

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, OCTOBER 6, 2020
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 7:20 P.M.

MEMBERS PRESENT VIA TELECONFERENCE: Robert Adams, Ronald Giroux, Benjamin Hull, III, Jason Lebel, Timothy Minor, Kim Sperry, Cheryl Blanchard (ALT), Gary Ritacco (ALT)

MEMBERS ABSENT: Randy Brown, Trevor Danburg, John Dempsey

STAFF PRESENT VIA TELECONFERENCE:

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

Chairman Adams seated Cheryl Blanchard for Trevor Danburg and Gary Ritacco for John Dempsey.

Motion by R. Giroux second by G. Ritacco to add the following to the agenda: 8.a. Signage at Lisbon Landing; 8.b. Pond Excavation; 8.c. Attendance.

VOTE: UNANIMOUS, MOTION CARRIED

2. Previous Minutes – Motion by K. Sperry second by B. Hull to accept the previous minutes of September 1, 2020 as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Memo, from Michael Murphy to Christopher Maynard, Town Treasurer dated 9/11/2020 re: Release of Performance Bond, Sigfridson Subdivision
- b. Copy, from Planning and Zoning Commission to SECCoG, dated 9/3/2020 re: Referral of Zoning Text Amendment (Accessory Dwelling Units)
- c. Copy, from Planning and Zoning Commission to NECCoG, dated 9/3/2020 re: Referral of Zoning Text Amendment (Accessory Dwelling Units)
- d. Copy, letter from Planning and Zoning Commission to Thomas W. Sparkman, First Selectman dated 9/3/2020 re: Notice of Expiration of Subdivision (Sigfridson)
- e. Copy, letter from Heller, Heller & McCoy to Thomas W. Sparkman dated 9/18/2020 re: Fee in Lieu of Open Space, 199 Mell Road (Lot 32)
- f. Copy, letter from Heller, Heller & McCoy to Thomas W. Sparkman dated 9/18/2020 re: Fee in Lieu of Open Space, 173 Mell Road (Lot 1)
- g. Copy, Letter, from Conservation Commission to Kevin McNamara, 256 Ross Hill Road re: Approval, Application #20-06
- h. Copy, Letter from Zoning Board of Appeals to Andrew Zeeman, 29 McNeely Road re: Approval, Application #20-03 (Appeal of Cease & Desist Order)

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- i. Referral, Town of Preston, received 10/6/2020. Motion to add to agenda item 7.b. "Referrals" by R. Giroux second by K. Sperry. VOTE: UNANIMOUS, MOTION CARRIED
 - j. Site Plan / Subdivision Field Modification Administrative Action Form (see agenda item 7.c.i)
 - k. Certificate of Compliance Form (see agenda item 7.c.ii)
 - l. 2021 Schedule of Meetings (see agenda item 7.d.)
 - m. Profit & Loss – July 1 through October 6, 2020 – LI#51730 Purchased Services: \$58,000.00 / LI#51750 Supplies & Expenses: \$3,612.43
4. Bills and action thereon
- a. The Bulletin, \$559.02, inv#00275943, 9/22/2020 re: Public Hearing Notice (Regulation Changes - ADU). Motion by K. Sperry second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED
 - b. The Bulletin, \$177.35, inv#00275753, 9/9/2020 re: Notice of Decision (Expiration, Sigfridson Subdivision; Approval, Zoning Permit Application, Spirit Halloween). Motion by K. Sperry second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED
 - c. Halloran Sage, \$780.00, inv#11334872, 9/15/2020 re: Sigfridson Subdivision review. Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED
 - d. CLA Engineers, Inc., \$752.50, inv#2, dated 10/1/2020 re: Tesla Station Review. Motion by T. Minor second by Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED
5. Reports
- a. ZEO – Carl Brown reported that the Town Attorney is working on three properties in Town, two of which are making progress. He also reported that the Zoning Board of Appeals sided with the owner at 29 McNeely Road (see correspondence 3.h.)
 - b. Regulations - NONE
 - 1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy gave a brief update. The draft ordinance was forwarded to the Conservation Officer, Joseph Theroux, for review but a comment has not yet been received.
 - 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. Tesla Stations – Mr. Murphy gave a brief update regarding the Tesla stations at 160 River Road. The project is underway. There will be 8 stations instead of 12. The applicant is providing for funding to cover engineering costs to the Town.
 - 2. 102 River Road – Brief update. A \$20,000 cash bond has been received to correct drainage and landscaping issues, and the convenience store and Subway is operating under the old plan from the 1990's. Mrs. Sperry questioned the tables out front and was told that they were removed due to the change in weather and allow for striping of required parking stalls.

