

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, DECEMBER 1, 2020
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing virtually in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, November 10, 2020:

Application by 143 River Road, LLC (Eugene Crowley) for a change of zoning boundaries to rezone 143 River Road, a/k/a 141-143 River Road (Assessor's Office Map ID 14/045/0000), Lisbon, CT, from BV-I to BV-II on a 6.54 acres parcel.

MEMBERS PRESENT VIA TELECONFERENCE: Robert Adams, Ron Giroux, Kim Sperry, Ben Hull, III, Jason Lebel, Timothy Minor, Cheryl Blanchard, Randy Brown, Garry Ritacco (Alt)

MEMBERS ABSENT: Trevor Danburg

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

The Public Hearing was called to order by Chairman Robert Adams at 6:31 PM.

The Applicant's representative, Attorney Christopher Smith of Alter Pearson, LLC, 701 Hebron Avenue, Glastonbury, CT, was present. He noted for the record that the applicant, Eugen Crowley, and Mr. Demian Sorrentino AICP of Boundaries, LLC were also present via teleconference. Atty. Smith then noted for the record that the abutters' notices had been provide to the clerk and are in the file. Atty. Smith then stated that the property in question is not located in an aquifer protection or public water supply watershed, that it is currently vacant, and is located south of I-395 on River Road (Route 12). He noted that it is also located in what is referred to as the Route 12 Corridor, which is designated for future economic development in the Town of Lisbon's 2016 Plan of Conservation and Development. Atty. Smith noted that to the north of the property, it is already designated as a BV-II district.

Atty. Smith stated that his client has been marketing this property for two years, with no interest in the property under the BV-I use classification. He also noted that any gasoline or drive thru restaurant use will require a public hearing and special permit, and therefore they are currently seeking a zone change to BV II.

Demian Sorrentino, AICP, of Boundaries, LLC, 179 Pachaug River Drive, Griswold, CT was recognized and given opportunity to speak. Mr. Sorrentino gave the Commission a brief history of his qualifications at the Attorney's request. He stated that he has a bachelor's degree in Environmental Management and a Master of Community Planning degree from University of Rhode Island, and that he has 18 years' experience in both the private and public sector. He also made note of the various certifications he holds, including soil scientist.

Mr. Sorrentino gave a brief review of the property in question. The parcel is singular in that it is the only parcel zoned for BV-I surrounded by large scale development in the IP-I zone as well as BV-II and BV-IV to the north. He noted that there were no other properties zoned for BV-I in the area. He also stated that BV-I is the most restrictive commercial zone. The town's regulations prohibit the sale of fuel in the BV-I zone and limits drive-thrus. BV-II, on the other hand, mirrors permitted uses in the BV-I zone plus allows for the sale of fuel and drive-thrus for food establishments. Any site-specific proposals will still require that the sections of the regulations remain intact, and it is their opinion that this zone change would be consistent with the Town's 2016 Plan of Conservation and Development.

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Atty. Smith concluded by saying that his client purchased the property in January 2019 and noted for the record that the deed had been submitted along with the application and is in the file. He said the client has found that the only interest he has received for the location is for fuel sales and drive-thru eating establishments.

The Chairman asked for public comment, to which it is noted that nothing was received from the public via email and no one from the public was present at the virtual meeting to comment.

Gene Crowley, applicant, thanked the Commission for their consideration and concurred with some of the points made by his attorney. Atty. Smith also wanted to clarify that Mr. Murphy's Staff Report was a part of the record and in the file.

Mr. Hull asked if there was a specific tenant or business in mind right now, to which Mr. Smith responded that there are no specific tenants currently but that all the interest has been for these two uses, requiring a BV-II zone.

Mr. Murphy stated for the record that his Staff Report had been sent to the Commission members in their packets, a copy of which was placed in the file. All requisite notifications and notice requirements were met. He stated that this zone change would allow development which is consistent with the 2016 Plan of Conservation and Development and would generate economic development as recommended in the plan for this area. The access issue to the property from Route 12 will be an important factor at the Special Permit and Zoning Permit stages and is not pertinent at this time. The planner outlined a recommended zone change test and stated that this change and potential for development would continue what has been happening in this area and would not be in-harmonious to what is already there, in his opinion. He indicated that it appears to represent the logical and orderly extension of the BV II zone. He also noted that there will be a small area between the front lot line and the center of the highway that would stay in the BV-I zone but that it had no consequence. He then noted for the record this application had been referred to Carl Brown, Zoning Enforcement Officer, for review and that the Commission was in receipt of all necessary documentation for this application.

This Public Hearing was closed at 7:13 PM.



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 12/18/2020 AT 9:40am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi