

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 3, 2019
7:00 P.M.

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order by Vice-Chairman Ronald Giroux, at 8:40 P.M.

MEMBERS PRESENT: Ronald Giroux, Benjamin Hull, III, Kim Sperry, Sharon Gabiga, Trevor Danburg,
Cheryl Blanchard, Timothy Minor (ALT), Jason Lebel (ALT)
MEMBERS ABSENT: Robert Adams, Gary Ritacco, John Dempsey
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG,
Lisbon Town Planner

Vice Chairman Ronald Giroux seated Timothy Minor for Gary Ritacco and Jason Lebel for John Dempsey.

2. Previous Minutes – Motion by K. Sperry second by T. Minor to accept the previous Public Hearing minutes and Regular Meeting minutes of August 6, 2019, as presented. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Memo, from Board of Finance to Thomas Sparkman, First Selectman dated 8/22/2019 re: Approval of Line Item Transfer of \$2338.00 to line item #51730 (Purchased Services).
- b. Copy, Letter, from Representative Advisory Board to SE CT Water Authority, dated 7/18/2019 re: request for appointments to the Board
- c. Copy, Letter, from PZC to SECCoG, dated 8/7/2019 re: Referral of Zoning Text Amendment Application (Breweries)
- d. Copy, Letter, from PZC to NECCoG, dated 8/7/2019 re: Referral of Zoning Text Amendment Application (Breweries)
- e. Copy, Letter, from PZC to Thomas Sparkman, First Selectman, dated 8/7/2019 re: BoS Referral under CGS 8-24, Proposed Acquisition of Land at 199 River Road
- f. Copy, Letter, from PZC to Thomas Sparkman, First Selectman, dated 8/7/2019 re: BoS Referral under CGS 8-24, Proposed Construction of Micro Grid
- g. Notice, from CCM re: Municipal Training, Cybersecurity on 9/10/2019 and Anatomy of an Incubator on 9/17/2019
- h. Copy, Letter, from PZC to City Clerk, City of Norwich dated 8/26/2019 re: Referral of Zoning Permit Application, Norwich Police Department
- i. Copy, Lisbon Quarterly Newsletter, Fall 2019

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page 2 (Correspondence, cont)

- j. Publication, CT Landscape Architects
- k. Budget Report, July 1, 2019 – August 29, 2019 - LI #51730 (Purchased Services) - \$54,000 / LI #51750 (Supplies & Expenses) - \$3,600.00

4. Bills and action thereon

- a. The Bulletin, \$340.79, Inv#00265671, 8/20/2019 re: 9/3/2019 PH Notice. Motion by K. Sperry second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. The Bulletin, \$0.00, inv#00266051, dated 8/30/2019 re: 9/3/2019 PH Notice. (No charge – Noted for the Record).
- c. Halloran & Sage, \$120.00, inv#11301064, dated 8/8/2019 re: Special Permit Application. Motion by K. Sperry second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- d. Halloran & Sage, \$80.00, inv#11301064, dated 8/8/2019 re: Savin Gasoline suit vs. Town of Lisbon. Motion by T. Danburg second by T. Minor to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports

- a. ZEO – Brief report by Carl Brown, ZEO: Walmart and Home Depot have cleared parking areas of items; Lowes continues to give some contention. Reported on painting being done at 16 River Road; T-Mobile flag is being addressed.
- b. Regulations - NONE
 - 1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Michael Murphy, Town Planner. Edits have been made but he needs to coordinate with Town Engineer to finalize.
- c. Zoning Map Subcommittee - NONE
 - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 - NONE

6. Old Business:

- a. Regional Planning Commission – NONE
- b. Special Permit Application, for Earth Products Removal – K&H Properties, Applicant – 397 North Burnham Highway – Mr. Murphy read his draft motion with recommended conditions into the record. Motion was made by B. Hull second by K. Sperry to approve the application by K & H Properties for a Special Permit for earth products removal and related improvements and operations at 397 N. Burnham Highway, Lisbon, CT with the following conditions:
 - 1. All work, structures and scales shall be maintained outside buffer areas.
 - 2. The gate to the facility shall be located further into the facility, below the road and out of clear visibility to reduce the queuing of trucks out onto Route 169.
 - 3. The bond shall be provided as per the recommendations of the Town Engineer in the amount of \$150,000 and in a form acceptable to Town Counsel prior to recording the plan in land records. \$5000.00 of this total shall be provided as a cash bond to address any E&S control emergencies at the site.

