

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JANUARY 7, 2020  
6:30 P.M.

The Planning and Zoning Commission held the continuation of the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, January 7, 2020:

6:30 P.M. - Application by Wal-Mart Real Estate Business Trust, c/o John W. Knuff, Esq., for special permit approval in accordance with section 6.4.20 and section 11 of the zoning regulations for exterior renovations, site enhancements and a 2,254 square feet addition and associated canopy shelter for providing online grocery pickup on 76.2 acre +/- parcels at 160-180 River Road (Lisbon Landing, Lot C), Lisbon CT 06351, map/block/lot 20/015/0000, 20/014/0000, and 20/016/0000 in the IP-1 zoning district.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Kim Sperry, Sharon Gabiga, Cheryl Blanchard, Trevor Danburg, Timothy Minor, Jason Lebel, Randy Brown, Ben Hull, III, John Dempsey, Cheryl Blanchard (ALT), Gary Ritacco (ALT)

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

The following Public Hearing was called to order by Chairman Robert Adams at 6:33 PM:

Application by Wal-Mart Real Estate Business Trust, c/o John W. Knuff, Esq., for special permit approval in accordance with section 6.4.20 and section 11 of the zoning regulations for exterior renovations, site enhancements and a 2,254 square feet addition and associated canopy shelter for providing online grocery pickup on 76.2 acre +/- parcels at 160-180 River Road (Lisbon Landing, Lot C), Lisbon CT 06351, map/block/lot 20/015/0000, 20/014/0000, and 20/016/0000 in the IP-1 zoning district.

Attorney Amy Souchuns, of Hurwitz, Sagarin, Slossburg & Knuff, 147 Broad Street, Milford, Connecticut was present to represent the applicant. She noted for the record that she is in receipt of a memo from Michael J. Murphy, Lisbon Town Planner, dated December 30, 2019. The memo referenced items that needed to be addressed by the applicant., particularly noting the concerns the Commission had over the wide orange band at the left of the façade designating "Pick-up". She noted that revised plans have been submitted, and that the other items noted in the memo have been addressed.

Brad Curn, the project architect from Massa Media Architecture, 3297 Route 66, Neptune, New Jersey, was present. He noted the modification to the exterior design, pick-up sign and branding elements. The orange "pick-up" sign was relocated to the right side of the building where pick-up operations will be located. He also stated that there will be a lot less orange color, having been reduced significantly while still maintaining branding visibility for approaching cars. The lighting scheme has been changed and will be externally illuminated. The expansion color scheme has been modified, giving the front side a more unified scheme.

Mr. Murphy entered his Staff Report dated December 30, 2019 into the record. He stated that the revised color scheme has given the front elevation a simplified, gray pallet.

The illumination of the pick-up sign lighting needs to be directed downward. He then recommended that the Commission require a \$52,500 Surety Bond. Mr. Murphy stated that the applicant is proposing to reconstruct all the concrete around the addition and that is included in the revised bond estimate. Drainage issues in front will be addressed as well.

Timothy Minor entered at 6:42 PM.

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Mr. Murphy noted that no other comments from other agencies are required. The additional signage combined with existing truck signage should allow for good traffic flow.

Mr. Danburg asked what the snow and wind load was for the proposed pick-up canopy. Mr. Murphy referred the question to Carl Brown, Lisbon Building Inspector. Mr. Brown stated that our building code does not give an exact amount but that the manufacturer meets this location's specs and will be addressed with the building permit.

Mr. Hull asked if fixing the drainage issue needs to be a condition of the decision, to which Mr. Murphy responded that he recommends it be included. Atty Souchuns stated that the applicant plans to address it regardless.

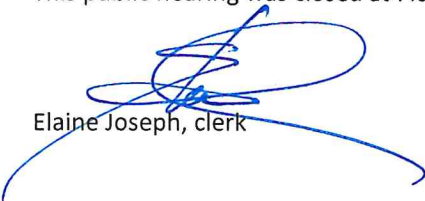
Members of the Commission had the following comments: Mr. Giroux is concerned that changing the color of the façade is getting away from their original decision years ago and is concerned the building will be in need of new paint in five years. Mrs. Sperry is concerned the applicant is getting away from the cohesiveness of the entire development by blocking out the building with a different color. Mr. Lebel thinks this needs further discussion and should stick with the current color scheme. Mr. Dempsey does not think the color change is a problem, as it is still neutral. Mr. Murphy read the section of the regulations that prescribe acceptable colors and their intensity levels, then noted that the materials being used are in compliance, they are of high quality and are neutral.

Attorney Souchuns once again stated that they are happy to accept the condition of correcting the ponding as part of the Condition of Approval. Regarding the concern about the accent colors, she stated that Mr. Murphy had already pointed out that the Town's regulations would keep garish colors from being used in this Town, and that the building does need updating.

Chairman Adams asked if there was any public comment in favor or against the application, to which there was none.

Mr. Murphy entered into the record correspondence from Robert Deluca, Town Engineer of CLA Engineers, stating that he did not have any engineering comments regarding the project.

This public hearing was closed at 7:02 PM.

  
Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 1/14/2020 AT 9:20 am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
