

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, FEBRUARY 7, 2023  
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, February 7, 2023:

6:30 p.m. – Special Permit Application by River Road 1, LLC (Nicholas Alletto), 143 River Road, for proposed 10,096 +/- s.f. multi-tenant restaurant/retail building and associated site improvements including 79 parking spaces, two one-way curb cut driveways and traffic operations improvements, landscaping, pedestrian sidewalks, site utilities & lighting, dumpster enclosures and a stormwater management system, on a 6.54 acres parcel (Assessor's Map ID 14/045/0000) in the BV-II zoning district.

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

Chairman Adams read the continuation of public hearing notice into the record.

The following Public Hearing was called to order by Chairman Robert Adams at 6:53 PM:

Special Permit Application by River Road 1, LLC (Nicholas Allello), 143 River Road, for proposed 10,096 +/- s.f. multi-tenant restaurant/retail building and associated site improvements including 79 parking spaces, two one-way curb cut driveways and traffic operations improvements, landscaping, pedestrian sidewalks, site utilities & lighting, dumpster enclosures and a stormwater management system, on a 6.54 acres parcel (Assessor's Map ID 14/045/0000) in the BV-II zoning district.

Mr. Kevin Hixson, Senior Project Manager / Principal of BL Companies, 355 Research Parkway, Meriden, CT 06450 was present. He noted that changes were made to the site plan. They scaled down the development overall, reduced the driveway to 24' wide. He also noted that the parking spaces have been eliminated from the rear of the building, which in turn helped to reduce the rock cut and excavation in the rear. An interconnect with a bench has been added to the front and an outdoor pervious patio with seating has been added to the Starbucks's location.

Mr. Hixson noted that the underground detention system was brought down in size. The geo-tek report was submitted. A 15' catchment area for the stormwater treatment/detention system that empties past Route 12 has also been added. He then noted that water/sewer is available through the Jewett City Water Company.

Mr. Hixson noted that they added moveable planters, and trees were relocated with the change to parking. A one foot high landscape berm was added to add some screening from Route 12. Nick Alletto, the developer, was present and showed a sample of the right end- cap metal surface. It is to be "Alpine White", installed at a diagonal. He noted that Starbucks, already signed on as a tenant, has their preferred branding and look and he worked closely with Starbucks to compliment the rest of the building. The storefront is to be a black aluminum material.

Michael J. Murphy, AICP, Lisbon Town Planner, noted that he met with the applicant as stated in his Staff report. He noted that the applicant added a lot more brick treatments to the design. Small planters will add to the overall landscape design. Carl Brown, Lisbon Zoning Official / Building Official, asked what, if anything will be done to

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 7, 2023  
Page 2 (cont)

protect the storefront windows from being hit by cars pulling into the parking spaces out front. Mr. Hixson responded that there will be handicap sign bollards as well as a 6" curbing. Mr. Hull asked if there would be a phase 2 of this project, to which the applicant illustrated where a phase 2 "may" be, should they decide to develop further.

Mrs. Sperry stated that she is disappointed in the building architecturally, noting that she believes it is not cohesive with the architecture of the commercial structures on either side of the highway.

Chairman Adams asked for public comment, to which there was none.

Mr. Murphy noted for the record what has been done administratively for this continuation of the public hearing. His Planner's report is in the file, on the website, and was distributed to the Commission members in their packets for review. He noted that the public hearing signage was modified by the applicant to add tonight's continuation information. Proof of notification to abutters were supplied by the applicant. He noted that statutorily, this public hearing must close tonight unless the Commission wishes to extend it and the applicant agrees to that extension. He noted that the file contains correspondence and comments from Jewett City Water Company and the Water Pollution Control Authority, with an updated response from WPCA dated 2/3/2023. Assuming this application is approved by the Planning and Zoning Commission, the applicant will need to make application with the Water Pollution Control Authority. The letter dated 1/16/2023 from Jewett City Water Company outlines the availability of water service to the location. Mr. Murphy noted that there are still some issues regarding sidewalks on Route 12, noting that the applicant proposed sidewalks along the formal frontage of the property but he would like to see it extend further to the signal area. He also noted that this development represents only one third of the property – two-thirds remain in back. He stated that access issue to the rear portion of the property will come back with future development. Prior applications called for a three-phase project of auto dealerships; stipulated judgements allowed for a potential easement into Crossing at Lisbon. The State is open to looking at the possibility of access through State right of way.

