

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 7, 2017
6:35 P.M.

The Planning and Zoning Commission held the following Public Hearings in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:35 PM on Tuesday, February 7, 2017.

6:35 P.M. Application by Albert and Nancy Gosselin, 40 Lee Road, Lisbon, CT for special permit approval in accordance with section 4.2.7 and section 11 of the zoning regulations to create one rear lot via re-subdivision for a single family residential use on a portion of 40 Lee Road at the end of Ross Hill Road Extension, Lisbon, CT 06351, aka Map/ Block/Lot -property location: 15/005/0000, Vol/Pg: 82/227, in the R-40 Zone with a portion of remaining lot located in the R-60 zone.

6:40 P.M. Application by Albert and Nancy Gosselin, 40 Lee Road, Lisbon, CT for re-subdivision approval in accordance with the subdivision regulations to create one additional building lot of 3.14 acres on a portion of 40 Lee Road at the end of Ross Hill Road Extension, Lisbon, CT 06351, aka Map/Block/Lot-property location: 15/005/0001, Vol/page: 69/342, in the R-40 zone with a portion of remaining lot located in the R-60 zone.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Cheryl Blanchard, Trevor Danburg
Sharon Gabiga, David Gagnon, Benjamin Hull, III, Gary Ritacco,
John Dempsey (ALT)

MEMBERS ABSENT: Kim Sperry, James Labonne (ALT)

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

The following Public Hearing was called to order by Chairman Robert Adams at 6:35 PM:

Application by Albert and Nancy Gosselin, 40 Lee Road, Lisbon, CT for special permit approval in accordance with section 4.2.7 and section 11 of the zoning regulations to create one rear lot via re-subdivision for a single family residential use on a portion of 40 Lee Road at the end of Ross Hill Road Extension, Lisbon, CT 06351, aka Map/ Block/Lot -property location: 15/005/0000, Vol/Pg: 82/227, in the R-40 Zone with a portion of remaining lot located in the R-60 zone.

Damian A. Sorrentino, AICP, C.S.S. of Boundaries, LLC, 179 Pachaug River Drive, Griswold, Connecticut, was present as agent for Albert and Nancy Gosselin, applicants.

Mr. Sorrentino submitted for the record, a copy of the notification letter sent to the property's 15 abutters. He also stated that Public Hearing Notice signs were placed at 40 Lee Road. He also submitted for the record, copies of the following:

Approval from Uncas Health District (David Caughlin)

Declaratory Ruling by the Town of Lisbon Conservation Commission (dated 2/22/2016)

Mr. Sorrentino stated that the applicant had previously created a building lot in the vicinity of the

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proposed building lot at the end of Ross Hill Road Extension, at the cul-de-sac. The proposed lot would have 27.98 square feet of frontage on Ross Hill Road Extension, and is proposed as a 1 family dwelling on 3.14 acres. He stated that he submitted a Proposed Statement of Use, which is in the file. He then submitted a copy of the house plan for the record.

Ben Hull asked if there was anything in the regulations for what constitutes an "Aesthetically Pleasing" dwelling, to which the answer was "no". Mr. Sorrentino then stated that the applicant is seeking to protect ground water and existing trees.

Ron Giroux asked if they can have one curve cut for two driveways. Staff Michael Murphy stated that he addresses that question in his report.

Chairman R. Adams asked if there was anyone to speak in favor of the application, to which there was none. He then asked if anyone was present to speak against the application, to which there was none.

Staff Michael Murphy gave a report. He stated there was a Special Permit requirement because of the rear lot design, revision of its use, lot size and shape. He stated notifications were provided properly to the abutters, and signs were placed at the property on the date required. The Building Official, Fire Marshal, and First Selectman were notified; approval from Uncas Health District was received, and town engineer had provided a letter with comments (submitted for the record). Mr. Murphy stated that the current condition of the lot looks like a farm field and there are no substantive issues. He said the only concern from the Fire Marshal is the cut through the stone wall – the building is planned for 400 feet off the cul de sac, and he is concerned about being able to access the dwelling with a fire truck (may need to adjust stone wall for fire access). Mr. Murphy then stated that the applicant needs to commit to establishing the lot within a five (5) year period.

Mr. Sorrentino stated that in regard to the driveway, the applicant was trying to leave the large trees, with an area for snow removal. He said there is 30 feet between Gosselin's and neighboring property. The existing driveway (12 foot) is in good shape, and does not require any easements.

Chairman Robert Adams asked, who is responsible for a driveway in a town right-of-way? Michael Murphy answered that only about 20 or 30 feet is changing – anything accidentally damaged on the apron will be repaired by the contractor or applicant. It was also noted that the Gosselins were to maintain a strip (easement) for a potential connection of Ross Hill Road Extension and Lee Road in the future.

This Public Hearing was closed at 7:04 PM.

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The following Public Hearing was called to order by Chairman Robert Adams at 7:05 PM:

6:40 P.M. Application by Albert and Nancy Gosselin, 40 Lee Road, Lisbon, CT for re-subdivision approval in accordance with the subdivision regulations to create one additional building lot of 3.14 acres on a portion of 40 Lee Road at the end of Ross Hill Road Extension, Lisbon, CT 06351, aka Map/Block/Lot-property location: 15/005/0001, Vol/page: 69/342, in the R-40 zone with a portion of remaining lot located in the R-60 zone.

Damian A. Sorrentino, AICP, C.S.S. of Boundaries, LLC, 179 Pachaug River Drive, Griswold, Connecticut, was present as agent for Albert and Nancy Gosselin, applicants.

Mr. Sorrentino stated that this would be the fourth parcel off the property being requested by the applicant. He stated the applicant is planning to build on it within the next couple of years. There are no wetlands, and a copy of the Declaratory Ruling by the Town of Lisbon Conservation Commission (dated 2/22/2016) was submitted for the record.

The applicant requests the following waivers:

1. Open Space Dedication – the applicant is exempt because the parcel is less than five acres and is deeded to the applicant's daughter (section 6.5.38 of the regulations).
2. Drawing Scale – sheet #2 was 1/30 scale but should have been 1/40 scale; however, it is easily readable.
3. Request to waive requirements for lots to be tied to Connecticut Coordinate System.

Staff M. Murphy has no issue with waiver requests. He stated that with regard to the coordinate system, the original lot was not on the system, and adding this one may cause confusion. There are no issues with wetlands; fire access issue still remains.

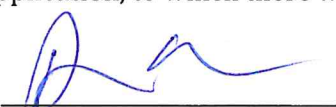
Ross Hill Road Extension is at the maximum a cul de sac road can be – 1200 feet. The easement area is being retained for electrical or telephone service; they are also trying to assure that should the road be extended in the future, that there will be a buffer between it and the lots. Mr. Murphy would want a condition to allow for review of any activity in the easement area. He then stated that the total bond estimate is \$12,100.00. He also noted that property markers were not included and should be added.

Mr. Sorrentino stated that they will have the property markers set before the lot is surveyed and a letter stating the fact will be sent before mylars are submitted.

Chairman R. Adams asked if there was anyone to speak in favor of the application, to which there was none. He then asked if anyone was present to speak against the application, to which there was none.

This Public Hearing was closed at 7:24 PM.

Elaine Joseph, clerk

Approved: 

Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 2/14/17 AT 10:18am
ATTEST, LAURIE TIROCCHI, TOWN CLERK
