

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MARCH 7, 2023
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 7:05 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Benjamin Hull, III, Jason Lebel, Veronica Lutzen,
Timothy Minor, Kim Sperry, Nathaniel Beardsworth (ALT), Kelly Clatt (ALT)

MEMBERS ABSENT: Randy Brown, Trevor Danburg

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

2. Previous Minutes – Motion by K. Sperry second by T. Minor to accept the February 7, 2023 Regular Meeting minutes and Public Hearing minutes as presented. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copies, Letters, from the Commission to Hayden Campbell, 29 Ames Road dated 6/10/2023 and 3/7/2023 re: Notice and 2nd Notice of Subdivision Plan Violation
- b. Copies, Letters, from the Commission to Helen Gregorakos, 23 Ames Road dated 6/10/2023 and 3/7/2023 re: Notice and 2nd Notice of Subdivision Plan Violation
- c. Copy, Letter, from FEMA to First Selectman Thomas W. Sparkman dated 2/1/2023 re: Notice of Final Flood Hazards
- d. Referral, from North East Site Solutions re: Tower Share Application, 26 Mell Road
- e. Copy, PZC Budget Request as approved by the Board of Selectmen for approval by Board of Finance
- f. Copy, updated 2023 meeting schedule
- g. Budget Report– LI# 51730 = \$31,917.99; LI# 51750 = \$1,310.00

4. Bills and action thereon

- a. CLA Engineers, \$225.00, inv#3 dated 3/1/2023 re: 143 River Road. Motion to pay from balance of \$2500.00 Supplemental Fee by K. Sperry second by R. Giroux. VOTE: UNANIMOUS; MOTION CARRIED
- b. LOCALiQ (Bulletin), \$445.92, inv#8468346 dated 2/16/2023 re: NoPH (Text Amendment – 4.1.3 and 11.5.3). Motion to pay by R. Giroux second by J. Lebel. VOTE: UNANIMOUS; MOTION CARRIED
- c. CT Federation of Planning and Zoning Agencies, \$110.00 dated 3/1/2023. Motion to pay by R. Giroux second by K. Sperry. VOTE: UNANIMOUS; MOTION CARRIED

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5. Reports

- a. ZEO –It is noted for the record that Carl Brown, ZEO / BO, was not present.
- b. Regulations – NONE
- 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. Autozone – Mr. Murphy reported that Autozone has reduced the height of the light poles, that indirect lighting is now on the sign out front and they have stabilized the grounds. He notes that they are in compliance with all major items at this point.
 2. Farm Brewery – Mr. Murphy expects to see a special permit application soon.
 3. Ames Road Subdivision – Mr. Murphy reported that “Second Notice” letters demanding compliance for the emergency access gates went out to the property owners at 23 and 29 Ames Road, and that the next step, should they not comply, will be to hand the matter over to the Town Attorney and for the Town to review any other options it has.
 4. FEMA – Mr. Murphy reported that Data for Blissville Brook was received and forwarded to DEEP and FEMA.

6. Old Business

- a. Regional Planning Commission – NONE
- b. Special Permit Application for Multiple Retail/Food Service Use Retail Development with Accessory Drive-Thru Window – River Road 1, LLC, Applicant, 143 River Road – It is noted for the record that the applicant and his representatives were present. Mr. Murphy provided a draft motion with conditions of approval to the Commission, and then gave a detailed explanation of the recommended conditions of approval. No new testimony was presented at this time, as the public hearing closed on February 7, 2023. Motion by K. Sperry second by T. Minor to approve the special permit application of River Road 1, LLC for a proposed multi-tenant retail/restaurant building with 10,096 sf with associated improvements at 143 River Road, with the following conditions:
 1. The frontage sidewalk along River Road shall be extended to the northerly signal to coordinate with any crossing button for pedestrians and the Town’s sidewalk plan for this area. If CONNDOT will not allow this extension in the non-access highway area, no modification of the plan is required.
 2. The mountable concrete island shall include a graphic paver design (with detail) to distinguish surface treatment.
 3. A stop sign shall be installed with a stop bar near the entrance to the drive thru to stop any exiting traffic from the northerly traffic node.
 4. A *yield for pedestrians* sign shall be installed at the pedestrian crossing at the drive-thru lane.

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5. The concrete pad and bench shall be removed from the perimeter of the internal walkway connection.
6. Any future phase of development for the remaining undeveloped land at the site shall provide for access to the signal at exit 21 and/or provide an interconnection for traffic to the Crossing at Lisbon access way.
7. The sight visibility improvements along Route 12/River Road recommended by the traffic engineer shall be required.
8. The remaining comments of the Town Engineer regarding the sizing of the hydrodynamic separator and final rock catchment barrier shall be addressed on the final plan.
9. The applicant shall provide a final schedule and forms for implementation of the storm-water operations and maintenance plan, including inspection and reporting dates.
10. A performance bond in the amount of \$225,000.00 in a form acceptable to Town Counsel shall be provided prior to recording the final plan in land records. Ten thousand (\$10,000.00) dollars shall be in the form of cash for erosion and sediment control surety.
11. That all requirements of the WPCA and Jewett City Water Company shall be met.
12. That three (3) additional deciduous trees shall be planted along the one- way portion of the internal road. Trees shall have sufficient depth of suitable material below the root ball to accommodate proper growth of a 10' tree if ledge is encountered.
13. The plan shall note that the applicant shall obtain approval from CONNDOT prior to the commencement of work in the Route 12 right of way. Any changes required by CONNDOT that substantively affects the site plan approval by this commission shall require submission of a new application to the Planning and Zoning Commission and approval of a modified plan in the same manner.
14. There shall be no installation of a freestanding sign or wall signage for tenants without commission review and approval of a zoning permit(s).
15. The box type cornice treatment on the building shall be modified to incorporate more detail in the form of a minimum of three (3) levels.
16. The paint or surface treatment for the walled trash enclosures shall be specified on the site plan or architectural plans.
17. Technical items of staff shall be addressed, including any construction or installation details required.

FINDINGS AND CONCLUSIONS

The commission finds that this proposed application, as conditioned, meets the special permit objectives of sections 11.1 and 11.3, relating to intent and appropriateness of use, respectively, and complies with the provisions of section 10.13 regarding design requirements for development of buildings in Business Village zones.

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VOTE:

R. GIROUX: ABSTAINED (NOT PRESENT FOR PUBLIC HEARING)
B. HULL: NO (OBJECTS TO CONDITION #1)
J. LEBEL: YES
V. LUTZEN: NO (TRAFFIC CONCERNS)
T. MINOR: YES
K. SPERRY: YES
N. BEARDSWORTH: NO (TRAFFIC CONCERNS)
K. CLATT: YES
R. ADAMS: ABSTAINED (NOT PRESENT FOR PUBLIC HEARING)

MOTION CARRIES 4-3 IN FAVOR OF THE APPLICATION WITH CONDITIONS

- d. Zoning Text Amendment Application – Town of Lisbon Planning and Zoning Commission –
Amendment to Section 4.1.3 Agriculture, to exclude Forestry Practices; and Section 11.5.3
Notification of Abutters by Applicant, to clarify required methods of mailing –
Section 4.1.3 Agriculture - Motion by B. Hull second by K. Sperry to adopt the Zoning Regulation Text
Amendment as presented with an effective date of April 1, 2023, noting that its adoption is consistent
with the Plan of Conservation and Development and the comprehensive plan of zoning for the Town and
said amendments will make the Zoning Regulations consistent with statutory requirements.

VOTE: UNANIMOUS; MOTION CARRIED

Section 11.5.3 Notification of Abutters by Applicant - Motion by B. Hull second by K. Sperry to adopt the
Zoning Regulation Text Amendment as presented with an effective date of April 1, 2023, noting that its
adoption is consistent with the Plan of Conservation and Development and the comprehensive plan of
zoning for the Town and said amendments will make the Zoning Regulations consistent with statutory
requirements.

VOTE: UNANIMOUS; MOTION CARRIED

7. New Business

a. Receipt of New Applications

- i. Subdivision Application – Rollin & Patricia Nye, Applicants – 181 Bundy Hill Road – It is noted for the
record that the applicants were not present. Motion by R. Giroux second by B. Hull to accept the
application for review and table.

VOTE: UNANIMOUS; MOTION CARRIED

Motion by R. Giroux second B. Hull to alter the order of the agenda and go to 7.d. and 7.e., then return to the
regular order of the agenda.

VOTE: UNANIMOUS; MOTION CARRIED

b. Referrals

- i. NSS Northeast Site Solutions – Tower Share Application, 26 Mell Road – Mr. Murphy gave a brief

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

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

- APPLICANT: River Road I, LLC TELEPHONE: (860) 884-4989
ADDRESS 10 Park Row West Suite 416 Providence, RI 02903 EMAIL: nick@woodconstructionservices.com
- APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- OWNER / TRUSTEE: River Road I, LLC TELEPHONE: (860) 884-4989
ADDRESS 10 Park Row West Suite 416 Providence, RI 02903 EMAIL: nick@woodconstructionservices.com
- ENGINEER/ SURVEYOR/ ARCHITECT: Kevin Hixson (BL Companies) TELEPHONE: (203) 608-2438
- ADDRESS 355 Research Parkway, Meriden, CT 06450 EMAIL: khixson@blcompanies.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 N. Alletto PRINTED NAME OF APPLICANT/AGENT Nicholas Alletto
DATE: 11/28/2022

SIGNATURE/RECORD OWNER N. Alletto PRINTED NAME/RECORD OWNER Nicholas Alletto, Managing Member
DATE: 11/28/2022 River Road I LLC

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY:
143 River Road, Lisbon, CT

MAP /BLOCK /LOT: 14/045/0000

VOLUME/ PAGE: 185/322

PROJECT NAME: 143 River Road Retail Development ACREAGE: 6.54 ZONING DISTRICT: BV-II
LOT IN SQUARE FEET: 284,882 S.F. TOTAL FLOOR AREA IN SQUARE FEET: 10,096 S.F.

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:
Proposed multi-tenant retail/restaurant building with a 10,096 S.F. footprint with associated site improvements which include: 79 parking spaces, two one-way curb cut driveways, landscaping, pedestrian sidewalks, site utilities and lighting, dumpster enclosures, and a stormwater management system.

APPLICATION SUBMITTAL DATE: 11/29/2022 FEE(S) PAID: \$570.00

OFFICIAL DAY OF RECEIPT: 12/16/2022

*P & Z COMMISSION ACTION: APPROVED W/ CONDITIONS DATE: 3/7/2023

CHAIR'S SIGNATURE: [Signature] ROBERT 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 March 7, 2023 the Planning and Zoning Commission of the Town of Lisbon granted a Special Permit in accordance with the Lisbon Zoning Regulations as follows:

1. Owner of Record: River Road I, LLC, 10 Park Row West, Suite 416, Providence, RI 02903
2. Applicant: River Road I, LLC / Nicholas Alletto, 10 Park Row West, Suite 416, Providence, RI 02903
3. Description of premises including street address, map, block and lot(s):
143 River Road (Assessor's Office Map ID 14/045/0000)
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:

This is a proposed multi-tenant retail/restaurant building with a drive-thru authorized by sections 5A.2.1, 5.2.6 and 5A.2.3 and complies with the provisions of sections 11 and 10.13. The building includes 10,096 sf with associated improvements at 143 River Road, and was approved with the following conditions:

1. The frontage sidewalk along River Road shall be extended to the northerly signal to coordinate with any crossing button for pedestrians and the Town's sidewalk plan for this area. If CONNDOT will not allow this extension in the non-access highway area, no modification of the plan is required.
2. The mountable concrete island shall include a graphic paver design (with detail) to distinguish surface treatment.
3. A stop sign shall be installed with a stop bar near the entrance to the drive thru to stop any exiting traffic from the northerly traffic node.
4. A *yield for pedestrians* sign shall be installed at the pedestrian crossing at the drive-thru lane.
5. The concrete pad and bench shall be removed from the perimeter of the internal walkway connection.
6. Any future phase of development for the remaining undeveloped land at the site shall provide for access to the signal at exit 21 and/or provide an interconnection for traffic to the Crossing at Lisbon access way.
7. The sight visibility improvements along Route 12/River Road recommended by the traffic engineer shall be required.
8. The remaining comments of the Town Engineer regarding the sizing of the hydrodynamic separator and final rock catchment barrier shall be addressed on the final plan.
9. The applicant shall provide a final schedule and forms for implementation of the storm-water operations and maintenance plan, including inspection and reporting dates.
10. A performance bond in the amount of \$ 225,000.00 in a form acceptable to Town Counsel shall be provided prior to recording the final plan in land records. Ten thousand (\$10,000.00) dollars shall be in the form of cash for erosion and sediment control surety.
11. That all requirements of the WPCA and Jewett City Water Company shall be met.
12. That three (3) additional deciduous trees shall be planted along the one- way portion of the internal road. Trees shall have sufficient depth of suitable material below the root ball to accommodate proper growth of a 10' tree if ledge is encountered.
13. The plan shall note that the applicant shall obtain approval from CONNDOT prior to the commencement of work in the Route 12 right of way. Any changes required by CONNDOT that substantively affects the

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site plan approval by this commission shall require submission of a new application to the Planning and Zoning Commission and approval of a modified plan in the same manner.

14. There shall be no installation of a free standing sign or wall signage for tenants without commission review and approval of a zoning permit(s).
15. The box type cornice treatment on the building shall be modified to incorporate more detail in the form of a minimum of three (3) levels.
16. The paint or surface treatment for the walled trash enclosures shall be specified on the site plan or architectural plans.
17. Technical items of staff shall be addressed, including any construction or installation details required.

FINDINGS AND CONCLUSIONS

The commission finds that this proposed application, as conditioned, meets the special permit objectives of sections 11.1 and 11.3, relating to intent and appropriateness of use, respectively, and complies with the provisions of section 10.13 regarding design requirements for development of buildings in Business Village zones.

Date: March 7, 2023

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

TOWN OF LISBON
REGULATION AMENDMENT APPLICATION

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

- | | |
|--|--|
| ➤ APPLICANT: Lisbon Planning and Zoning Commission
ADDRESS: 1 Newent Road, Lisbon, CT 06351 | TELEPHONE: 860-376-3400
EMAIL: ejoseph@lisbonct.com |
| ➤ APPLICANT'S AGENT (IF ANY): Michael J. Murphy, AICP, Lisbon Town Planner
ADDRESS: 1 Newent Road, Lisbon, CT 06351 | TELEPHONE: 860-376-3400
EMAIL: _____ |
| ➤ OWNER / RUSTEE: _____
ADDRESS: _____ | TELEPHONE: _____
EMAIL: _____ |
| ➤ ENGINEER/ SURVEYOR/ARCHITECT: _____
ADDRESS: _____ | 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).

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

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:  PRINTED NAME OF APPLICANT/AGENT: Michael J. Murphy, AICP

DATE: _____

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

DATE: _____

REGULATIONS PROPOSED FOR AMENDMENT:

ZONING X SUBDIVISION _____

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):

Section 4.1.3 Agriculture (**excluding forest practices per the Connecticut General Statutes**), ~~forestry~~, **conservation activities**, truck and nursery gardening, greenhouses, livestock and poultry raising, dairy farming and buildings used for the storing and processing of agricultural ~~and forestry~~ products accessory to the farm are permitted provided that the minimum lot size shall be five (5) acres, except for commercial agricultural buildings as provided for in these Regulations. One horse, or one sheep, or one goat may be kept on a lot containing at least 120,000 square feet. For each such animal more than one, the lot shall contain an additional 22,000 square feet.

Section 11.5.3 Notification of Abutters by Applicant. Before a public hearing is held on any application for a special permit, the applicant shall present proof that notice has been mailed to each of the property owners of abutting parcels, including parcels across the street, based on **current ownership and address records of the Tax Assessor not less than (ten) 10 nor more than (thirty) 30 days before the public hearing**. Said notice shall be mailed in the form of U.S. Postal Service Certificates of Mailing. (Notices sent by Certified Mail - Return Receipt Requested are acceptable but are neither required nor advisable).

LEGEND:

Bold = new/ revised language

~~strike-outs~~ = language to be removed

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REASONS FOR EACH AMENDMENT REQUEST:

The amendment to section 4.1.3 under section 4 Permitted Uses in the residential zones will address the jurisdictional issue of regulation of forest practices as prescribed by statute, which delegates regulatory power to the inland wetlands agency. The amendment to section 11.5.3 under section 11 Special Permits will address the recent statutory changes regarding additional notifications to abutters in the case of special permit applications.

APPLICATION SUBMITTAL DATE: JANUARY 27, 2023 FEE(S) PAID: N/A
OFFICIAL DAY OF RECEIPT: FEBRUARY 7, 2023
P & Z COMMISSION ACTION: ADOPTED EFF. DATE 4/1/23 DATE: MARCH 7, 2023
CHAIR'S SIGNATURE: ROBERT ADAMS, CHAIRMAN
Adopted ✓ Modified and Adopted _____ Denied _____

Planning and Zoning Commission

Zoning Text Amendments to 4.1.3 to address the jurisdictional issue of regulation of forest practices as prescribed by statute; and 11.5.3 to address statutory changes regarding additional notifications to abutters in the case of special permit applications.

Adopted: March 7, 2023

Effective Date: April 1, 2023

Section 4.1.3 Agriculture (excluding forest practices per the Connecticut General Statutes), conservation activities, truck and nursery gardening, greenhouses, livestock and poultry raising, dairy farming and buildings used for the storing and processing of agricultural products accessory to the farm are permitted provided that the minimum lot size shall be five (5) acres, except for commercial agricultural buildings as provided for in these Regulations. One horse, or one sheep, or one goat may be kept on a lot containing at least 120,000 square feet. For each such animal more than one, the lot shall contain an additional 22,000 square feet.

Section 11.5.3 Notification of Abutters by Applicant. Before a public hearing is held on any application for a special permit, the applicant shall present proof that notice has been mailed to each of the property owners of abutting parcels, including parcels across the street, based on current ownership and address records of the Tax Assessor not less than (ten) 10 nor more than (thirty) 30 days before the public hearing. Said notice shall be mailed in the form of U.S. Postal Service Certificates of Mailing. (Notices sent by Certified Mail - Return Receipt Requested are acceptable but are neither required nor advisable).

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overview of the project, which includes some minor work inside the compound. It was the consensus of the Commission that no response is needed.

- c. Proposed amendments to zoning and subdivision regulations to address necessary flood regulations as required by FEMA – Mr. Murphy gave a brief overview of the regulation changes as required by FEMA since a an effective date was provided for the new flood maps, noting that he will submit the applications and proposed language to DEEP prior to bringing them before the Commission to accept for review and schedule a public hearing. He also noted that the adoption of the language would need to be prior to the effective date of the new FEMA maps, which is August 2023.
- d. Request for Reduction of Required Bond Amount – Sunfox Campground, 15 Kenyon Road – It is noted for the record that Mr. Nowakowski, owner of Sunfox Campground, was present. Mr. Murphy also noted for the record that the Commission was in possession of a request dated February 28, 2023 by Pete Parent, PE, Project Engineer with CHA Engineers, asking the Commission to reconsider the applicant's bond amount. The applicant noted that he was having issue with banks and insurance companies when requesting a bond (surety) in the amount of \$835,000.00. Mr. Murphy noted that establishing bond amounts and bond reductions has been an administrative function of the Commission under the site plan and subdivision requirements, and as such, has not required a new application to be acted on or a public hearing to be held. The Town Attorney concurs with this approach and the Town Planner and the Town Engineer indicate the revised bond estimate of \$119,870.25 was sufficient for the scope of work being done at the campground. Motion by K. Sperry second by B. Hull to approve a reduction of the original bond in the amount of \$835,000.00, to a revised amount of \$120,000.00, with \$5,000.00 of the \$120,000.00 being in the form of a cash bond.
VOTE: UNANIMOUS MOTION CARRIED

- e. Today's Realty – 240 Paper Mill Road –Keith Mackin of Today's Realty, LLC, was present. Mr. Murphy explained that the applicant submitted the following reports on March 1, 2023: Photometric Report dated December 30, 2022; Traffic Impact Study with a revision date of January 2023; Acoustical Report dated November 12, 2022; Stormwater Management Report dated December 30, 2022; and plans with a revision date of July 2022. He noted for the record that the application was approved with very specific conditions of approval in October 2022. He also noted that the applicant was told that he should come before the Commission once he had all revisions, which means a revised site plan with the revised studies and information, as this would facilitate the review. He noted that the plan has not been revised since before the special permit approval. Mr. Murphy stated that he met with the applicant's new engineer just last week and that the engineer was in the process of revising the plan. Mr. Mackin insists that the plan from Stadia Engineers, his original engineer, is adequate and up date. Mr. Murphy noted that the plan referred to, and provided by, the applicant clearly predates the action by the commission in October and does not address the conditions required. He recommended that the applicant submit the newly revised plan, when complete, two to three weeks prior to the April meeting in order to give Town Staff adequate time for reviewing the materials.

8. Any other business which may properly come before the Commission – NONE

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9. Public Comment - NONE

10. Adjournment - Motion made by K. Sperry second by T. Minor to adjourn at 9:03 P.M.

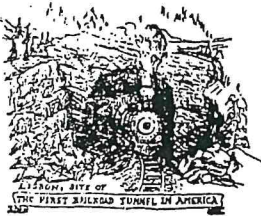
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT USBON, CT
ON 3/13/23 AT 12:43 pm
ATTEST. MICHELLE GRANT, TOWN CLERK
Janethifure Asst.



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, March 7, 2023, the following actions were taken:

1. Special Permit Application - River Road 1, LLC (Nicholas Alletto), Applicant- 143 River Road, for proposed 10,096 +/- s.f. multi-tenant restaurant/retail building and associated site improvements. APPROVED WITH CONDITIONS
2. Zoning Text Amendment – Town of Lisbon Planning and Zoning Commission, Applicant – Amendment to Section 4.1.3 "Agriculture, to exclude Forestry Practices and Section 11.5.3, Notification of Abutters by Applicant.

ADOPTED WITH EFFECTIVE DATE APRIL 1, 2023

Dated at Lisbon, Connecticut this 13th day of March, 2023.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON, CT
ON 03/13/23 AT 12:48 p
ATTEST: MICHELLE GRANT, TOWN CLERK