

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, MARCH 16, 2021
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, March 16, 2021:

Application by Lowe's Home Centers, LLC for special permit approval in accordance with sections 8.10 and 11 of the zoning regulations to allow alterations to the current parking lot design, on-line pick-up in store with associated signage, the addition of an outdoor seasonal quick load bagged goods area from 4/1 through 8/31, and the addition of rear storage and appliance recycling areas at 155 River Road (Assessor's Office Map ID 14/042/0002), Lisbon, CT, on a 11.28 +/-AC. parcel in the IP-1 zone.

MEMBERS PRESENT VIA TELECONFERENCE: Robert Adams, Ron Giroux, Trevor Danburg, Cheryl Blanchard, Randy Brown, Timothy Minor, Kim Sperry, Jason Lebel, Gary Ritacco (Alt)

MEMBERS ABSENT: Ben Hull, III

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

The Virtual Public Hearing was called to order by Vice-Chairman Ron Giroux at 6:36 PM.

Vice-Chairman Giroux read the legal notice into the record. At this time, Chairman Robert Adams entered the meeting at 6:38 P.M. and presided over the hearing and meeting.

Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner noted that the applicant has provided an email letter withdrawing a portion of the application (the "quick-load area"). He then requested that the email be read into the record by the clerk.

Mr. Todd Simmons of Freeman & Kaufmann, Inc., 209 West Stone Avenue, Greenville, North Carolina 29609, was present via virtual means to represent the applicant. He stated that the application is in response to a violation whereby Lowe's was storing items in the Fire Lane. He stated that striping was added to bring the plan into compliance with what is currently there. He then stated that parking areas for trucks and trailers to the right of the pro-services canopy and directional signage will be added, and the plan will be updated to accurately reflect the way the store is proposing a "pro-air" service to better cater to the professional contractors that frequent the store.

Mr. Simmons continued to explain that the area at the back of the store is tight, and the plan reflects areas for bag storage - not active retail but overstock items that would be moved into the store when needed. An appliance recycling trailer will be used to store used appliances until taken away.

Mr. Simmons stated that the updated plan indicates that the "seasonal quick-load" area, which accommodates approximately 19 parking spaces, has been eliminated and withdrawn from the application at this time. Mr. Simmons noted that the landlord had issue with the location of that area, having impact on parking spaces. He stated that the applicant wanted to come into compliance as quickly as possible so made the decision to withdraw that portion of the application at this time, but may come back at a future date with a similar proposal.

MINUTES
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Page 2 (cont)

Mr. Giroux noted that he did not have the full plan in front of him. He was reminded that the full plan had been sent in the previous month in preparation of the first public hearing.

Mrs. Sperry noted that currently, there are racks on two islands on proposed parking spaces. She questioned what the racks are for, and should there be a safety feature on the island? Mr. Lebel stated that the store is selling items and that a hand-painted sign on a piece of plywood being utilized as advertisement needs to be addressed. Mr. Murphy stated that it is being proposed as a pick-up directional sign at this time. Mr. Simmons reported that proper signage will be installed.

Mr. Giroux interjected and clarified that he found the full set of plans provided to him the previous month. He questioned if "trailer parking" is remaining with the application, to which Mr. Simmons responded, "yes". Mr. Giroux then asked if the applicant is going back to the original plan under the pro-service canopy. Mr. Simmons responded that they are proposing five diagonal spots, and stated that much of what they are proposing with this application is reactive, after the fact, rather than pro-active. Mr. Giroux noted that the pro-service area has been a parking area for some time and is dangerous to pedestrians, and is not ideal. He wants it noted for the record that this is why Lowes was not given that option in their original plan approval.

It is noted for the record that Mr. Gary Ritacco, Alternate, entered the virtual public hearing at 6:50 P.M.

Chairman Adams asked if there was anyone from the public present to speak for or against this application, to which there was none.

Mr. Murphy gave an updated report based on the most recent status of the application, reflecting the withdrawal of the "quick-load" portion of the application. He noted that he is waiting for the property owner of 155 River Road to sign the application. He expects the developer and owner to resolve their issues over the next two weeks, especially with the withdrawal of the quick-load proposal. Based on that, Mr. Murphy recommends that the public hearing remain open and continues on April 6th. This will give the Commission opportunity to see the revisions, issues should be resolved and he should have a modified, recommended motion for them at that time. He also noted that the appliance trailer is just a box trailer, and that the used appliances will not be stored out on the driveway. He then stated that the rack issue on the islands will be resolved by the next hearing as well. He will look into any issues raised at the hearing prior to development of his recommendations for the motion.

Chairman Adams again asked if there was anyone from the public wishing to speak on the application, to which there was none. It is also noted for the record that there was no public comment received via email as directed on the Town website under the Public Hearing Notice.

This virtual Public Hearing was continued to Tuesday, April 6, 2021 at 6:30 P.M.

This virtual Public Hearing ended at 7:05 PM.

Elaine Joseph, clerk  Approved _____ Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 03/22/2021 AT 9:05am
ATTEST. LAURIE TIROCCHI, TOWN CLERK