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4. Processing equipment placement on site shall conform to the regulation setbacks and the study requirements of the Brooks Acoustics report to control maximum expected equipment sound levels at the site and conform to state noise limits in effect.
5. The permit shall be limited to two (2) years from date of approval, subject to renewal (s) and revocation provisions in the regulations.
6. No fuel shall be stored on site.
7. The applicant shall provide a copy of the Storm-water Pollution Control Plan (SWPCP) upon its submittal to DEEP to address NPDES requirements.
8. No construction or development activities shall commence until after the pre-construction meeting is conducted with Town Staff.
9. Design modifications provided for gate location, anti-tracking pad, and apron design shall be included on the final plan. Any changes to designs required by CONNDOT at the time of encroachment permit application shall be reviewed with the Town Planner for conformance with Commission approval. Any substantive change shall require re-review by the Planning and Zoning Commission.
10. All references on the plan to retail sale of excavated materials from the site and visitation to the site by the public or contractors shall be removed from the plan. The final plan shall also address the prohibition of retail sale from the site.
11. In order to protect the public from hazardous grades and/or slopes per section 10.4.5.i, 4' high minimum portable chain link type fencing or an equivalent shall be placed around resulting blasted cuts of 15' high or more, and steeper than 2h:1v. A detail shall be approved by the town and included on the plan.
12. The applicant shall work with the Fire Marshal to perform pre-blast surveys at neighboring properties as required.
13. That a sight line as-built (stamped by P.E.) is provided by the applicant to insure required clearing has been accomplished on Route 169 prior to initiation of truck traffic.
14. Technical items of staff required by the commission to implement its approval shall be included on the plan.

VOTE: UNANIMOUS, MOTION CARRIED

FINDINGS AND CONCLUSIONS

The commission finds that this proposed application, as conditioned, meets the special permit objectives of sections 11.1, 11.3 and 11.4, relating to intent, appropriateness of use, and impacts to residential areas, respectively, and complies with the provisions of section 10.4 regarding development standards for excavation, removal and filling of earth materials. This finding is made after careful review of application and plan materials including, but not limited to, acoustical engineering, traffic impact, civil engineering, and property valuation analysis issues relating to the criteria and requirements of the zoning regulations designed to consider the impact of proposed uses upon neighboring properties and the Town as a whole.

- c. Update Regarding Fee in Lieu of Open Space, Burnham Hill Associates, 332 N. Burnham Hwy - Mr. Murphy distributed the transcripts of the original meeting audios to the Commission for review as well as

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

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

- APPLICANT: K+H Properties TELEPHONE: 860-623-8855
ADDRESS 59 Broad Brook Rd, Broad Brook, CT 06016 EMAIL: herbholden@holdeninc.com
- APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- OWNER / TRUSTEE: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- ENGINEER/ SURVEYOR/ ARCHITECT: J.R. Russo & Associates LLC TELEPHONE: 860-623-0569
ADDRESS P.O. Box 938, East Windsor, CT 06088 EMAIL: frcoon@jrsrussso.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 Herb Holden
DATE: 3/22/19

SIGNATURE/RECORD OWNER: [Signature] PRINTED NAME/RECORD OWNER Herb Holden
DATE: 3/22/19

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 397 North Burnham Highway
MAP / BLOCK / LOT: 73/018/003
VOLUME / PAGE: 63/35

PROJECT NAME: Earth Products Removal ACREAGE: 86.7 ZONING DISTRICT: R-60
LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: _____

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:

Earth Products Removal in accordance with Section 10.4 of the Lisbon
Zoning Regulations. This is an appropriate use of the property as it is
a continuation of past mining activities at the site and I will
restore the site to a state usable for future residential and/or
agricultural use.

APPLICATION SUBMITTAL DATE: 3/26/2019 FEE(S) PAID: resubmittal - fee waived

OFFICIAL DAY OF RECEIPT: 4/2/2019 \$1060 received 7/31/2018

*P & Z COMMISSION ACTION: Approved w/ conditions DATE: 9/3/2019

CHAIR'S SIGNATURE: [Signature] (attached)

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.)

