

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, DECEMBER 5, 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, December 5, 2023:

6:30 p.m. – Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Zoning Regulation Text Changes within Sections 3, 6, 7, 8, 10 and 15 to update the list of zoning districts; replace the Industrial Park-II (IP-II) zone designation with a new Industrial (I) designation, modify uses as proposed, and make necessary edits; and amend the freestanding sign standards to comply with uniformity standards in the Industrial zones.

6:45 p.m. - Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, to adopt a revised Zoning Map to address map revisions for the "Industrial" and "Industrial Park I" zones; to change only the right of way portion of Route 12 at the I395 interchange (from front lot line of 143 River Road to centerline of Route 12) from "BV-I" to "IP-I"; to improve continuity and readability of zone designations; and to update parcel definition and street names/route numbers.

6:55 p.m. - Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Zoning Regulation Text Changes within Sections 2, 4, 5, 5B, 6, 7, 10 and 19 to permit, prohibit, restrict, regulate and define Cannabis uses, including new standards for development of certain Cannabis establishments.

MEMBERS PRESENT: Robert Adams, Ben Hull, III, Jason Lebel (Remote), Veronica Lutzen, Kim Sperry, Timothy Minor

MEMBERS ABSENT: Trevor Danburg, Ron Giroux, Nathaniel Beardsworth (ALT)

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

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 within Sections 3, 6, 7, 8, 10 and 15 to update the list of zoning districts; replace the Industrial Park-II (IP-II) zone designation with a new Industrial (I) designation, modify uses as proposed, and make necessary edits; and amend the freestanding sign standards to comply with uniformity standards in the Industrial zones.

Mr. Murphy noted for the record that the application was duly advertised and referred to the SECCoG and NECCoG, as is legally required. He also noted that his Staff report had been distributed to the Commission members, a copy of which was available on the Town website for public review, and in the file. He noted that in creating the initial draft Cannabis regulations, issues arose with the current zone designations in the zoning regulations. These issues led to minor edits being required, including the designation of the

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 5, 2023  
Page 2 (cont)

Industrial Zone for more intense Cannabis uses. This then led to the need for a revised zoning map, which will be heard in the second public hearing. Mr. Murphy gave a brief synopsis of each of the Sections of the Regulations proposed for amendments. Section 3 had no substantive policy issues but would update the list of zoning districts; Section 6 would remove "Waste to energy" et al from the IP-1 Zone; Section 7 would replace the IP-II zone designation with a new Industrial (I) designation, noting that IP-II has never been used nor are there any hard zoned areas on the zoning map. Within the Industrial zone, waste to energy et al uses, auto service dealers, and restaurants as per sections 7.4.15, 7.4.21, 7.4.23, and 7.4.24 would allow for them as special permit uses; Section 8 would be amended to maintain the current dimensional and bulk standards now in place for all industrial zone uses in the new industrial zone classification; Section 10 would be amended to require new development in the Industrial zone to meet all standards required in the IP-I zone as per sections 10.10, 10.13, and 10.29; and amend section 15.8.2 to provide for uniformity of sign regulation with the industrial zones.

Commissioner Ben Hull asked why Lisbon Landing and Crossing at Lisbon is being called "IP-I" instead of a "commercial zone"? Mr. Murphy responded that although labeling those areas "commercial" sounds logical, retail was allowed in the IP-I zone by our Town's regulations when the malls were developed.

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

This public hearing was closed at 6:57 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:57 PM:

Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, to adopt a revised Zoning Map to address map revisions for the "Industrial" and "Industrial Park I" zones; to change only the right of way portion of Route 12 at the I395 interchange (from front lot line of 143 River Road to centerline of Route 12) from "BV-I" to "IP-I"; to improve continuity and readability of zone designations; and to update parcel definition and street names/route numbers.