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3. Walmart – upgrade is complete.
4. Anderson / Stein Property – Mr. Murphy met with the EPA. SECCoG is finishing up the grants.

6. Old Business

- a. Regional Planning Commission – NONE
- b. Application, Planning and Zoning Commission – Zoning Text Amendments - Revisions to section 4.1.2, sections 4.2 and 4.3, inclusive, section 10.2 and section 19.3 for Amendments Relating to Development of Accessory Dwelling Units in R Zones. Mr. Hull read a written dissent statement into the record to voice his strong opposition to ADU's, which was not read into the record at the public hearing. Motion by K. Sperry second by C. Blanchard to approve the application of the Planning and Zoning Commission adopting the proposed zoning text amendments to sections 4.1.2 to allow conversion to a standard two family home by right subject to the 175% minimum lot area requirement, and approving revisions to sections 4.2 and 4.3 inclusive, section 10.2 inclusive, and section 19.3 to incorporate regulations and standards for Accessory Dwelling Units (ADU) in the R-40, R-60 and R-80 zoning districts subject to site plan review and approval by the Planning and Zoning Commission with the modification that section 10.2.3 d be revised and clarified to restrict the maximum size of an ADU to 800 square feet or 30% of the size of the principal residence, whichever is less. The revision to section 10.2.3.d shall read as follows and be edited accordingly:
 - d. The ADU must meet the minimum size requirements of the CT Basic Building Code, as amended from time to time, and clearly be the secondary residential use. Its maximum floor area shall not exceed 800 SF or 30% of the floor area of the principal residence site, whichever is ~~more~~ less.The proposed amendments, as modified and adopted, are considered consistent with the comprehensive plan of zoning and have been found to be consistent with policies in the 2016 Plan of Conservation and Development which recommend the town develop and implement strategies to address the need for housing diversity and affordability in Lisbon. The effective date of the amendments shall be November 1, 2020 or as otherwise established by the commission.

VOTE BY ROLL CALL:

- R. GIROUX – YES
B. HULL – NO
J. LEBEL – YES
T. MINOR – YES
K. SPERRY – YES
C. BLANCHARD – YES
G. RITACCO – YES
R. ADAMS – YES

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: <u>PLANNING & ZONING COMMISSION</u>	TELEPHONE: <u>860-376-3400</u>
ADDRESS: <u>1 NEWENT ROAD, LISBON</u>	EMAIL: <u>LISBON.CT.COM</u>
➤ APPLICANT'S AGENT (IF ANY): <u>MICHAEL J. MURPHY, AICP</u>	TELEPHONE: <u>860-885-8697</u>
➤ ADDRESS: <u>SOUTHERN CT. COUNCIL OF GOVERNMENTS</u>	EMAIL: <u>MMURPHY@SECCOG.ORG</u>
➤ OWNER/TRUSTEE: <u>N/A</u>	TELEPHONE: _____
ADDRESS: _____	EMAIL: _____
➤ ENGINEER/SURVEYOR/ARCHITECT: <u>N/A</u>	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: 8/25/20

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

REGULATIONS PROPOSED FOR AMENDMENT:

ZONING X SUBDIVISION _____

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

AMEND SECTION 4.1 TO AMEND SECTIONS 4.1.2; AMEND SECTIONS 4.2 AND 4.3, INCLUDING TO CLARIFY EXISTING LANGUAGE AND PROVIDE FOR ACCESSORY DWELLING UNITS AS A CONDITIONAL USE SUBJECT TO SITE PLAN REVIEW AND RECODIFY SPECIAL PERMIT USES. AMEND SECTION 10.2 TO ELIMINATE THOSE REFERENCES TO RESIDENTIAL CONVERSIONS AND REPLACE WITH ACCESSORY DWELLING UNITS AND PROVIDE NEW STANDARDS FOR THEIR DEVELOPMENT IN R ZONES. INCLUDE AMENDMENT TO SECTION 19.3 TO INCLUDE DEFINITION FOR UNIVERSAL DESIGN FEATURE

REASONS FOR EACH AMENDMENT REQUEST:

THE PROPOSED AMENDMENTS WILL ENCOURAGE AFFORDABLE HOUSING OPPORTUNITIES, PERMIT RESIDENTS TO AGE IN PLACE AND REMAIN IN THE COMMUNITY. AMENDMENTS WILL ALSO PROVIDE NEEDED HOUSING OPPORTUNITIES FOR DEMOGRAPHIC COHORTS IN MOST NEED OF AFFORDABLE HOUSING AND PROMOTE THE GOALS OF THE 2016 P.O.C.D.

APPLICATION SUBMITTAL DATE: AUGUST 25, 2020

FEE(S) PAID: N/A

OFFICIAL DAY OF RECEIPT: SEPTEMBER 1, 2020

P & Z COMMISSION ACTION: ADOPTED W/ MODIFICATION DATE: OCT 6, 2020

CHAIR'S SIGNATURE: _____

ROBERT ADAMS, CHAIRMAN

Adopted _____ Modified and Adopted OCT 6, 2020 Denied _____

Planning and Zoning Commission
Zoning Regulation Revisions

Zoning Regulation Text Amendments Proposed for October 6, 2020 Public Hearing

Effective Date: November 1, 2020

Adoption Date: October 6, 2020

SECTION 4- R-40, R-60, and R-80 RESIDENTIAL DISTRICTS

- 4.1.2 Construction of a new two-family dwelling or conversion of an existing residence to accommodate two units, not to exceed one such dwelling per lot. The total minimum lot area per such dwelling in either case shall be not less than 175% of the required minimum lot area for single-family dwellings.
(Revised/Effective November 1, 2020)
- 4.2 Permitted Uses Subject to Site Plan Review. The following uses are permitted in the R-40, R-60 and R-80 districts subject to the approval of a site plan by the Commission and issuance of a zoning permit by the ZEO.
(Revised/Effective November 1, 2020)
- 4.2.1 Accessory Dwelling Unit (ADU) in accordance with section 10.2.
- 4.3 Special Permits. The following uses are permitted by special permit in the R-40, R-60 and R-80 Districts, provided the dimensional requirements of Section 8 and the special conditions of Section 11 are met.
(Revised/Effective November 1, 2020)
- 4.3.1 Elderly housing projects. Redefine per elderly, convalescing, congregate care, etc. (See Section 10.3)
- 4.3.2 Churches and schools, but not including correctional institutions and institutions/facilities for the mentally ill, intemperate, and/or substance abusers.
- 4.3.3 Police stations, fire stations, or other municipal buildings.
- 4.3.4 Home Occupations per Section 10.5.
- 4.3.5 Excavation, removal and filling of earth materials pursuant to Section 10.4.
- 4.3.6 Rear lots.
- 4.3.7 Open Space Developments. (See Section 10.12)
- 4.3.8 Commercial agricultural buildings.
- 4.3.9 Year-round retail outlets for agricultural/horticultural products, where 75% of such products are grown on site.
- 4.3.10 Seasonal Campgrounds.
- 4.3.11 Wireless telecommunication facilities not permitted under Section 4.1 of these Regulations provided the requirements of Sections 10.17 and 10.18 of these Regulations are met.
- 4.3.12 Non-motorized public parks and playgrounds developed by non-profit/not for profit entities and/or municipal organizations, excluding paint ball and/or similar activities.
- 4.3.13 Golf Course Development.

- 4.3.14 Bed and Breakfast establishments. (See Section 10.7)
- 4.3.15 Cemeteries.
- 4.3.16 Farm Wineries, Farm Breweries and Farm Winery Cafes.
(Added April 2, 2002, Revised/Effective January 1, 2020)
- 4.3.17 Farm Animals Exhibit Area
- 4.3.18 Specialized Agricultural Building
- 4.3.19 Private Event Facility as a seasonal accessory use to a single-family owner-occupied use of property in a residential district in accordance with Section 10.26 of these Regulations.
(Revised/Effective: October 1, 2017)
- 4.3.20 Farmers' Market (See Section 10.27). (Revised/Effective April 1, 2018)
- 4.3.21 Contractor's Home Enterprise per section 10.28

SECTION 10 - SUPPLEMENTARY REGULATIONS

10.2 Accessory Dwelling Units (ADU) (Revised/Effective November 1, 2020)

10.2.1 Applicability. Conditions listed below for development of accessory dwelling units (ADU) apply in the following zoning districts: R- 40, R- 60, R- 80

10.2.2 Intent. The intent of this regulation is to encourage the provision of smaller affordable housing units for families and individuals, and to encourage the provision of housing units for small and multi-generational households as an accessory use.

10.2.3 Development Standards. Accessory Dwelling Units are permitted as internal or external units within the principal dwelling unit or as a detached, freestanding unit, respectively, on valid lots of record subject to approval of a residential site plan by the commission and a zoning permit issued by the Zoning Enforcement Officer. The use is subject to the following conditions and standards:

- a. Each ADU created must be associated with a one-unit dwelling and there may be only one accessory dwelling unit permitted for each one-unit principal dwelling on site.
- b. The owner of the principal or main residence to which the ADU is associated must occupy at least one of the dwellings: however, both dwellings shall be owned by the owner of the property.
- c. New detached, freestanding ADU are permitted, provided they meet all dimensional requirements of Section 8 required of the principal dwelling unless otherwise permitted herein. Such new freestanding unit shall meet the required front yard setback and shall also be set back farther from the front property line than the façade of the existing principal dwelling unit. Architecture for free standing units shall complement the principal structure on site with respect to roof elements, building materials, modulation and fenestration but shall include proportionately smaller elements to promote architectural character. Building height for new freestanding units shall not exceed the requirements for accessory structures in these zones.
- d. The ADU must meet the minimum size requirements of the CT Basic Building Code, as amended from time to time, and clearly be the secondary residential use. Its maximum floor area shall not exceed 800 SF or 30% of the floor area of the principal residence, whichever is less.
- e. Off-street parking shall be provided for all accessory apartments and the principal dwelling

in accordance with Section 14. The existing curb cut and driveway location providing access shall be reviewed with the proposal. No additional curb cut shall be permitted unless deemed necessary by the commission.

f. Each ADU shall have its own independent bathroom and kitchen areas, which shall include standard cooking and plumbing facilities, and meet the requirements of the Public Health Code for potable water and sewage disposal. In addition, the ADU shall include at least one bedroom and dedicated, distinguishable, living space. Universal design features shall be utilized to provide accessible space to the extent practicable.

g. When located within the principal dwelling unit, any new entrance to the ADU should be located on the side, or in the rear, of the principal dwelling unit. Unless prohibited by the State Building Code, all stairways to upper stories should be enclosed within exterior walls. Notwithstanding subsection c above, and in cases where construction of the ADU is over an existing portion of the principal dwelling or its garage, such proposed height of new construction may complement existing architecture but shall not exceed the existing height of the principal dwelling.

h. In the case of garage or other accessory outbuilding conversions, freestanding or otherwise, larger building door infill areas shall be restored to match surrounding material and the base of the building to the extent possible. Windows shall be provided and be located within the door infill area which shall match materials of any historic windows on upper floors where applicable. They shall also be in a configuration that is compatible with the historic windows.

i. Existing accessory building(s) on site that are valid nonconforming structures may be converted to an ADU under the limits of this regulation provided all other requirements are met and such conversion is consistent with the provisions of sections 9.1, 9.3 and 9.5 regarding continued use, enlargement or alteration of nonconforming lots and structures as the case may be.

SECTION 19- DEFINITIONS

19.3 Definitions.

UNIVERSAL DESIGN FEATURES: Such housing features that are incorporated into the site and/or building design to the extent practicable, including such items as lever door handles, minimum 36" wide interior/exterior doors, hallways, and stairs, deeper and shorter steps to allow for retrofitting ramps, non-slip flooring with level thresholds, grab bars at residential toilets, and showers and seat or walk in access to showers such as Connecticut Building Code compliant bath/shower for accessibility. (Revised/Effective November 1, 2020)

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7. New Business

a. Receipt of New Applications

- i. Zoning Permit Application, Rear Building Signage - Pizza CT, Chris Mihailides, Applicant, 160 River Road – It was noted for the record that the applicant was not present at the virtual meeting. The planner briefly explained the staff report and history for the project. Motion by G. Ritacco second by R. Giroux to approve the signage with the following modification: The logo (State of CT outline) is to be removed from the sign. VOTE: UNANIMOUS MOTION CARRIED
- ii. Special Permit Application, Cottage Food Industry, Home Occupation – Debra Gilot, 237 Preston Allen Road – Schedule Public Hearing – It was noted for the record that the applicant was present at the virtual meeting. Motion by K. Sperry second by G. Ritacco to set the Public Hearing for Tuesday, November 10, 2020 at 6:30 P.M. VOTE: UNANIMOUS MOTION CARRIED

b. Referrals

- i. Town of Preston - Town of Preston Zoning Regulation Changes to amend Section 5.2.14 and 18.19 of the Preston Zoning Regulations, to allow the use of a food vendor in association with a retail farm building and to allow the sale of alcoholic liquor manufactured in the State of Connecticut, provided a “craft café” permit is obtained from the State. Motion by K. Sperry second by R. Giroux to write a letter of no-intermunicipal impact.

VOTE: UNANIMOUS MOTION CARRIED

c. Staff Update Regarding Modification and Addition of Commission Forms

- i. Site Plan / Subdivision Field Modification Administrative Action Form
- ii. Certificate of Zoning Compliance Form - Review of Proposed Form
It was the consensus of the Commission that the modification of the Site Plan / Subdivision Field Modification Administrative Action Form and the addition of a Certificate of Zoning Compliance Form are received favorably by the Commission.

- d. Schedule of Meetings – Motion by K. Sperry second by R. Giroux to approve the 2021 Schedule of Meetings as accorded: 1/5/2021; 2/2/2021; 3/2/2021; 4/6/2021; 5/4/2021; 6/1/2021; 7/6/2021; 8/3/2021; 9/7/2021; 10/5/2021; 11/9/2021; 12/7/2021 (see attached).

VOTE: UNANIMOUS MOTION CARRIED

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

- a. Signs at Lisbon Landing – Mr. Giroux noted that there are temporary signs for various businesses that have been tied to fences, poles, etc. These signs are not permitted and look sloppy the way they are currently presented. He would like the ZEO or the Planner to address the issue.
- b. Pond Excavations – Mr. Giroux inquired about pond excavation activity on South Burnham Highway. ZEO Carl Brown noted that the property owner has been approved for the activity by the Conservation Commission and that the size of the project does not merit a permit from the Planning and Zoning Commission.

**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:

BACK sign of Pizza CT

PROJECT NAME: Black Letter Sign 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 Lisbon CT 06351
MAP / BLOCK / LOT: 20114
VOLUME / PAGE: 9/1624

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

- > APPLICANT: Chris Mihailides
TELEPHONE: 860 303 3474 EMAIL: CMihailides (A) AOL.com
> APPLICANT'S AGENT (IF ANY): _____
TELEPHONE: _____ EMAIL: _____
> OWNER / TRUSTEE: Lisbon Landry LLC
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 Chris Mihailides PRINTED NAME OF APPLICANT/AGENT Chris S. Mihailides
DATE: 7/11/2020
SIGNATURE/RECORD OWNER _____ PRINTED NAME/RECORD OWNER _____
DATE: _____

APPLICATION SUBMITTAL DATE: 9/28/2020 FEE(S) PAID: 94.60
OFFICIAL DAY OF RECEIPT: 10/16/2020
*P & Z COMMISSION ACTION: APPROVED w/ MODIFICATION DATE: 10/16/2020
CHAIR'S SIGNATURE: ROBERT ADAMS, CHAIR (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)

Lisbon Planning and Zoning Commission
Zoning Permit Application (Signage), Pizza CT, 160 River Road
Approved October 6, 2020, with Modification:

The logo (State of CT outline) is to be removed from the sign.

TOWN OF LISBON

2021 SCHEDULE OF MEETINGS

In accordance with the provisions of Connecticut State Statutes §1-225, notice is hereby given that the regularly scheduled meeting of the

PLANNING AND ZONING COMMISSION
(Name of Board/Commission/Committee)

will be held on the following dates:

January 5

July 6

February 2

August 3

March 2

September 7

April 6

October 5

May 4

November 9

June 1

December 7

The above meetings will be held at 7:00 o'clock P m in the

TOWN HALL in Lisbon.

Signed:



Chairman

ROBERT ADAMS, CHAIRMAN

Secretary

Chairman and Secretary of all administrative and executive boards, commissions, agencies, bureaus or other bodies must file with the Town Clerk no later than January 31st of each year a schedule of the regular meetings of such bodies for the ensuing year, and no such meeting may be held sooner than thirty (30) days after the schedule has been filed. Thus, it is imperative that the Chairman and Secretary of these respective bodies file with the Town Clerk not later than December 1, 2020 a schedule of the regular meetings to be held in 2021.


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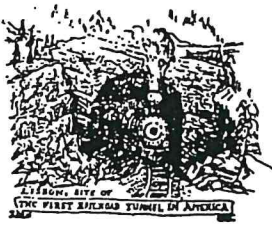
- c. Attendance – Mrs. Sperry noted that there are two Commission members that have been consistently absent from the meetings, and that Town Ordinance allows the Commission to address the problem. It was the consensus of the Commission to have Chairman Adams write letters to John Dempsey and Randy Brown advising them of the Town Ordinance, and should they decide to step down, it is requested that they do so in writing.
9. Public Comment – Mr. Robert Browne, Selectman, noted that Lowe's consistently allows parking in the construction zone. ZEO Carl Brown stated that he will send out letters this week to address the problem. Mr. Browne also told the Commission that he appreciates the hard work and effort the Commission members put in for the Town.
10. Adjournment - Motion made by G. Ritacco second by T. Minor to adjourn at 8:45 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, Clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 10/13/2020 AT 2:10pm
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 virtually on Tuesday, October 6, 2020, the following actions were taken:

1. Application, Planning and Zoning Commission - Zoning Text Amendments - Revisions to section 4.1.2, sections 4.2 and 4.3, inclusive, section 10.2 inclusive and section 19.3 for Amendments Relating to Development of Accessory Dwelling Units in R Zones.

ADOPTED WITH EFFECTIVE DATE NOVEMBER 1, 2020

2. Zoning Permit Application, Rear Building Signage - Pizza CT, Chris Mihailides, Applicant, 160 River Road.

APPROVED WITH MODIFICATION

Dated at Lisbon, Connecticut this 13th day of October 2020.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 10/13/2020 AT 2:10 PM
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi