

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MARCH 5, 2024
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, March 5, 2024:

6:30 p.m. – Application by Town of Lisbon Farmers’ Market Committee, 1 Newent Road, for Zoning Regulation Text Changes within Section 10.27.2 Standards, to allow for up to five (5) food trucks at the Lisbon Farmers’ Market.

MEMBERS PRESENT: Robert Adams, Kelly Clatt, Ron Giroux, Ben Hull, III, Jason Lebel,
Veronica Lutzen, Timothy Minor, Kim Sperry, Cheryl Blanchard (ALT),
Andrew Gil (ALT)
MEMBERS ABSENT: Trevor Danburg, 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 Farmers’ Market Committee, 1 Newent Road, for Zoning Regulation Text Changes within Section 10.27.2 Standards, to allow for up to five (5) food trucks at the Lisbon Farmers’ Market.

Laura Sweet of the Farmers Market Committee was present. She noted that the Committee has been looking at other markets and feels that Lisbon’s Farmers Market is handicapped by the current regulations that only allow for one food truck. The consensus is that food trucks help to attract more patrons which in turn, attracts more vendors.

Michael J. Murphy, AICP, Lisbon Town Planner noted for the record that the text amendment is to Section 10.27.g, and he read it into the record. He noted that the prior Farmers Market Committee, in 2018 when the original farmers market regulations were adopted, was focused on the food truck being associated with CT Grown, which is why the language at the time permitted only one truck. Mrs. Sweet began her presentation by saying that the Market Committee is being very mindful of its CT Grown status and are encouraging all food trucks, whenever possible, to use CT Grown products, fully aware that this is not always possible when looking to get a variety of options.

Mr. Hull asked if the Market will “vet” multiple food truck vendors, to which Mrs. Sweet answered yes, the Market vets food truck vendors like they do other market vendors. Mrs. Sperry asked who will police the number of food trucks that appear on any given market day, if the number is determined by a

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percentage of the number of vendors that day? Mrs. Sweet stated that the Market Master is the one to monitor that. Mr. Murphy noted that the Farmers Market Committee supplied the current Market Rules with their application, noting that the Market Master administers those rules.

Chairman Adams asked for the definition of "food truck". Mr. Murphy noted that it is the language of the proposed regulations, and noted that while all tents must be CT Grown, food trucks are more of an entertainment element to the Market. He then defined a food truck as food being prepared on site within a vehicle (truck) that can be purchased and eaten immediately, as opposed to the sales of items from a farmer's tent that would need to be taken home to prepare a meal. He then noted that under the Special Permit for the proposed location change, the Commission will have a say about where the food trucks will be located. Mr. Giroux noted that food trucks have become more and more popular over the years and suggested that perhaps the Committee would want to consider a future event entirely of food trucks. Mr. Lebel stated that he is in support of this regulation change and feels the additional food trucks at the Market will be good for the community.

Mr. Hull questioned if there was anyone opposed to the idea of more food trucks at the Market, and if it created competition that would overwhelm the regular vendors. Mrs. Sweet noted that the Market wants a good variety so that there is not a lot of competition between vendors, between food trucks and between food trucks and vendors that may sell similar goods. Mr. Murphy compared this to a food truck that may fry oysters for a patron to eat on location, versus a vendor who sells fish to take home to cook.

Chairman Adams asked for comment in favor of or against the application. Lindsey Martell of 25 Nora Street stated that she is the owner of Fox Den Food Truck, and feels the additional food trucks will be beneficial for the Market and great for the community.

Mr. Murphy noted his Staff Report for the record. He disclosed that he met with the Committee and advised them on the language for the regulation change that would minimize its impact. He also noted that the public hearing was noticed in the paper per State Statute and that referrals were not needed for this proposed regulation change. He also noted that the 2016 Plan of Conservation and Development focuses on the desire for community activities and the support of the agricultural businesses in town. He noted that even if the Market gets to over 20 vendors, they would not be able to have more than five food trucks. This will be controlled by a site plan with their special permit. Staff sees no major issue with this, and farmers markets can only be held on Town properties, which are big land area wise. He noted, in reference to and support for Mr. Giroux's comment about food truck event days, that the Commission cannot add any provisions above what is being proposed with this amendment, so any language to allow for food truck events will need to be considered at a later date.

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

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This public hearing was closed at 7:00 PM.



Elaine Joseph, Clerk

Approved _____
Robert Adams, Chairman

MAR 11 '24 PM12:53
RCV LISBON TOWN CLERK

