

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, JANUARY 5, 2021
7:00 P.M.

1. Call to Order

The regular virtual meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams at 7:05 P.M.

MEMBERS PRESENT VIA TELECONFERENCE: Robert Adams, Ronald Giroux, Benjamin Hull, III, Jason Lebel, Timothy Minor, Kim Sperry, Randy Brown, Cheryl Blanchard, Trevor Danburg

MEMBERS ABSET: Gary Ritacco (ALT)

STAFF PRESENT VIA TELECONFERENCE:

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

OTHERS PRESENT: Thomas W. Sparkman, First Selectman

2. Previous Minutes – Motion by T. Danburg second by K. Sperry to accept the previous Public Hearing minutes of December 1, 2020 as presented.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by K. Sperry second by R. Giroux to accept the previous regular meeting minutes of December 1, 2020 as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Memo, from Michael Murphy, AICP, Town Planner to Christopher Maynard, Lisbon Town Treasurer dated 12/7/2020 re: Release of Performance Bond, Nancy & Albert Gosselin, Jr.
- b. Copy: Letter, to Eugene Crowley, 143 River Road LLC, dated 12/7/2020 re: Approval of change of zoning boundaries
- c. Copy: Letter, to Albert & Nancy Gosselin, 40 Lee Road, dated 12/7/2020 re: Approval of waiver of Section 4.7 Bond Requirement, Gosselin re-subdivision
- d. Copy: Letter, from Conservation Commission to Darlene Cunnane and Barbara Piacenza, 164 Kimball Road dated 12/22/2020 re: Approval of Application #20-07
- e. Copy: Letter, from Conservation Commission to Stephen Shuel and Robert Knots, 71 Sullivan Road dated 12/22/2020 re: Approval of Application #20-10
- f. Copy: Cease & Desist Order, from Carl Brown, Zoning Enforcement Officer, to Lowes, 155 River Road, dated 12/10/2020 re: changes to site plan
- g. Copy, letter, from Michael J. Murphy, AICP, Lisbon Town Planner to Mark Coen, Residences at Brenmor, dated 12/7/2020 re: response to email dated 11/30/2020
- h. Copy, letter, from Michael J. Murphy, AICP, Lisbon Town Planner to Attorney Timothy Hollster, representative for Brenmor Properties, dated 12/7/2020 re: response to letter dated 11/19, 2020 regarding Residences at Brenmor
- i. Copy, Letter from Heller, Heller & McCoy to Office of the First Selectman dated 12/23/2020 re: 14 Harvest Road, \$6000.00 Fee in Lieu of Open Space

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- j. 2021 Holiday Schedule / Office Closings
 - k. 2021 Meeting Schedule
 - l. Publication, On Common Ground, Fall 2020
 - m. Profit & Loss – LI#51730, Purchased Services: \$41,534.87 / LI#51750, Supplies & Expenses: \$2,180.55
4. Bills and action thereon
- a. Halloran Sage, \$260.00, inv#11341147, dated 12/15/2020 re: Lisbon PZC General Matters. Motion to pay by K. Sperry second by J. Lebel. VOTE: UNANIMOUS, MOTION CARRIED
 - b. The Bulletin, \$167.14, inv#00277303, dated 12/9/2020 re: NoD, 143 River Road LLC. Motion to pay by T. Danburg second by C. Blanchard. VOTE: UNANIMOUS, MOTION CARRIED
5. Reports
- Motion by T. Danburg second by K. Sperry to change order of business and go to agenda item 6.a., to give Mr. Murphy opportunity to re-join the meeting after technical difficulty. VOTE: UNANIMOUS, MOTION CARRIED
- a. ZEO – Carl Brown, Zoning Enforcement Officer, was present and gave a brief update regarding the Cease and Desist Order for Lowe's. Mr. Murphy noted that Lowe's Corporate is being cooperative and that an application and new site plan is likely to be submitted before the February meeting.
 - b. Regulations - NONE
 - 1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy gave a brief update and outlined the most significant sections of the ordinance. It was noted for the record that the draft ordinance was sent to the Commission members in their packets, and that the information was up on the Town website for public review. He also noted that the Conservation Commission is best suited as the governing agent. Mr. Danburg questioned the payment of fines and the definition for the Conservation Commission; Mr. Lebel had concerns about the language for fines. Mr. Hull stated that a fine (citations) ordinance had once been rejected by the residents. He also questioned enforcement, and asked for definition of "State Waters", being concerned for owners of private property to which Mr. Murphy gave some clarification. Mr. Sparkman reminded Mr. Hull and the rest of the Commission that this ordinance is mandated by the State and that we have no choice but to implement an MS4 Storm Water ordinance. He also cited various instances in Town where water courses had been affected by pollutants coming from storm drains, and that this does occur in town.
 - c. Zoning Map Subcommittee – none
 - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – NONE
 - d. Town Planner Update Regarding Pending Projects/Issues of Interest
 - 1. Lowe's – Already addressed under agenda item 5.a.

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2. Anderson / Stein Property – Mr. Murphy reported that the owners are interested in the grant project. Mr. Murphy stated he is waiting for the EPA to add it to their schedule.
3. LOTCIP Grant – Mr. Murphy reported that the grant application for sidewalks along the west side of route 12 has been submitted for review and a consulting firm will provide preliminary review for the SCCOG.
4. Brenmor – Mr. Murphy reported that the Commission received copies of correspondence in their packets. He noted for the record that he had received a very negative email from Mr. Coen but he had received a full apology from him, retracting it the next day.
6. Old Business
 - a. Regional Planning Commission – Mr. Giroux noted that the next meeting is scheduled for January 26th.
 - b. Annual Report Narrative – It was noted for the record that the Annual Report Narrative for FY 2019/2020 was completed and sent to the Board of Finance Chairman by Mrs. Sperry, and that the Commission members received a copy in their packets.
7. New Business
 - a. Receipt of New Applications – NONE
 - b. Referrals – NONE
 - c. Resolution to Approve Updated Compilation of Zoning Amendments Through 2020 – Motion by K. Sperry second by C. Blanchard to approve this resolution incorporating all effective zoning text amendments and map revisions, including duly adopted, codified and compiled amendments addressing Automotive Dealer Services in the BV-I Zone and Accessory Dwelling Units. 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 2, 2021.
VOTE: UNANIMOUS, MOTION CARRIED
8. Any other business which may properly come before the commission – NONE
9. Public Comment – Thomas Sparkman, First Selectman, commented on the update Mr. Murphy gave regarding the LOTCIP Grant. He stated that the project to install sidewalks in the Route 12 Corridor Business District is a million-dollar plus project through a State grant. Although there would be some financial responsibility from the Town, the project is a necessity for the sake of safety in that area. Mrs. Sperry also noted that she advocates for the sidewalks for the sake of safety as well as being good for business in that area. Mr. Giroux questioned Mr. Sparkman about access to the Dam at the Boat Launch area. Mr. Sparkman replied that the location is controlled by Wheelabrator and he will get in touch with them.

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10. Adjournment - Motion made by K. Sperry second by J. Lebel to adjourn at 8:25 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 1/12/2021 AT 9:25am
ATTEST. LAURIE TIROOCHI, TOWN CLERK
Laurie Tiocchi