Mr. Murphy noted that he spoke with SEAT Transit Authority. There is some concern with buses stopping in the location where the applicant has designated a bus stop without a full recessed bus stop. SEAT may prefer to relocate a stop along Route 12 further up beyond the signal lights at the Landing and Crossing intersection. Mr. Murphy cited regulation 10.13 for clarification. He believes the proposed bench may be problematic in the area shown on the plans, as it implies a bus stop. Mr. Lebel asked if the applicant would need permission from the State to extend the sidewalks past State property frontage, to which Mr. Murphy responded that the applicant would need an encroachment permit. He would recommend this as a condition of approval, but noted that the CONNDOT will not give them a permit until the Town has approved the application.

Mr. Murphy noted that the applicant reduced parking spaces from 79 to 60 by eliminating parking spaces to the rear of the building. It was then noted that recent legislation he just learned about (Public Act 22-25) requires municipalities to require 10% of parking spaces be electric charging spaces. The statute suggests that the applicant provide 6 electric charging spaces with this plan to conform to this new legislation, as the State requires it for new construction after January 1, 2023. The Town Attorney sees this requirement ultimately falling on the Building Official, but he then noted that the groundwork is established here for accommodating this future development requirement as part of this plan to avoid delays at the building permit stage.

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 7, 2023  
Page 3 (cont)

Mr. Murphy noted for the record that correspondence from the Town Engineer regarding E&S Control and Stormwater control is in the file. The applicant will need to have a depression or fence in back to prevent rocks from falling from the ledge into the parking lot.

The applicant noted that the landscaping and architecture has been further modified, adding more stone and other diverse materials and colors which includes a cornice element of aluminum. The Starbucks side of the building is refurbished wood, and the central portion of the building is recessed. He noted that he did not know if the wood would fade naturally, or if it will be stained to retain the color. Mr. Murphy reviewed all the architectural treatments included with the revised elevation plans and noted for the record that signage is not being addressed with this application because the applicant will need to come back for a separate signage permit for each tenant, or collectively for all four. The applicant stated that he will have the tenants apply for the signage permits individually.

Mr. Murphy noted for the record that there are materials in the file dated June 2, 2009, regarding a stipulated judgement. Mrs. Sperry noted that the land records are online and the volume and page is listed on the application. Mrs. Lutzen voiced her concern with the proposed one-way traffic pattern. Mr. Murphy noted that a detailed traffic study is in the file and on the Town website. Discussion ensued about necessary sight lines along Route 12. Mrs. Sperry questioned why vehicles are not being directed to the back of the building for a one-way pattern of traffic. Mr. Murphy stated that by creating a one-way traffic pattern in the parking lot, it would be less efficient and require diagonal parking, which takes up more space and consequently, more pavement.

Chairman Adams again asked for public comment. Jonathan Girard of 41 Regina Drive stood to ask what the maximum size limit will be for delivery trucks? Mr. Hixson replied that the plan allows for a WB-50 size truck, with rolling curbing to allow the trucks to make turns. There will be a loading area in the back to service all four tenants.

Doug Heug of 26 Regina Drive showed concern for people "going out the in" if entrance and exit are each one way. Mr. Murphy responded that a median will be put in and will have to meet State standards. The State will not allow a two-way system there. He noted that CONNDOT has given a preliminary review to the plan but won't approve an encroachment permit until the Town approves the application.

Chairman Adams asked if there was any further public comment, to which there was none.

This public hearing was closed at 8:16 PM.



Elaine Joseph, Clerk

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

RECEIVED FOR RECORD AT LISBON, CT  
ON 2/13/23 AT 10:23 AM.  
ATTEST. MICHELLE GRANT, TOWN CLERK  
*Jonathan* Asst.