

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JANUARY 4, 2022  
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearings in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, January 4, 2022:

6:30 p.m. – Application by Sunfox Campground, LLC, 15 Kenyon Road for special permit approval in accordance with Sections 4.3.10, 10.8, and 11 of the zoning regulations to allow for an expansion of the campground to include a total of 53 additional campsites in the eastern portion of the 63.1+/- acres parcel (Assessor's Office Map ID 09/038/0000) in the R-60 zone.

6:45 p.m. – Application by Today's Realty, LLC, 240 Paper Mill Road for special permit approval in accordance with Sections 6.4 and 11, and subject to the standards in section 10.10 of the zoning regulations to allow for the construction of a 9,400 s.f. contractor maintenance and office facility, for material processing and storage of concrete, asphalt, and woody debris into crushed concrete, ground asphalt and wood chips, on a 6.98+/- acres parcel (Assessor's Office Map ID 05/006/0000) in the IP-1 Zone.

MEMBERS PRESENT: Robert Adams, Trevor Danburg, Ron Giroux, Jason Lebel, Ben Hull, III, Kim Sperry, Nathaniel Beardsworth (ALT), Cheryl Blanchard (ALT-Remote)  
MEMBERS ABSENT: Randy Brown, Veronica Lutzen, Timothy Minor, Gary Ritacco (ALT)  
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner  
Carl Brown, Building Official / Zoning Enforcement officer

Chairman Adams read the legal notice into the record.

The following Public Hearing was called to order by Chairman Robert Adams at 6:40 PM:

Application by Sunfox Campground, LLC, 15 Kenyon Road for special permit approval in accordance with Sections 4.3.10, 10.8, and 11 of the zoning regulations to allow for an expansion of the campground to include a total of 53 additional campsites in the eastern portion of the 63.1+/- acres parcel (Assessor's Office Map ID 09/038/0000) in the R-60 zone.

Michael J. Murphy, AICP, Lisbon Town Planner, entered into the record a letter dated January 3, 2022 from Peter Parent, PE, Project Manager, CHA Companies, 101 East River Drive, 1<sup>st</sup> Floor, East Hartford, CT 06108. The Applicant, Sunfox Campground, requests that the public hearing be continued to February 1, 2022. The letter also states that the applicant consents to a time extension to February 15, 2022, to allow for the continuation and provide some flexibility should weather or other issues affect the Commission's schedule.

Mr. Murphy noted for the record that neither Mr. Parent nor Mr. David Nowakowski, the applicant, were present at this public hearing. He noted that the Commission is in receipt of his Staff report which notes that the applicant has proposed some grading work that may not yet be approved by the wetlands agency, and Mr. Murphy indicated he has referred the applicant back to the Conservation Commission to review the latest plan for conformance with the original permit.

This public hearing was continued to February 1, 2022 at 6:30 PM.

This public hearing was out at 6:43 PM.


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The following Public Hearing was called to order by Chairman Robert Adams at 7:45 PM:

Application by Today's Realty, LLC, 240 Paper Mill Road for special permit approval in accordance with Sections 6.4 and 11, and subject to the standards in section 10.10 of the zoning regulations to allow for the construction of a 9,400 s.f. contractor maintenance and office facility, for material processing and storage of concrete, asphalt, and woody debris into crushed concrete, ground asphalt and wood chips, on a 6.98+/- acres parcel (Assessor's Office Map ID 05/006/0000) in the IP-1 Zone.

Mr. Murphy read into the record a letter provided by James V. Rossman, P.L.S. of Stadia Engineering Associates, Inc., 516 Vauxhall Street, Suite 103, New London, CT 06320, dated January 4, 2022, withdrawing, without prejudice, the special permit application.

This public hearing was out at 6:47 PM.



Elaine Joseph, Clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 1/11/2022 AT 1:45pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