Lisbon Planning and Zoning Commission
Special Permit - K& H Properties, 397 North Burnham Highway
Approved September 3, 2019

Conditions of Approval:

1. All work, structures and scales shall be maintained outside buffer areas.
2. The gate to the facility shall be located further into the facility, below the road and out of clear visibility to reduce the queuing of trucks out onto Route 169.
3. The bond shall be provided as per the recommendations of the Town Engineer in the amount of \$150,000 and in a form acceptable to Town Counsel prior to recording the plan in land records. \$5000.00 of this total shall be provided as a cash bond to address any E&S control emergencies at the site.
4. Processing equipment placement on site shall conform to the regulation setbacks and the study requirements of the Brooks Acoustics report to control maximum expected equipment sound levels at the site and conform to state noise limits in effect.
5. The permit shall be limited to two (2) years from date of approval, subject to renewal (s) and revocation provisions in the regulations.
6. No fuel shall be stored on site.
7. The applicant shall provide a copy of the Storm-water Pollution Control Plan (SWPCP) upon its submittal to DEEP to address NPDES requirements.
8. No construction or development activities shall commence until after the pre-construction meeting is conducted with Town Staff.
9. Design modifications provided for gate location, anti-tracking pad, and apron design shall be included on the final plan. Any changes to designs required by CONNDOT at the time of encroachment permit application shall be reviewed with the Town Planner for conformance with Commission approval. Any substantive change shall require re-review by the Planning and Zoning Commission.
10. All references on the plan to retail sale of excavated materials from the site and visitation to the site by the public or contractors shall be removed from the plan. The final plan shall also address the prohibition of retail sale from the site.
11. In order to protect the public from hazardous grades and/or slopes per section 10.4.5.i, 4' high minimum portable chain link type fencing or an equivalent shall be placed around resulting blasted cuts of 15' high or more, and steeper than 2h:1v. A detail shall be approved by the town and included on the plan.
12. The applicant shall work with the Fire Marshal to perform pre-blast surveys at neighboring properties as required.
13. That a sight line as-built(stamped by P.E. is provided by the applicant to insure required clearing has been accomplished on Route 169 prior to initiation of truck traffic.
14. Technical items of staff required by the commission to implement its approval shall be included on the plan.

TOWN OF LISBON
PLANNING AND ZONING COMMISSION

NOTICE OF APPROVAL AND GRANT OF SPECIAL PERMIT

This is to certify that on September 3, 2019 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: K&H Properties
2. Applicant: K&H Properties, 59 Broad Brook Road, Broad Brook, CT 06016
3. Description of premises including street address, map, block and lot(s):
397 North Burnham Highway, Lisbon, Connecticut; Map/Block/Lot: 73/018/003
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:
Application for Special Permit for earth products removal and related improvements and operations at 397 North Burnham Highway, subject to the following conditions:
 1. *All work, structures and scales shall be maintained outside buffer areas.*
 2. *The gate to the facility shall be located further into the facility, below the road and out of clear visibility to reduce the queuing of trucks out onto Route 169.*
 3. *The bond shall be provided as per the recommendations of the Town Engineer in the amount of \$150,000 and in a form acceptable to Town Counsel prior to recording the plan in land records. \$5000.00 of this total shall be provided as a cash bond to address any E&S control emergencies at the site.*
 4. *Processing equipment placement on site shall conform to the regulation setbacks and the study requirements of the Brooks Acoustics report to control maximum expected equipment sound levels at the site and conform to state noise limits in effect.*
 5. *The permit shall be limited to two (2) years from date of approval, subject to renewal (s) and revocation provisions in the regulations.*
 6. *No fuel shall be stored on site.*
 7. *The applicant shall provide a copy of the Storm-water Pollution Control Plan (SWPCP) upon its submittal to DEEP to address NPDES requirements.*
 8. *No construction or development activities shall commence until after the pre-construction meeting is conducted with Town Staff.*
 9. *Design modifications provided for gate location, anti-tracking pad, and apron design shall be included on the final plan. Any changes to designs required by CONNDOT at the time of encroachment permit application shall be reviewed with the Town Planner for conformance with Commission approval. Any substantive change shall require re-review by the Planning and Zoning Commission.*
 10. *All references on the plan to retail sale of excavated materials from the site and visitation to the site by the public or contractors shall be removed from the plan. The final plan shall also address the prohibition of retail sale from the site.*
 11. *In order to protect the public from hazardous grades and/or slopes per section 10.4.5.i, 4' high minimum portable chain link type fencing or an equivalent shall be placed around resulting blasted cuts of 15' high or more, and steeper than 2h:1v. A detail shall be approved by the town and included on the plan.*
 12. *The applicant shall work with the Fire Marshal to perform pre-blast surveys at neighboring properties as required.*
 13. *That a sight line as-built(stamped by P.E. is provided by the applicant to insure required clearing has been accomplished on Route 169 prior to initiation of truck traffic*
 14. *Technical items of staff required by the commission to implement its approval shall be included on the plan.*

(continued page 2)

FINDINGS AND CONCLUSIONS

The commission finds that this proposed application , as conditioned, meets the special permit objectives of sections 11.1, 11.3 and 11.4, relating to intent, appropriateness of use, and impacts to residential areas, respectively, and complies with the provisions of section 10.4 regarding development standards for excavation, removal and filling of earth materials. This finding is made after careful review of application and plan materials including, but not limited to, acoustical engineering, traffic impact, civil engineering, and property valuation analysis issues relating to the criteria and requirements of the zoning regulations designed to consider the impact of proposed uses upon neighboring properties and the Town as a whole.

Date: September 3, 2019



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
PLANNING AND ZONING COMMISSION
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to Mr. Hamel. Motion by T. Danburg second by T. Minor to table. VOTE: UNANIMOUS, MOTION CARRIED

d. Text Amendment Application, Farm Breweries – Joseph Imschweiler, Applicant, 291 N. Burnham Highway – Motion by K. Sperry second S. Gabiga to table. VOTE: UNANIMOUS, MOTION CARRIED

e. Special Permit Application, Contractor's Home Enterprise – Joshua Armstrong, Applicant 180 Newent Road – Motion by K. Sperry second C. Blanchard to table. VOTE: UNANIMOUS, MOTION CARRIED

f. Special Permit Application, Cottage Food Enterprise – Katrina Labonte, Applicant, 8 Strnad Road – Motion by K. Sperry second by T. Danburg to waive elements of the required plan and not require the submission of a professionally prepared site plan and landscaped plan since it is not necessary to reach a decision on this application. VOTE: UNANIMOUS, MOTION CARRIED

Motion by B. Hull second J. Lebel to approve the special permit application request to operate a cottage food operation as a home occupation at 8 Strnad Road, Lisbon, CT with the following condition:

1. That the applicant maintain the operation in accordance with all requirements of section 10.5 of the regulations., VOTE: UNANIMOUS, MOTION CARRIED

FINDINGS AND CONCLUSIONS

The proposed application for the cottage food operation is found to be appropriate for the designated location in this Residential district and, as conditioned, complies with the standards in section 10.5 and the special permit objectives criteria provided in sections 11.1, 11.3, and 11.4 relating to intent, appropriateness of use, and impacts to residential areas, respectively.

g. Daniel Guthier, 140 Ross Hill Road – Request for Commission Interpretation Regarding Boundary Adjustment and Application of Subdivision and Zoning Regulations – Motion by T. Danburg second by B. Hull to recognize that the boundary adjustment to define the right away at 140 Ross Hill Road, is not a first division. VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications

- i. Zoning Permit Application, 911 Emergency Telecommunication Upgrades – City of Norwich Police Department, Applicant, 425 S. Burnham Highway (Wheelabrator Site) – Chief of Norwich Police, Patrick Daley, and Lieutenant John Perry were present, as were the engineers from Pyramid Network Services, LLC. Chief Daley gave a brief description of the emergency telecommunications project and reported that this is a full State site which will benefit the Town of Lisbon during 911 calls. Mr. Murphy noted for the record that a referral letter under 8-7d(f) had been sent to the Norwich City Clerk and proof of receipt has been received. A motion was made by J. Lebel second by K. Sperry to approve the installation of the microwave dish and three antennas at the Wheelabrator site. 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: Katrina R. Labonte TELEPHONE: 860-576-4586
ADDRESS 8 Strnad Rd, Lisbon, CT 06351 EMAIL: forageandpreserve@gmail.com
- APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- OWNER / TRUSTEE: Katrina R. Labonte 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) 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 Katrina Labonte PRINTED NAME OF APPLICANT/AGENT Katrina R. Labonte
DATE: 7/29/19

SIGNATURE/RECORD OWNER Katrina Labonte PRINTED NAME/RECORD OWNER Katrina Labonte
DATE: 8/16/19

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY:

8 Strnad Rd, Lisbon, CT 06351

MAP /BLOCK /LOT: 73-09-051-0000

VOLUME/ PAGE: 170 - 63

PROJECT NAME: Cottage Food Operation ACREAGE: 1.61 ZONING DISTRICT: R-60
LOT IN SQUARE FEET: 69,938 +or- TOTAL FLOOR AREA IN SQUARE FEET: house: 1056

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:

See Attached - page 2

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APPLICATION SUBMITTAL DATE: 7/29/2019 FEE(S) PAID: \$210.00

OFFICIAL DAY OF RECEIPT: 8/6/2019

*P & Z COMMISSION ACTION: Approved w/ condition DATE: 9/3/2019

CHAIR'S SIGNATURE: [Signature] (attached)

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.)

Lisbon Planning and Zoning Commission
Special Permit – Katrina Labonte, 397 8 Strnad Road
Approved September 3, 2019

Condition of Approval:

1. That the applicant maintain the operation in accordance with all requirements of section 10.5 of the regulations.

TOWN OF LISBON
PLANNING AND ZONING COMMISSION

NOTICE OF APPROVAL AND GRANT OF SPECIAL PERMIT

This is to certify that on September 3, 2019 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: Katrina R. Labonte
2. Applicant: Katrina R. Labonte, 8 Strnad Road, Lisbon, CT 06351
3. Description of premises including street address, map, block and lot(s):
8 Strnad Road, Lisbon, Connecticut; Map/Block/Lot: 09/051/0000
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:


Cottage Food Enterprise as a Home Occupation

1. That the applicant maintain the operation in accordance with all requirements of section 10.5 of the regulations.

FINDINGS AND CONCLUSIONS

The proposed application for the cottage food operation is found to be appropriate for the designated location in this Residential district and, as conditioned, complies with the standards in section 10.5 and the special permit objectives criteria provided in sections 11.1, 11.3, and 11.4 relating to intent, appropriateness of use, and impacts to residential areas, respectively.

Date: September 3, 2019

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
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:

Proposing to install a new 10' x 20' raised steel equipment platform for a new City of Norwich PD Emergency Radio Equipment Cabinet, as well as (1) generator and (1) MW dish to be installed on existing existing radio tower stack

PROJECT NAME: City of Norwich PD Emergency 90 Radio ACREAGE: 31.62 ZONING DISTRICT: I-1

LOT IN SQUARE FEET: 137,736.2 TOTAL FLOOR AREA IN SQUARE FEET: 200 sq ft for platform and cabinet

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY (IF AVAILABLE): 425 South Burroughs Hwy, Lisbon, CT 06351

MAP / BLOCK / LOT: 73 01-085

VOLUME / PAGE:



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

- > APPLICANT: City of Norwich Police Department
TELEPHONE: 860-886-5561 EMAIL: 860-886-5561
- > APPLICANT'S AGENT (IF ANY): Pyramid Network Services, LLC
TELEPHONE: 315-373-3040 EMAIL: R.McCabe@pyramidas.com
- > OWNER / TRUSTEE: Lisbon Resource Recovery LTD Partnership
TELEPHONE: 860-895-3512 EMAIL: J.Horgan@wheenergy.com
- > ENGINEER / SURVEYOR / ARCHITECT: Infiriggy Solutions, LLC
TELEPHONE: 518-690-0790 EMAIL: A.Weller@infiriggy.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 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:  PRINTED NAME OF APPLICANT/AGENT: Robert McCabe
DATE: 8/30/19
SIGNATURE/RECORD OWNER:  PRINTED NAME/RECORD OWNER: John Horgan
DATE: 8/30/19

APPLICATION SUBMITTAL DATE: 8/26/2019 FEE(S) PAID: \$263.40

OFFICIAL DAY OF RECEIPT: 9/3/2019

*P & Z COMMISSION ACTION:

CHAIR'S SIGNATURE: 

DATE: 9/3/2019

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)

Rec 9/3/19
mym

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
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ii. Special Permit Application, Walmart Grocery Pickup Expansion – Walmart Real Estate Business Trust, Applicant, 180 River Road – Schedule Public Hearing – Atty. John Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 Broad Street, Milford, CT Milford was present to represent the applicant, and gave a brief overview of the proposed project. A Public Hearing was scheduled October 1, 2019 at 6:45 P.M.

b. Referrals - None

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

9. Public Comment – NONE


10. Adjournment - Motion made by K. Sperry second by T. Danburg to adjourn at 9:50 P.M.

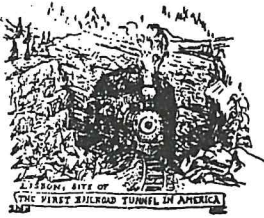
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Ronald Giroux, Vice-Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 9/11/2019 AT 9:40am
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, September 3, 2019, the following actions were taken:

Special Permit Application by K&H Properties, for earth products removal on an 86.7 +/- parcel at 397 North Burnham Highway in the R-60 Zoning District. APPROVED WITH CONDITIONS

Special Permit Application by Katrina Labonte, to allow a Cottage Food Operation as a home occupation on a 1.61 +/- parcel at 8 Strnad Road, in the R-60 Zoning District. APPROVED WITH CONDITION

Zoning Permit Application by City of Norwich Police Department, for 911 Emergency Telecommunication Upgrades at 425 South Burnham Highway. APPROVED

Dated at Lisbon, Connecticut this 10th day of September 2019.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

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CT ON 9/11/2019 AT 9:40am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi