations. Any substantive changes must be reviewed and approved by the Planning and Zoning Commission.

FINDINGS AND CONCLUSIONS - The commission finds that the proposed application, as conditioned, is appropriate for the designated location in this Industrial Park- 1 District and complies with the special permit objectives criteria provided in sections 11.1 and 11.3, as well as the development standards of section 10.13. In addition, the proposed use is arranged in a manner that does not adversely affect traffic, traffic flow or road capacity and it is consistent with future development in the recently adopted Plan of Conservation and Development-2016.

VOTE: R. GIROUX NO; MOTION CARRIED

Noted for the record: Mr. Giroux voted against, siting concerns regarding color changes to the façade.

c. Zoning Permit Application, Woodco Properties, Applicant – 4 River Road, for conversion of an existing 2-unit building to a unit with first-floor office and second floor 2-bedroom apartment – Motion by R. Giroux second by K. Sperry to approve the zoning permit application for Woodco Properties to convert a two family building to a mixed use building consisting of a first floor real estate office and second floor apartment, construct an accessory garage, and make associated site improvements at 4 River Road , Lisbon , CT with the following modifications:

**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:

Conversion of an existing residential building to first floor office space and second floor 2-bedroom apartment with new on-site subsurface sewage disposal, new driveway and parking area, new detached garage and associated site grading and clearing.

PROJECT NAME: Woodco Properties ACREAGE: 1.33 ZONING DISTRICT: BV-II
LOT IN SQUARE FEET: 57,819 TOTAL FLOOR AREA IN SQUARE FEET: 2,108

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 4 River Road

MAP /BLOCK /LOT: 21/009

VOLUME/ PAGE: 171/682

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

- APPLICANT: Woodco Properties
TELEPHONE: (860) 334-4746 EMAIL: zach@woodcoproperties.com
- APPLICANT'S AGENT (IF ANY): Boundaries, LLC
TELEPHONE: (860) 376-2006 EMAIL: jsfaulise@boundariesllc.net
- OWNER / TRUSTEE: Sandy Desert Holdings LLC
TELEPHONE: (860) 334-4746 EMAIL: zach@woodcoproperties.com
- ENGINEER/ SURVEYOR/ARCHITECT: Boundaries, LLC
TELEPHONE: (860) 376-2006 EMAIL: jsfaulise@boundariesllc.net

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 Zachary Wood
DATE: 11/12/19

SIGNATURE/RECORD OWNER [Signature] PRINTED NAME/RECORD OWNER Zachary Wood
DATE: 11/12/19

=====

APPLICATION SUBMITTAL DATE: 11/14/2019 **FEE(S) PAID:** \$574.80

OFFICIAL DAY OF RECEIPT: 12/3/2019

***P & Z COMMISSION ACTION:** APPROVED WITH MODIFICATIONS **DATE:** 1/7/2020

CHAIR'S SIGNATURE: [Signature]

Robert D. Adams, Chairman (see attached)

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)

Planning and Zoning Commission
Zoning Permit – Woodco Properties, 4 River Road
Approved with Modifications January 7, 2020

Modifications:

1. Provide a single travel lane white stripe extending to the radius of the rear sidewalk to define the 24' wide travel way on its north side.
2. Replace the eastern white pines with smaller evergreen shrubs or trees minimum 4-5' in height to avoid long term conflicts with the privacy fence.
3. Include three (3) additional lower profile evergreen shrubs appropriately in the vicinity of the recently removed "14" twin tree".
4. Modify note # 3 under Lighting Notes to add: *No site feature or activity associated with the operation shall create glare or illumination which extends beyond the site's property lines and creates a hazard or nuisance to a neighboring property or on the adjacent roadway.*
5. A note # 5 be included under Regulatory Notes: *No outside storage of materials, supplies, merchandise or equipment associated with the commercial operation is permitted. The proposed garage is accessory only to the uses approved and permitted on site.*
6. The plan shall note: *The applicant shall obtain approval from CONNDOT prior to the commencement of work in the Route 12 right of way. Any changes required by the state that substantively affect the site plan approval by this commission (and not considered minor in nature) shall require submission of a new application to the Planning and Zoning Commission.*
7. The applicant shall provide surety in the designated amount to address necessary improvements in a form that meets the requirements of Town Planner and Town Attorney prior to issuance of the zoning permit.
8. Address the comments of the Town Engineer.

Modifications Authorized - This approval recognizes that minimal *front landscaped area* modifications were allowed due to the fact that the existing structure and lot shape make it in infeasible to strictly comply with the *front landscaped buffer* on the proposed plan: the commission has modified the street tree requirement along Route 12 in accordance with section 14.2 to allow planting of additional shrubs in lieu of same.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 7, 2020
page 4 (Old Business, cont)

1. Provide a single travel lane white stripe extending to the radius of the rear sidewalk to define the 24' wide travel way on its north side.
2. Replace the eastern white pines with smaller evergreen shrubs or trees minimum 4-5' in height to avoid long term conflicts with the privacy fence.
3. Include three (3) additional lower profile evergreen shrubs appropriately in the vicinity of the recently removed "14" twin tree".
4. Modify note # 3 under Lighting Notes to add: *No site feature or activity associated with the operation shall create glare or illumination which extends beyond the site's property lines and creates a hazard or nuisance to a neighboring property or on the adjacent roadway.*
5. A note # 5 be included under Regulatory Notes: *No outside storage of materials, supplies, merchandise or equipment associated with the commercial operation is permitted. The proposed garage is accessory only to the uses approved and permitted on site.*
6. The plan shall note: *The applicant shall obtain approval from CONNDOT prior to the commencement of work in the Route 12 right of way. Any changes required by the state that substantively affect the site plan approval by this commission (and not considered minor in nature) shall require submission of a new application to the Planning and Zoning Commission.*
7. The applicant shall provide surety in the designated amount to address necessary improvements in a form that meets the requirements of Town Planner and Town Attorney prior to issuance of the zoning permit.
8. Address the comments of the Town Engineer.

Modifications Authorized - This approval recognizes that minimal *front landscaped area* modifications were allowed due to the fact that the existing structure and lot shape make it in infeasible to strictly comply with the *front landscaped buffer* on the proposed plan: the commission has modified the street tree requirement along Route 12 in accordance with section 14.2 to allow planting of additional shrubs in lieu of same.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications

1. Text Amendment Application, Stilly's Holding, LLC, Applicant – 117 S. Burnham Hwy, to add Sections 5.2.8 and 10.29 and amend sections 5.27, 8.10(2) and 10.3.4.d. to permit automotive dealer services in the BV-I zone – Scheduling of Public Hearing – Motion by T. Danburg second by R. Giroux to set the Public Hearing for March 3, 2020 at 6:30 PM.

VOTE: UNANIMOUS, MOTION CARRIED

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 7, 2020
page 5 (Old Business, cont)

2. Change of Zoning Boundaries Application, Stilly's Holdings, LLC, Applicant – 117 S. Burnham Hwy, to rezone rear portions of 111, 117 and 121 S. Burnham Hwy from R-60 Zone to BV-I Zone – Scheduling of Public Hearing – Motion by T. Danburg second by R. Giroux to set the Public Hearing for March 3, 2020 at 6:45 PM. VOTE: UNANIMOUS, MOTION CARRIED

3. Zoning Permit Application, Signworks Studio, LLC, Applicant – 160 River Road (Weight Watchers), for rebranding sign changes – Mr. Murphy noted for the record that the applicant was not present due to an emergency, however he also noted that the application was in order. Motion by J. Dempsey second by K. Sperry to approve. VOTE: UNANIMOUS, MOTION CARRIED

b. Burnham Hill Associates, LLC, Harvest Road- Request for Road Acceptance - Motion by R. Giroux second by K. Sperry to recommend acceptance of Harvest Road by the Town of Lisbon provided the following items are addressed:

1. The As-Built plan shall include any remaining technical revisions with respect to street name and applicant information.
2. The As-Built plan drainage easement description shall be reconciled with land conveyances and/or the original plan, as the case may be.
3. An original *Warranty Deed* and *Certificate of Title* shall be provided that are acceptable to the Town of Lisbon.
4. The Stop sign and Street sign at the intersection meet the requirements of the Local Traffic Authority.

VOTE: UNANIMOUS, MOTION CARRIED

c. Burnham Hill Associates, LLC, Harvest Road- Request for Release of Performance Bond and Substitution of Maintenance Bond – Motion by R. Giroux second by K. Sperry to release all remaining performance bonds associated with the improvements and/or inspections in Burnham Hill Associates Subdivision subject to provision of a \$5000.00 Maintenance Bond to be held for a period of Two (2) years from date of formal road acceptance by the Town of Lisbon. VOTE: UNANIMOUS, MOTION CARRIED

d. Resolution to Approve Updated Compilation of Zoning Amendments Through 2019 – Motion by R. Giroux second by K. Sperry to approve this resolution incorporating all effective zoning text amendments and map revisions, including duly adopted, codified and compiled amendments addressing Farm Breweries and Contractor's Home Enterprises. All necessary edits associated with this compilation shall organize and update the zoning history regarding amendments and the document's Table of Contents, improve readability, and provide for a complete re-pagination of the zoning regulations. This latest compilation shall reflect all amendments through effective date January 1, 2020.

VOTE: UNANIMOUS, MOTION CARRIED

e. FY2020/2021 Budget - Motion by J. Dempsey second T. Danburg to request \$60,000.00 for Line Item #51730 Purchased Services.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by R. Giroux second by J. Dempsey to request \$4000.00 for Line Item #51750 Supplies and Expenses.

VOTE: UNANIMOUS, MOTION CARRIED

**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:

WEIGHT WATCHERS REBRANDING - SIGN
CHANGE FOR NEW LOGO

PROJECT NAME: _____ ACREAGE: _____ ZONING DISTRICT: _____
LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: _____

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 160 RIVER ROAD
MAP / BLOCK / LOT: _____
VOLUME / PAGE: _____

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

- APPLICANT: SIGNWORKS STUDIOS LLC
TELEPHONE: 860-799-5700 EMAIL: GBOROS@SIGNWORKSSTUDIOS.COM
➤ APPLICANT'S AGENT (IF ANY): _____
TELEPHONE: _____ EMAIL: _____
➤ OWNER / TRUSTEE: _____
TELEPHONE: _____ EMAIL: _____
➤ ENGINEER/ SURVEYOR/ARCHITECT: _____
TELEPHONE: _____ EMAIL: _____

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 Gary Boros PRINTED NAME OF APPLICANT/AGENT GARY BOROS
DATE: 10-30-2019

SIGNATURE/RECORD OWNER _____ PRINTED NAME/RECORD OWNER _____
DATE: _____

=====

APPLICATION SUBMITTAL DATE: 12/24/2019 FEE(S) PAID: \$180.18

OFFICIAL DAY OF RECEIPT: 1/7/2020

*P & Z COMMISSION ACTION: Robert D. Adams APPROVED DATE: 1/7/2020
CHAIR'S SIGNATURE: _____

Robert D. Adams, Chairman
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)

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 7, 2020
page 6 (Old Business, cont)

Noted for the record: The potential for substantial zoning amendments and other projects that are forthcoming is the reason for the budget increase request.

f. Annual Report Narrative – Mrs. Sperry is finalizing the report.

g. Referrals – Milone & MacBroom, dated 1/3/2020 re: Water Diversion Permit application to DEEP on behalf of Norwich Public Utilities, for the recently modified Intra-Regional Water Supply Response Plan. Mr. Murphy is to review and report back to the Commission.

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

a. Brenmor Properties Bond Release – Chairman Adams read the 12/31/2019 letter requesting that the Commission add them to the agenda. Joseph Weiss was present to represent Brenmor Properties LLC. Mr. Murphy noted for the record that CLA Engineers submitted a letter with comments related to their review of the 8-30g development. Mr. Murphy recommended that the Commission consider releasing \$53,600.00 of the \$68,600.00 Security Bond, maintaining \$15,000.00 for future inspections. Motion by J. Dempsey second by T. Danburg to release \$53,600.00 of the \$68,600.00 Security Bond and retain \$15,000.00.

VOTE: UNANIMOUS, MOTION CARRIED

9. Public Comment – NONE

10. Adjournment - Motion made by R. Giroux second by T. Danburg to adjourn at 9:13 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, clerk

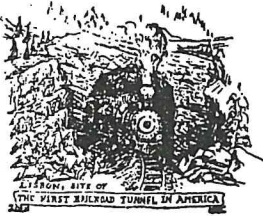
Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 1/14/2020 AT 9:20am

ATTEST, LAURIE TIROCCHI, TOWN CLERK





PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon
Planning and Zoning Commission

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, January 7, 2020, the following actions were taken:

1. Special Permit Application – Walmart Real Estate Business Trust, Applicant, 160-180 River Road – for Walmart Grocery Pick-up Expansion and related improvements.
APPROVED WITH CONDITIONS
2. Zoning Permit Application, Woodco Properties, Applicant – 4 River Road - for conversion of an existing 2-unit building to a unit with first-floor office and second floor 2-bedroom apartment.
APPROVED WITH MODIFICATIONS
3. Zoning Permit Application, Signworks Studio, LLC, Applicant – 160 River Road (Weight Watchers), for rebranding sign changes.
APPROVED

Dated at Lisbon, Connecticut this 14th day of January 2020.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 1/14/2020 AT 9:20am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi