

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, OCTOBER 1, 2019
7:00 P.M.

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 7:42 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Sharon Gabiga, Trevor Danburg, Cheryl Blanchard, Gary Ritacco, John Dempsey, Timothy Minor (ALT)
MEMBERS ABSENT: Benjamin Hull, III, Jason Lebel (ALT)
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG,
Lisbon Town Planner

Chairman Robert Adams seated Timothy Minor for Benjamin Hull, III.

2. Previous Minutes – Motion by K. Sperry second by G. Ritacco to accept the previous Public Hearing minutes and Regular Meeting minutes of September 3, 2019, with the following corrections to the Public Hearing Minutes: page 2, paragraph 4: Effective Date should be January 1, 2020; page 3 paragraph 10: “site-line” should be “sight-line”; page 5 paragraph 1: “site-line” should be “sight-line”.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Email, from Richard Hamel, Burnham Hill Associates, dated September 30, 2019 re: request to table the “fee in lieu of” agenda item and be placed on next month’s agenda.
- b. Copy, Letter, from CT DOT to Michael Murphy, AICP, Lisbon Town Planner, dated 9/23/2019 re: I-395 resurfacing
- c. Copy, Letter, from Heller, Heller & McCoy to Thomas Sparkman, First Selectman, dated 9/4/2019 re: 21 Barber Farm Rd (lot 26), \$3000.00 fee in lieu of open space
- d. Copy, Letter, from Conservation Commission dated 9/23/2019 re: approval of application #19-05, Kevin Sherrick, 50 Ross Hill Road
- e. Copy, Letter, from Conservation Commission dated 9/23/2019 re: approval of application #19-04, Sunfox Campground (David Nowakowski), 15 Kenyon Road
- f. Notice, from CCM re: Municipal Training, Cybersecurity on 10/24/2019
- g. Notice, from CCM re: Municipal Training, Legal Meetings on 10/17/2019
- h. Notice, from CCM re: Municipal Training, Sustainable Climate Action on 10/29/2019
- i. Publication, Southern New England Construction Magazine

4. Bills and action thereon

- a. The Bulletin, \$446.32, Inv#00266659, 9/17/2019 re: PH Notice (Walmart). Motion by R. Giroux second by J. Dempsey to pay.

VOTE: UNANIMOUS, MOTION CARRIED

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page 2 (Bills, cont)

- b. The Bulletin, \$244.62, Inv#00266519, 9/12/2019 re: NoD. Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. Halloran & Sage, \$800.00, inv#11304535, dated 9/10/2019 re: Savin Gas. Motion by J. Dempsey second by T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED
- d. CLA Engineers, \$125.00, inv#6, dated 9/8/2019 re: Route 169 Gravel Review. Motion by G. Ritacco second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports

- a. ZEO – Brief report by Carl Brown, ZEO: Walmart and Home Depot have cleared parking areas of items; Lowes is half cleared. Mr. Brown reported on an issue with goats on a small parcel, which has been resolved, and also reported that the dumpster pad at 16 River Road has been satisfactorily completed.
- b. Regulations - NONE
1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Michael Murphy, Town Planner. The draft ordinance is being fine-tuned and will hopefully be completed by next meeting.
- c. Zoning Map Subcommittee - NONE
1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 - NONE

6. Old Business:

- a. Regional Planning Commission – NONE
- b. Determination Regarding Fee in Lieu of Open Space – Burnham Hill Associates, 332 N. Burnham Highway – Tabled at the request of Mr. Hamel.
- c. Text Amendment Application, Farm Breweries – Joseph Imschweiler, Applicant, 291 N. Burnham Highway – Motion by R. Giroux second G. Ritacco To approve the application of the ISJ Properties-Joseph Imschweiler of 291 North Burnham Highway, Lisbon, Connecticut, modifying and/or adopting the proposed zoning text amendments to section 4.2.17, 10.20 and section 10.20.2, inclusive, to allow the use of Farm Breweries by special permit in the R-40, R-60 and R-80 zoning districts as follows:
1. Modify sections 10.20.2, 10.20.2.4, 10.20.2.9, and 10.20.2.11 as proposed in the accompanying draft modifications, to encourage use of fermentables produced or grown on site, limit and clarify the number of employees and use of volunteers, allow additional designated event seating, and limit on-site sale to five (5) days, respectively.
2. Adopt the draft modifications to the proposal of record as provided in planning staff recommended revisions dated September 24, 2019 and allow for minor editorial adjustments to prepare them for publication.

The proposed amendments, as modified and adopted, are considered consistent with the comprehensive plan of zoning and have been found to be consistent with policies in the 2016 Plan of Conservation and

APPLICATION FOR CHANGE OF ZONING REGULATIONS OR BOUNDARIES
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date 6/20/19

Name of applicant ISJ Properties, LLC (Joseph Imschweiler, Member)

Mailing address 291 North Burnham Highway, Lisbon, CT 06351

Name of owner of record _____

Mailing address _____

Description of and purpose for proposed change: (In addition to a written description, the applicant shall submit a map clearly showing the boundaries of the proposed change when the change involves a zoning district boundary.)

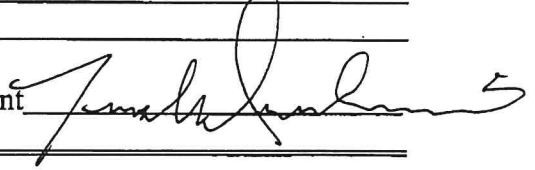
Proposed amendments to Lisbon Zoning Regulations:

Section 4.2.17: Add "Farm Breweries"

Section 10.20: Add "and Farm Breweries"

Add Section 10.20.2 "Farm Breweries - Definitions and Standards"
with subsections 10.20.2.1 - 10.20.2.18

Signature of applicant



To be completed by Commission:

Application No. _____

Fee Paid \$ 560

Date of Submission 6/21/2019

Date of Receipt 7/2/2019

Date of Public Hearing 9/3/2019

Date of Commission Action APPROVED 10/1/2019

Approved 10/1/2019 (SEE ATTACHED)

Denied _____

Reason for Change _____

Signature



Robert Adams, Chairman

RECOMMENDED DRAFT TEXT AMENDMENTS FOR INCLUSION IN/WITH MOTION FOR FARM BREWERIES: SEPTEMBER 24, 2019

LEGEND

Applicant revisions per 8/23/19 review comments provided by Town Planner and entered into hearing record
Additional Town Planner recommended language for PZC consideration and adoption

SECTION 4 – R-40, R-60 AND R-80 ZONING DISTRICTS

4.2 Special Permits

Add “Farm Breweries” to Existing Section 4.2.17, as follows:

4.2.17 Farm Wineries, **Farm Breweries** and Farm Winery Cafes. (Added April 2, 2002, Revised/Effective January 1, 2020)

SECTION 10 – SUPPLEMENTARY REGULATIONS

Add Farm Breweries to Section 10.20, and add a new Section 10.2.2 for Farm Breweries Definitions and Standards, as follows:

10.20 Farm Wineries and Farm Breweries (Revised/Effective January 1, 2020)

10.20.1 Farm Wineries - Definitions and Standards. (Revised/Effective: July 1, 2016)

A farm winery shall be any place or premises located on a farm that includes at least five (5) acres of vineyards, in which wine is manufactured and sold. Wine shall mean any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits, such as grapes or apples or other agricultural products, containing sugar. A Farm Winery permit issued pursuant hereto shall authorize the sale in bulk by the holder thereof from the premises where the products are manufactured pursuant to such permit and shall authorize the holder thereof to sell from such farm winery premises to a retailer wine manufactured by the farm winery permittee in the original sealed containers of not more than fifteen gallons per container and to sell or deliver such wine or brandy to persons outside the state. A Farm Winery permit issued hereunder shall also authorize: (1) The offering and tasting of free samples of such wine or brandy to visitors and prospective retail customers for consumption on the premises of the farm winery permittee; (2) The selling at retail from the premises sealed bottles or other sealed containers of such wine or brandy for consumption off the premises; and (3) The selling at retail from the premises wine by the glass and bottle to visitors on the premises of the farm winery permittee for consumption on the premises. No Farm Winery permitted hereunder may sell any such wine or brandy not manufactured in such winery. The farm winery permittee shall produce within the state an average crop of fruit equal to not less than twenty-five

percent of the fruit used in the manufacture of the farm winery permittee's wine. An average crop shall be defined each year as the average yield of the farm winery permittee's two largest annual crops out of the preceding five years, except that during the first seven years from the date of issuance of a farm winery permit hereunder, an average crop shall be defined as three tons of grapes for each acre of vineyard farmed by the farm winery permittee. A Farm Winery permitted hereunder shall be subject to the requirements of Section 10.9.3 of these Regulations. (4) To make and sell gelato on the premises in small batches for individual sales at an amount not to exceed thirty (30) gallons.

10.20.2 Farm Breweries - Definitions and Standards. (Revised/Effective January 1, 2020)

A farm brewery shall be any place or premises that is located on a farm in the Town of Lisbon upon which beer is manufactured, sold for off-site consumption, and served for on-site consumption. Beer shall mean any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt and hops in drinking water, consistent with the definition contained in C.G.S. Sec. 30-1(5). The Farm Brewery will, whenever possible, utilize ingredients such as hops, barley, cereal grains, honey, fruits, flowers or other fermentables produced or grown on the premises in the manufacturing of the Farm Brewery's beer. Prior to the issuance of a Certificate of Zoning Compliance for a Farm Brewery permitted under this Section, the permittee shall provide to the Commission a copy of the "Manufacturer Permit for Beer" as issued by the Liquor Control Commission/Department of Consumer Protection, and thereafter shall be permitted to partake in those activities allowed by C.G.S. 30-16(b).

In addition to all applicable requirements of State and Federal law relating to the manufacturing, sale and on-site consumption of beer, Farm Breweries permitted under this Section are subject to the following requirements:

- 10.20.2.1 In order to avoid undue congestion and limit potential impacts to abutting property owners, a Farm Brewery may only be approved upon farm properties having a minimum size of ten (10) acres, subject to setback and other requirements provided herein.
- 10.20.2.2 To ensure adequate vehicular access and allow for free flow of traffic, and to accommodate special traffic characteristics of the use, a Farm Brewery may only be approved upon properties having frontage on an arterial road (State numbered routes) as per the recommended Lisbon road classifications in the Plan of Conservation and Development.
- 10.20.2.3 The farm property upon which a Farm Brewery is proposed must contain a residential dwelling, of which the Farm Brewery permittee must be a permanent, full-time resident. Up to five hundred (500) square feet, or twenty five percent (25%) of the dwelling's gross floor area, whichever is less, may be utilized for office.

- 10.20.2.4** In addition to the permittee and other full-time residents of the on-site residential dwelling, a Farm Brewery may have a maximum of five (5) full or part-time employees working upon the property, notwithstanding the provision in the definition of Commercial Agricultural buildings which allows more than five (5) non-family employees at commercial agricultural building workplaces. The maximum number of employees provision above shall not preclude the use of volunteer resources for preparation and setup prior to designated public events, nor shall it apply to employee(s) associated with the self-contained food truck operation at such events.
- 10.20.2.5** All activities associated with the manufacturing/production of beer shall take place within enclosed buildings, which buildings shall be subject to the requirements of Section 10.9 of these Regulations (Commercial Agricultural Buildings).
- 10.20.2.6** The maximum annual production volume for a Farm Brewery permitted under this Section shall not exceed five thousand (5,000) barrels (bbl) per year.
- 10.20.2.7** Hours of operation for the manufacturing/production of beer shall be limited to Monday through Saturday, 7:00 AM – 7:00 PM, unless otherwise expressly permitted by the Commission.
- 10.20.2.8** Only beer that is manufactured by the Farm Brewery permittee on the premises is allowed to be sold and/or consumed on-site. There shall be no spirits, wine, cider or mead consumed or sold on the premises.
- 10.20.2.9** The maximum number of seats that may be provided for on-site consumption of beer manufactured on the premises shall be limited to fifty (50); however, this shall not preclude the provision of additional temporary seating solely to accommodate designated public events on specific days.
- 10.20.2.10** An outdoor patio for on-site consumption of beer manufactured on the premises may be permitted as part of the Farm Brewery, provided that such patio does not exceed five hundred (500) SF in area, or twenty (20) seats, whichever is less. The playing of amplified music outdoors is expressly prohibited.
- 10.20.2.11** Hours of Operation during which the public is permitted to be on the premises shall be limited to Monday through Wednesday, 12:00 PM – 8:00 PM; Thursday through Saturday, 12:00 PM – 9:00 PM; and Sunday: 12:00 PM – 7:00 PM, unless otherwise expressly permitted by the Commission; however, on-site sale and/or on-site consumption shall be restricted to a maximum of five (5) days per week.

- 10.20.2.12** All individuals (including the permittee) responsible for the service of beer to patrons shall be TIPS (Training for Intervention Procedures) certified and shall subscribe to responsible serving practices at all times.
- 10.20.2.13** There shall be no on-site preparation and/or service of food as part of the Farm Brewery operation. Patrons are permitted to bring food prepared or purchased off-premises to the Farm Brewery for consumption.
- 10.20.2.14** A Farm Brewery shall be limited to a maximum of four (4) public events per year, hosted by the permittee for a maximum of one hundred (100) attendees, for the purpose of celebrating special beer releases, seasonal agricultural activities, etc. One (1) self-contained food truck is permitted to be on-premises during each of these public events. There shall be no organized private events, corporate outings, weddings or similar functions at a Farm Brewery unless it is also permitted as a "Private Event Facility" in accordance 4.2.20 and 10.26 of these Regulations.
- 10.20.2.15** Proper provisions for the management and disposal of solid and liquid waste generated by the Farm Brewery operation shall be made by the permittee in accordance with applicable State and local requirements.
- 10.20.2.16** All supplier deliveries, spent grain pick-ups and wastewater pick-ups to/from the Farm Brewery shall be made by a single-unit (SU) type truck, not to exceed forty (40) feet in overall length and shall be scheduled between the hours of 7:00 AM and 5:00 PM, Monday through Friday. No deliveries or pick-ups shall be made outside of the herein stated hours, on weekends or on legal holidays. A maximum of five (5) deliveries/pick-ups shall be made on a weekly basis.
- 10.20.2.17** The applicant shall submit a written request to the Uncas Health District for comment on the compliance of the proposed use with all pertinent provisions of the Connecticut Public Health Code. A copy of such written request shall be submitted to the Commission as part of the Special Permit application.
- 10.20.2.18** Parking for the Farm Brewery shall be provided in accordance with Section 13 of these Regulations, utilizing 13.9.4.g "Retail Stores" for the floor area of the Farm Brewery that is dedicated to the retail sale of promotional items and beer for off-site consumption, and 13.9.4.f "Restaurant, Tavern" for the area of the Farm Brewery that is dedicated to on-site consumption of beer manufactured on the premises.

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page 3 (Old Business, cont)

Development which recommend protection of rural character, to sustain greenway corridors, to encourage economic development, and to strengthen the town's economic base.

The effective date of the amendments shall be January 1, 2020. VOTE: UNANIMOUS, MOTION CARRIED

d. Special Permit Application, Contractor's Home Enterprise – Joshua Armstrong, Applicant 180 Newent Road – Motion by R. Giroux second K. Sperry to approve the application by Joshua E. Armstrong for Special Permit approval to allow operation of a Contractor's Home Enterprise at 180 Newent Road, Lisbon, CT with the following conditions:

1. The existing driveway apron shall be improved to a maximum of 4% grade for the first 25' from the white travel-way stripe. Design modifications provided by a P.E. for the apron shall be included on the final plan. Substantive changes to the design required by CONNDOT at the time of encroachment permit application may require re-review by the Planning and Zoning Commission.
2. A sight line as-built shall be provided by the applicant to insure required apron improvement has been accomplished and to document sight visibility prior to issuance of a certificate of zoning compliance by the ZEO.
3. The bond estimate shall be modified to include costs of driveway improvements and be provided in a form acceptable to the Town Planner and Town Counsel prior to recording the plan in land records.
4. The driveway apron shall be paved and maintained at its current minimum of 22' in width to AT&T Pole #3108.
5. A note shall be added to the plan to indicate that where access drives are not paved, the applicant shall maintain a non-paved surface of a suitable, dust free, non-erodible material as per the regulations.
6. American Arborvitae surrounding the dumpster area shall not be required due to the nature of existing topography.
7. Technical items of staff required by the commission to implement its approval shall be included on the plan.

FINDINGS AND CONCLUSIONS

The commission finds that this proposed application, as conditioned, meets the special permit objectives of sections 11.1, 11.3 and 11.4, relating to intent, appropriateness of use, and impacts to residential areas, respectively, and complies with the provisions of section 10.28 regarding development standards for Contractor's Home Enterprises. This finding is made after careful review and consideration of information, including previous Commission special permit approval on June 6, 2006 that required reconstruction and relocation of the current drive to obtain 450' of sight visibility (not completed), analysis of recommended sight visibility distance for vehicle speeds travelling this segment of Newent Road, analysis of the impact to, and increase in, sight distance requirements where the driveway apron exceeds 3%, the provision of sight visibility profiles by the applicant's surveyor, and civil engineering

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- APPLICANT: Joshua E. Armstrong TELEPHONE: (860) 639-1011
ADDRESS 180 Newent Road, Lisbon, CT 06351 EMAIL: josharmstrongchimney@gmail.com
- APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- OWNER / TRUSTEE: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- ENGINEER/ SURVEYOR/ ARCHITECT: Boundaries, LLC TELEPHONE: (860) 376-2006
➤ ADDRESS 179 Pachaug River Drive, Griswold, CT 06351 EMAIL: dsorrentino@boundariesllc.net

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND SITE PLAN PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT  PRINTED NAME OF APPLICANT/AGENT Joshua E. Armstrong
DATE: 7/23/19

SIGNATURE/RECORD OWNER  PRINTED NAME/RECORD OWNER Joshua E. Armstrong
DATE: 7/23/19

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 180 Newent Road

MAP /BLOCK /LOT: 16/078

VOLUME/ PAGE: 172/298

PROJECT NAME: Armstrong Chimney & Stoves, LLC ACREAGE: 39.35 ZONING DISTRICT: R40/80
LOT IN SQUARE FEET: 1,714,086 TOTAL FLOOR AREA IN SQUARE FEET: _____

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:

Contractor's Home Enterprise for Armstrong Chimney & Stoves, LLC in accordance with Sections 4.2.22, 10.28, and 12 of the Lisbon Zoning Regulations. The proposed use complies with the standards for Special Permits enumerated in Section 11.1 of the Lisbon Zoning Regulations.

APPLICATION SUBMITTAL DATE: 7/24/2019 FEE(S) PAID: \$560.00

OFFICIAL DAY OF RECEIPT: 8/6/2019 Public HearRING: 9/3/2019; 10/1/2019

*P & Z COMMISSION ACTION: APPROVED w/ CONDITIONS DATE: 10/1/2019

CHAIR'S SIGNATURE: 
Robert Adams, Chairman

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer

DATE: _____

Rev. 12/17

(* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)

TOWN OF LISBON
PLANNING AND ZONING COMMISSION

NOTICE OF APPROVAL AND GRANT OF SPECIAL PERMIT

This is to certify that on October 1, 2019 the Planning and Zoning Commission of the Town of Lisbon granted a Special Permit in accordance with the provisions of sections 10.26 and 11 of the Lisbon Zoning Regulations as follows:

1. Owner of Record: Joshua Armstrong
2. Applicant: Joshua Armstrong / Armstrong Chimney & Stove, LLC
3. Description of premises including street address, map, block and lot(s):
180 Newent Road, Lisbon, Connecticut; Map/Block/Lot: 16/078/0000
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:

Contractor's Home Enterprise for Armstrong Chimney & Stoves, LLC


1. The existing driveway apron shall be improved to a maximum of 4% grade for the first 25' from the white travel-way stripe. Design modifications provided by a P.E for the apron shall be included on the final plan. Substantive changes to the design required by CONNDOT at the time of encroachment permit application may require re-review by the Planning and Zoning Commission.
2. A sight line as-built shall be provided by the applicant to insure required apron improvement has been accomplished and to document sight visibility prior to issuance of a certificate of zoning compliance by the ZEO.
3. The bond estimate shall be modified to include costs of driveway improvements and be provided in a form acceptable to the Town Planner and Town Counsel prior to recording the plan in land records.
4. The driveway apron shall be paved and maintained at its current minimum of 22' in width to AT&T Pole #3108.
5. A note shall be added to the plan to indicate that where access drives are not paved, the applicant shall maintain a non-paved surface of a suitable, dust free, non-erodible material as per the regulations.
6. American Arborvitae surrounding the dumpster area shall not be required due to the nature of existing topography.
7. Technical items of staff required by the commission to implement its approval shall be included on the plan.

FINDINGS AND CONCLUSIONS

The commission finds that this proposed application, as conditioned, meets the special permit objectives of sections 11.1, 11.3 and 11.4, relating to intent, appropriateness of use, and impacts to residential areas, respectively, and complies with the provisions of section 10.28 regarding development standards for Contractor's Home Enterprises. This finding is made after careful review and consideration of

information, including previous Commission special permit approval on June 6, 2006 that required reconstruction and relocation of the current drive to obtain 450' of sight visibility (not completed), analysis of recommended sight visibility distance for vehicle speeds travelling this segment of Newent Road, analysis of the impact to, and increase in, sight distance requirements where the driveway apron exceeds 3%, the provision of sight visibility profiles by the applicant's surveyor, and civil engineering expertise from the Town's consulting engineer.

Date: October 2, 2019

By: 
Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

NOTE: The Connecticut General Statutes and the Lisbon Zoning Regulations require that this NOTICE be recorded on the Land Records of the Town of Lisbon located in the office of the Town Clerk, indexed under the name of the record owner in order to become effective.

Received for Record: _____ at _____

Attest: _____
Lisbon Town Clerk

TOWN OF LISBON

2020 SCHEDULE OF MEETINGS

In accordance with the provisions of Connecticut State Statutes §1-225, notice is hereby given that the regularly scheduled meeting of the

Planning & Zoning
(Name of Board/Commission/Committee)

will be held on the following dates:

January 7th

February 4th

March 3rd

April 7th

May 5th

June 2nd

July 7th

August 4th

September 8th

October 6th

November 10th

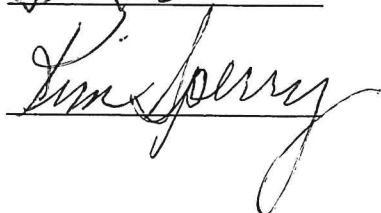
December 15th

The above meetings will be held at 7:00 o'clock p m in the
Town Hall Newent Road, in Lisbon.

Signed:



Chairman



Secretary

Chairman and Secretary of all administrative and executive boards, commissions, agencies, bureaus or other bodies must file with the Town Clerk no later than January 31st of each year a schedule of the regular meetings of such bodies for the ensuing year, and no such meeting may be held sooner than thirty (30) days after the schedule has been filed. Thus, it is imperative that the Chairman and Secretary of these respective bodies file with the Town Clerk not later than December 2, 2019 a schedule of the regular meetings to be held in 2020.

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expertise from the Town's consulting engineer.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications

- i. Zoning Permit Application, Review of Changes to Building Exterior – Peter Oddo, Applicant, 16 River Road. A motion was made by T. Danburg second by R. Giroux to allow Peter Oddo of Lisbon Auto to continue to paint the exterior stripes on the commercial buildings at 16 River Road, as the request was found to be consistent with sections 2.8 and 10.13 of the regulations.

VOTE: UNANIMOUS, MOTION CARRIED

b. Referrals – None

- c. 2020 Schedule of Meetings – Motion by R. Giroux second by K. Sperry to approve the 2020 Schedule of Meetings as follows: 1/7; 2/4; 3/3; 4/7; 5/5; 6/2; 7/7; 8/4; 9/8; 10/6; 11/10; 12/1, at 7:00 PM in the Lisbon Town Hall (see attached).


VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission – NONE


9. Public Comment – A resident of Ames Road complained about garbage being thrown out across the street from him on the Ames Road Subdivision property. A resident of Newent Road stood to question the Commission regarding an incident where someone was "fined \$1000.00 by the Town" for having goats, to which the Commission members assured her that there are no fines currently, and the information on social media was inaccurate.

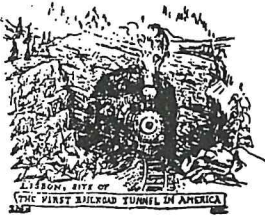
10. Adjournment - Motion made by K. Sperry second by T. Danburg to adjourn at 8:59 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 10/08/2019 AT 9:25am
ATTEST: LAURIE TROCCHI, TOWN CLERK




PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon
Planning and Zoning Commission

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, October 1, 2019, the following actions were taken:

Application by Joseph Imschweiler, 291 North Burnham Highway, to amend the zoning regulations and include provisions in sections 4.2.17, 10.20 and 10.20.2, inclusive to allow development of Farm Breweries by special permit in the R-40, R-60 and R-80 zoning districts.

MODIFIED AND ADOPTED; EFFECTIVE DATE: JANUARY 1, 2020

Application by Joshua E. Armstrong for special permit approval to allow Armstrong Chimney and Stoves, LLC as a Contractor's Home Enterprise at 180 Newent Road.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 8th day of October 2019.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 10/08/2019 AT 9:25am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi