

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MAY 2, 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 7:00 PM.

MEMBERS PRESENT: Robert Adams, Trevor Danburg, Benjamin Hull, III, Jason Lebel, Veronica Lutzen, Randy Brown, Timothy Minor, Kim Sperry, Kelly Clatt (ALT)
MEMBERS ABSENT: Ronald Giroux, Nathaniel Beardsworth (ALT)
STAFF PRESENT: Carl Brown, Zoning Enforcement Officer / Building Official

Chairman Adams seated alternate Kelly Clatt for Ronald Giroux.

2. Previous Minutes – Motion by K. Sperry second by B. Hull to accept the April 4, 2023 Regular Meeting minutes as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Email, from Patrick Strain dated 5/2/2023 re: request to add Zoning Permit Application (Signage), 16 River Road, to agenda. Motion by T. Danburg second by B. Hull to add "Zoning Permit Application (Signage), Patrick Strain, Applicant, 16 River Road" to the agenda under agenda item 7, New Business. VOTE: UNANIMOUS; MOTION CARRIED
- b. Copy, Letter from Zoning Board of Appeals to Patrick Strain dated 4/26/2023 re: Location Approval for Automobile Dealer or Repairer's License, application #23-01, 16 River Road
- c. Memo, from Tax Assessor dated 4/26/2023 re: renumbering of new Fire Station address from 25 Newent Road to 45 Newent Road
- d. Memo, from Michael J. Murphy, AICP, Lisbon Town Planner to Christopher Maynard, Lisbon Town Treasurer dated 4/21/2023 re: Receipt of Cash Bond in the amount of \$10,000.00 from BL Companies, 143 River Road
- e. Copy, Letter from Conservation Commission to Matthew Warzecha, dated 4/21/2023 re: Approval, application #23-02, 178 Preston Allen Road
- f. Copy, Letter from Conservation Commission to Peter Kujawa, dated 4/21/2023 re: Approval, application #23-01, 236 Preston Allen Road
- g. Copy, Letter from Michael J. Murphy, AICP, Lisbon Town Planner to Timothy Bresnan dated 4/10/2023 re: punch list, Bresnan Subdivision, School House Road

TOWN OF LISBON
SUBDIVISION/RESUBDIVISION APPLICATION

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

➤ APPLICANT: <u>Rollin and Patricia Nye</u>	TELEPHONE: <u>(860) 639-3019</u>
ADDRESS <u>181 Bundy Hill Road Lisbon, CT</u>	EMAIL: <u>rainynye@gmail.com</u>
➤ APPLICANT'S AGENT (IF ANY): <u>Robert Bielert</u>	TELEPHONE: <u>(857) 524-1485</u>
ADDRESS <u>148 Route 2 Preston, CT 06365</u>	EMAIL: <u>rbielert@dgtassociates</u>
➤ OWNER / TRUSTEE: _____	TELEPHONE: _____
ADDRESS _____	EMAIL: _____
➤ ENGINEER / SURVEYOR: <u>Robert Bielert LS</u>	TELEPHONE: <u>(857) 524-1485</u>
ADDRESS <u>148 Route 2 Preston, CT 06365</u>	EMAIL: <u>rbielert@dgtassociates</u>

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 PLANS 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 Robert Bielert PRINTED NAME OF APPLICANT/AGENT Robert Bielert
DATE: Feb 27, 2023

SIGNATURE/RECORD OWNER Rollin Nye PRINTED NAME/RECORD OWNER Rollin Nye
DATE: Feb 27, 2023

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 181 Bundy Hill Road Lisbon, CT

MAP /BLOCK /LOT: 07/047/0000

VOLUME/ PAGE: 94/484

Conceptual Lot Development Plan

PROJECT NAME: 181 Bundy Hill Road Lisbon, CT ZONING DISTRICT: R-40

TOTAL LAND AREA BEING SUBDIVIDED: 5 acres

PROJECT DESCRIPTION

5 acre parcel to be subdivided from approximately a 40 acre parcel
to be developed into a 1 family house on private septic and well.

APPLICATION SUBMITTAL DATE: MARCH 1, 2023 FEE(S) PAID: 1310.00

OFFICIAL DAY OF RECEIPT: MARCH 7, 2023

P & Z COMMISSION ACTION: APPROVED W/ MODIFICATIONS DATE: MAY 2, 2023

CHAIR'S SIGNATURE: RA (ATTACHED)

ROBERT ADAMS, CHAIRMAN

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTIONS 4.7, 4.9 AND 5. 7 OF THE SUBDIVISION REGULATIONS, CONSTRUCTION MAY COMMENCE AND/OR LOTS MAY BE SOLD.

Lisbon Planning and Zoning Commission

Subdivision Application – Rollin & Patricia Nye, 181 Bundy Hill Road

Approved May 2, 2023, with Modifications:

1. An as-built sight distance profile shall be provided to the Town to assure public safety for exiting vehicles as per the plan prior to the issuance of a certificate of occupancy for the new home.
2. The applicant shall provide a warranty deed and certificate of title for dedications of land for right of way along Bundy Hill Road, and for the modified radius established at the Rimek Road intersection with Bundy Hill Road to address the requirements of the road design ordinance.
3. Documents and evidence in the form of a *Notice of Land Use Restriction Regarding Conveyance of Title* shall be provided to the Town by the applicant's attorney, subject to the review and approval of the Town Planner and Town Attorney, and shall be recorded in the land records at the time the subdivision is recorded.
4. The utility connection under Bundy Hill Road to provide electrical service shall be modified and relocated underground as per subdivision amendments adopted in 2012.
5. The applicant shall provide a bond in suitable form for the public improvements and installation of property markers per the estimates provided by the engineer.
6. Technical items of staff shall be addressed.

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- h. Copy, Letter from Commission to Arnco Sign Company dated 4/10/2023 re: Approval, Zoning Permit (Signage), GNC, 193 River Road Suite 260
 - i. Budget Report – LI #51730 = \$31,917.99; LI #51750 = \$1,415.76
4. Bills and action thereon
- a. CLA Engineers, \$150.00 inv#5 dated 4/3/2023 re: Sunfox. Motion by T. Danburg second by R. Brown to pay. VOTE: UNANIMOUS; MOTION CARRIED
Noted for the record: this will be paid from Sunfox Supplemental Fee
 - b. SECCoG, \$14,019.50 dated 4/10/2023 re: 3rd Quarter Planner Services. Motion by K. Sperry second by J. Lebel to pay. VOTE: UNANIMOUS; MOTION CARRIED
 - c. LOCALiQ (Bulletin), \$610.08, inv#8692996 dated 4/10/2023 re: Notice of Public Hearing (Zoning & Subdivision Regulations). Motion by K. Sperry second by T. Minor to pay. VOTE: UNANIMOUS; MOTION CARRIED
 - d. LOCALiQ (Bulletin), \$132.99, inv#8691526 dated 4/10/2023 re: NoD (Arnco Signs, 193 River Road). Motion by T. Danburg second by J. Lebel to pay. VOTE: UNANIMOUS; MOTION CARRIED
5. Reports
- a. ZEO – Carl Brown, ZEO / BO, reported actions on the following properties: 117 South Burnham Highway; 34 Newent Road; 423 North Burnham Highway; and 160 River Road (“Good Will” bin in parking lot).
 - 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 – It is noted for the record that Michael J. Murphy, AICP, Lisbon Town Planner was not present.
6. Old Business
- a. Regional Planning Commission – NONE
 - b. Subdivision Application – Rollin & Patricia Nye, Applicants – 181 Bundy Hill Road – It is noted for the record that Robert Bielert, LS of DGT Associates was present. It is also noted for the record that the applicant submitted a waiver request, requesting a waiver of Open Space Dedication, a copy of which is in the file.
Motion by B. Hull second by K. Sperry to hereby waive the open space dedication and fee

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requirement in lieu of requirements per section 6.5.3 and CGS 8-25. The Commission supports such waiver as, upon receiving subdivision approval, the applicant intends to convey the property, now or in the future, to only a family member in accordance with the provisions of section 6.5.3 a. Conveyance of the lot to any other party shall require full compliance with the provisions of section 6.5.2, inclusive, which requires appraisal of all the land being subdivided as part of a subdivision modification. VOTE: UNANIMOUS; MOTION CARRIED

It is noted for the record that the applicant submitted the following materials, copies of which are in the file and on the website: Bond Estimate (Driveway); Bond Estimate (Property Corners) and Grid Plan. It is noted for the record that the Town Planner provided his revised Staff Report to the Commissioners in their packets, a copy of which is in the file and on the Town website. It is also noted that May 11, 2023 is the terminal action date for this application. Motion by B. Hull second by V. Lutzen to approve the request of Rollin and Patricia Nye to subdivide the property at 181 Bundy Hill Road consisting of approximately 5 acres with the following modifications:

1. An as-built sight distance profile shall be provided to the Town to assure public safety for exiting vehicles as per the plan prior to the issuance of a certificate of occupancy for the new home.
2. The applicant shall provide a warranty deed and certificate of title for dedications of land for right of way along Bundy Hill Road, and for the modified radius established at the Rimek Road intersection with Bundy Hill Road to address the requirements of the road design ordinance.
3. Documents and evidence in the form of a *Notice of Land Use Restriction Regarding Conveyance of Title* shall be provided to the Town by the applicant's attorney, subject to the review and approval of the Town Planner and Town Attorney, and shall be recorded in the land records at the time the subdivision is recorded.
4. The utility connection under Bundy Hill Road to provide electrical service shall be modified and relocated underground as per subdivision amendments adopted in 2012.
5. The applicant shall provide a bond in suitable form for the public improvements and installation of property markers per the estimates provided by the engineer.
6. Technical items of staff shall be addressed.

VOTE: UNANIMOUS; MOTION CARRIED

- c. Zoning Text Amendment Application – Town of Lisbon, Planning and Zoning Commission, Applicant - Sections 10.15 (Special Flood Hazard Area Regulations) to include 10.15.3

**TOWN OF LISBON
REGULATION AMENDMENT APPLICATION**

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

➤ APPLICANT: Town of Lisbon Planning and Zoning Commission ADDRESS: 1 Newent Road, Lisbon, CT 016351	TELEPHONE: 860-376-3400 EMAIL: ejoseph@lisbonct.com
➤ APPLICANT'S AGENT (IF ANY): Michael J. Murphy, AICP, Lisbon Town Planner	TELEPHONE: 860-376-3400
➤ ADDRESS: 1 Newent Road, Lisbon, CT 06351	EMAIL: mmurphy@seccog.org
➤ OWNER / RUSTEE: _____	TELEPHONE: _____
ADDRESS: _____	EMAIL: _____
➤ ENGINEER/ SURVEYOR/ ARCHITECT: _____	TELEPHONE: _____
➤ ADDRESS: _____	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 Michael J. Murphy PRINTED NAME OF APPLICANT/AGENT: Michael J. Murphy, AICP

DATE: 3/24/2023

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):

Zoning Regulations Changes to Section 10.15 (Special Flood Hazard Area Regulations) to include: Section 10.15.3 Definitions and Cost; Section 10.15.4 (General Provisions) to include Section 10.15.4.b. Basis for Establishing the Special Flood Hazard Areas (Please see attached).

REASONS FOR EACH AMENDMENT REQUEST:

These zoning regulation amendments are required by FEMA to address flood hazards, and must be adopted by the effective date of the new flood maps (8/1/2023).

APPLICATION SUBMITTAL DATE: MARCH 24, 2023 FEE(S) PAID: N/A

OFFICIAL DAY OF RECEIPT: APRIL 4, 2023

P & Z COMMISSION ACTION: ADOPTED W/ EFF. DATE 8/1/2023 DATE: MAY 2, 2023

CHAIR'S SIGNATURE: ROBERT ADAMS, CHAIRMAN

Adopted ✓

Modified and Adopted _____

Denied _____

ZONING REGULATIONS

10.15 Special Flood Hazard Area Regulations

- 10.15.3 Definitions – Unless specifically defined below, words or phrases used in this section shall be interpreted as to give them the meaning they have in common usage and to give these Regulations the most reasonable application.

Cost. – As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meter; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit and grand total; and the cost of septic systems and **water supply wells**. Items to be excluded include: cost of plan specifications, survey costs, permit fees, ~~water supply wells~~, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

10.15.4 General Provisions

- 10.15.4 b Basis for Establishing the Special Flood Hazard Areas: The Special Flood Hazard Areas(SFHA) includes all areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New London County, Connecticut, dated ~~July 18, 2011~~ **August 1, 2023**, and accompanying Flood Insurance Rate Maps (FIRM), dated July 18, 2011 (**panels 09011C0 068G, 206G, 207G, 208G**) and **August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H)**, and other supporting data applicable to the Town of Lisbon, and any subsequent revisions thereto, are adopted by reference and declared to be a part of these regulations. Since mapping is legally adopted by reference into this regulation, it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. The area of special flood hazard includes any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on a Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location

MAR 24 '23 AM 11:48
RCV LISBON TOWN CLERK



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(Definitions and Cost); 10.15.4 (General Provisions) to include Section 10.5.4.b. Basis for Establishing the Special Flood Hazard Areas – Motion by K. Sperry second T. Danburg to approve the application of the Planning and Zoning Commission of the Town of Lisbon adopting the proposed zoning text amendment to section 10.15 regarding flood protection and requirements for Definitions and General Provisions.

VOTE: UNANIMOUS; MOTION CARRIED

FINDINGS

The proposed amendment is found to be:

1. Consistent with environmental policies in the 2016 Plan of Conservation and Development
2. Intended to enforce and implement the National Flood Insurance Program requirements

The effective date of the amendments shall be August 1, 2023.

- d. Subdivision Text Amendment Application – Town of Lisbon, Planning and Zoning Commission, Applicant – Section 6.10 (Flooding Considerations) to include: Sections 6.10.1-7; Section 6.11 (Flood Elevations); and 6.12 (Floodway Encroachments) – Motion by K. Sperry second T. Danburg To approve the application of the Planning and Zoning Commission of the Town of Lisbon adopting the proposed subdivision text amendment to section 6.10, 6.11 and 6.12 regarding flooding considerations, flood elevations and floodway encroachments.

VOTE: UNANIMOUS; MOTION CARRIED

FINDINGS

The proposed amendment is found to be:

1. Consistent with environmental policies in the 2016 Plan of Conservation and Development
2. Intended to enforce and implement the National Flood Insurance Program requirements

The effective date of the amendments shall be August 1, 2023.

7. New Business

a. Receipt of New Applications

- i. Zoning Permit Application (Signage), Patrick Strain, Applicant, 16 River Road – Motion by T. Danburg second by R. Brown to accept the application for review and table until the next meeting.

VOTE: UNANIMOUS; MOTION CARRIED

**TOWN OF LISBON
REGULATION AMENDMENT APPLICATION**

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

➤ APPLICANT: Town of Lisbon Planning and Zoning Commission ADDRESS: 1 Newent Road, Lisbon, CT 016351	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: mmurphy@seccog.org
➤ OWNER / RUSTEE: _____ ADDRESS: _____	TELEPHONE: _____ EMAIL: _____
➤ ENGINEER/ SURVEYOR/ ARCHITECT: _____	TELEPHONE: _____
➤ ADDRESS: _____	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: 3/24/2023

SIGNATURE/RECORD OWNER _____ PRINTED NAME/RECORD OWNER _____

DATE: _____

REGULATIONS PROPOSED FOR AMENDMENT:

ZONING _____ SUBDIVISION X _____

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

Subdivision Regulations Changes to Section 6.10 (Flooding Considerations) to include: Sections 6.10.1-7; Section 6.11 (Flood Elevations); and 6.12 (Floodway Encroachments).

(Please see attached).

REASONS FOR EACH AMENDMENT REQUEST:

These subdivision regulation amendments are required by FEMA to address flood hazards, and must be adopted by the effective date of the new flood maps (8/1/2023).

APPLICATION SUBMITTAL DATE: MARCH 24, 2023 FEE(S) PAID: N/A

OFFICIAL DAY OF RECEIPT: APRIL 4, 2023

P & Z COMMISSION ACTION: ADOPTED W/ EFF DATE 8/1/2023 DATE: MAY 2, 2023

CHAIR'S SIGNATURE: 
ROBERT ADAMS, CHAIRMAN

Adopted ☒ Modified and Adopted _____ Denied _____

SUBDIVISION REGULATIONS

6.10 Flooding Considerations. The Commission shall determine that proposed subdivisions are reasonably safe from flooding. When a subdivision is proposed in an A zone on the Town's Flood Insurance Rate Map, dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), or any subsequent revisions thereof, it shall be reviewed to assure the following:

- 6.10.1 That all proposals are consistent with the need to minimize flood damage within flood-prone areas.
- 6.10.2 That all public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
- 6.10.3 That adequate drainage is provided to reduce exposure to flood hazards.
- 6.10.4 That new and replacement water supply systems are designed to minimize or eliminate infiltration of flood waters into the systems.
- 6.10.5 That new and replacement sanitary sewer systems are designed to minimize or eliminate infiltration of flood waters into the systems or discharge from the systems into the flood waters.
- 6.10.6 That on-site sewage disposal systems are located to avoid impairment of them or contamination from them during flooding.
- 6.10.7 That the flood-carrying capacity is maintained within any altered or relocated portion of any watercourses.

6.11 Flood Elevations. All applications for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include with such applications base flood (100-year flood) elevation data for that portion of the subdivision which permits development, including fill within A Zones on the Town's Flood Insurance Rate Map, dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), or any subsequent revision thereof.

6.12 Floodway Encroachments. Within the floodway, designated on the Flood Insurance Rate Map for New London County, dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), or any subsequent revision thereof, a copy of which is on file with the Commission, all encroachments, including fill, new construction, substantial improvements to existing structures, and other development, are prohibited unless certification, with supporting technical data, by a Connecticut registered professional engineer is provided by the applicant demonstrating, through hydraulic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachment shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge.

MAR 24 '23 AM 11:51
RCV LISBON TOWN CLERK



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- b. Referrals - NONE
- 8. Any other business which may properly come before the Commission – NONE
- 9. Public Comment - NONE
- 10. Adjournment - Motion made by T. Danburg second by R. Brown to adjourn at 7:39 P.M.

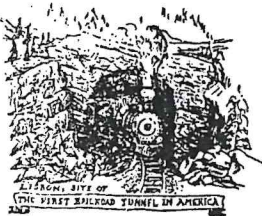
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON, CT
ON 5/5/23 AT 9:45 AM
ATTEST. MICHELLE GRANT, TOWN CLERK
Janeth Gove 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, May 2, 2023, the following actions were taken:

1. Subdivision Application – Rollin & Patricia Nye, Applicants – 181 Bundy Hill Road – 5-acre parcel to be subdivided from 40 acres in the R-40 Zone. APPROVED WITH MODIFICATIONS
2. Zoning Text Amendment – Town of Lisbon Planning and Zoning Commission, Applicant – Text Changes for Flood Protection Regulations, Section 10.15, to include 10.15.3, 10.15.4 and 10.15.4.b. ADOPTED WITH EFFECTIVE DATE AUGUST 1, 2023
3. Subdivision Text Amendment – Town of Lisbon Planning and Zoning Commission, Applicant – Text Changes for Flood Protection Regulations to Section 6.10, to include 6.10.1-7, 6.11 and 6.12. ADOPTED WITH EFFECTIVE DATE AUGUST 1, 2023

Dated at Lisbon, Connecticut this 5th day of May, 2023.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON, CT
ON 5/5/23 AT 9:45 am
ATTEST. MICHELLE GRANT, TOWN CLERK
Janet Hefner Asst.