

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MAY 2, 2023
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, May 2, 2023:

6:30 p.m. – Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Zoning Regulation Text Changes to Section 10.15 (Special Flood Hazard Regulations) to include Section 10.15.3 (Definitions and Costs); Section 10.15.4 (General Provisions) to include Section 10.15.4.b. (Basis for Establishing the Special Flood Hazard Areas).

6:45 p.m. – Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Subdivision Regulation Text Changes to Section 6.10 (Flooding Considerations) to include Sections 6.10.1-7; Section 6.11 (Flood Elevations) and 6.12 (Floodway Encroachments).

MEMBERS PRESENT: Robert Adams, Randy Brown, Trevor Danburg, Ben Hull, III, Jason Lebel, Veronica Lutzen, Kim Sperry, Timothy Minor, Kelly Clatt (ALT)

MEMBERS ABSENT: Ron Giroux, Nathaniel Beardsworth (ALT)

STAFF PRESENT: Carl Brown, Lisbon Zoning Enforcement Officer / Building Official

Chairman Adams read the public hearing notice into the record.

The following Public Hearing was called to order by Chairman Robert Adams at 6:30 PM:

Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Zoning Regulation Text Changes to Section 10.15 (Special Flood Hazard Regulations) to include Section 10.15.3 (Definitions and Costs); Section 10.15.4 (General Provisions) to include Section 10.15.4.b. (Basis for Establishing the Special Flood Hazard Areas).

It is noted for the record that Michael J. Murphy, AICP, Lisbon Town Planner, was not present, but had submitted a Staff Report to the Commission members in their packets. A copy is in the file and was made available on the Town website. The Chairman read the Staff Report into the record. It is noted that these proposed regulation amendments are follow-up additions to enforce the regulatory part of the National Flood Insurance Program for the Town. These regulations now supplement the recent amendments in 2022 to address the pending effective dates of the new FEMA and CT D.E.E.P. flood maps.

Also noted for the record and in the file are comments from the Department of Energy and Environmental Protection. Diane Ifkovic, DEEP Environmental Analyst, had made recommendations to the language of the proposed amendments. The recommended language was subsequently added to the proposed amendments, prior to the submission of the application.

It was also noted for the record that the Cogs (Southeastern CT Council of Governments and Northeast CT

MINUTES
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TUESDAY, MAY 2, 2023
Page 2 (cont)

Council of Governments) were sent referrals under 8-3b of the CT General Statutes, with a reply from Nicole Haggarty, Planner II of SECCoG, stating that the proposed amendments should not have any inter municipal impact.

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

This public hearing was closed at 6:42 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:45 PM:

Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Subdivision Regulation Text Changes to Section 6.10 (Flooding Considerations) to include Sections 6.10.1-7; Section 6.11 (Flood Elevations) and 6.12 (Floodway Encroachments).

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

This public hearing was closed at 6:48 PM.



Elaine Joseph, Clerk

Approved _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON, CT
ON 5/5/23 AT 9:44am
ATTEST. MICHELLE GRANT, TOWN CLERK
Janethufere Asst.