Mr. Murphy noted for the record that the application was duly advertised and referred to the SECCoG and NECCoG, as is legally required. He also noted that his Staff report had been distributed to the Commission members, a copy of which was available on the Town website for public review, and in the file. A full sized copy of the proposed map was displayed to the Commission and the public at this public hearing and had been available for review on the Town website prior to the public hearing. He noted with the proposed text amendment application in the previous public hearing, it is necessary to change the map accordingly. Mr. Murphy noted that zone color changes were being proposed, using more historical "land-use" colors, for better readability. He noted that there are no other proposed boundary changes but that parcel definition is somewhat better with this proposed map, yet does not change any parcels. He notes that more street and State routes have been added and some parcels better defined. Mr. Murphy noted that the only substantive zoning change is a that sliver in the area of 143 River Road and the I-395 connector.

---

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 5, 2023  
Page 3 (cont)

He noted that when 143 River Road was rezoned from BV-I to BV-II, the right of way was never changed. He recommended changing it to IP-I because the rest of the surrounding area and Route 12 right of way in this area is IP-I. He then noted that these revisions are consistent with the 2016 Plan of Conservation and Development. Finally, Mr. Murphy noted that with these color revisions, it makes it easier for those who are color blind to differentiate the different zones as well.

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

This public hearing was closed at 7:08 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 7:08 PM:

Application by Town of Lisbon Planning and Zoning Commission, 1 Newent Road, for Zoning Regulation Text Changes within Sections 2, 4, 5, 5B, 6, 7, 10 and 19 to permit, prohibit, restrict, regulate and define Cannabis uses, including new standards for development of certain Cannabis establishments.

Mr. Murphy noted for the record that the application was duly advertised and referred to the SECCoG and NECCoG, as is legally required. He also noted that his Staff report had been distributed to the Commission members, a copy of which was available on the Town website for public review, and in the file. It is also noted that, as with the previous two applications, the application and supporting materials were available for review on the Town website. Mr. Murphy noted that as of February 2023, the Commission created a Cannabis prohibition, which would not allow for an application for a retail establishment of Cannabis under our current regulations. It gave the Commission time to work on Cannabis regulations, affording the Commission better control over potential establishments. Mr. Murphy recommended that the Commission consider allowing retail, medical facilities or hybrid retailers in the BV zones and IP-I zone. Micro cultivators, transporters and delivery are to be permitted in the new Industrial district zone. Other more intense industrial type uses would continue to be prohibited. It was also noted that agricultural buildings permitted in residential zones would not include Cannabis uses. Mr. Murphy noted that new provisions in the Town's regulations set conditions to require a special permit, and operator licenses must be reported to the Town if there is a change in ownership or operating status. He noted that Cannabis will be required to be reviewed by the police and the First Selectman's office. He noted that without Cannabis regulations, the Commission would, by law, have to treat this as a use as it does any other similar commercial or industrial use, as the case may be.

Mr. Murphy noted it was the consensus of the Commission to require a minimum one half (1/2) mile spacing distance (property line to property line) between Cannabis establishments. He called this a "dispersal strategy". He also notes that such an establishment cannot be within one half (1/2) mile of protective uses, such as a childcare facility, substance abuse treatment/dependency center, nursery schools and similar facilities. The new regulations also propose to allow the Board of Selectmen to collect 3% of retail sales and micro cultivators if a program is put in place.

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 5, 2023  
Page 4 (cont)

Mr. Hull questioned if retail dispensaries can be in the BV and IP-I zones, to which the answer was "yes", but are subject to the afore mentioned spacing requirements. Mrs. Sperry noted for the record that she feels less comfortable with allowing establishments in the BV-I zone, as that zone is closer to residential zones and a campground.

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

Mr. Murphy entered into the record a letter from the Southeastern CT Counsel of Governments, reporting no apparent intermunicipal impact to surrounding towns.

This public hearing was closed at 7:37 PM.



Elaine Joseph, Clerk

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

RECEIVED FOR RECORD AT LISBON, CT  
ON 12/11/2023 AT 11:41 am  
ATTEST, MICHELLE GRANT, TOWN CLERK  
