

MINUTES
SPECIAL MEETING WORKSHOP
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 14, 2020
6:00 P.M.

1. Call to Order

The special meeting workshop of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 6:00 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Trevor Danburg, Gary Ritacco, John Dempsey, Benjamin Hull, III, Timothy Minor, Jason Lebel, Cheryl Blanchard (ALT),

MEMBERS ABSENT: Randy Brown, Gary Ritacco (ALT)

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

2. Discussion, Route 12 Corridor Study & Zoning Amendments per POCD 2016 –

Chairman Adams and Town Planner Michael Murphy, AICP, noted for the record the purpose of the meeting. It would address ways to better realize the developmental plans for the Town as approved in the 2016 Plan of Conservation and Development, with a focus on the Route 12 Corridor. The chairman reminded the Commission that this would not be a meeting whereby the public would normally be able to ask questions or interject opinions. The planner indicated that the intent of the meeting was to bring current and newer members up to date about the policy changes the commission has been pursuing. He explained his role as planner in assisting with recommendations to implement the commission's policies.

Mr. Murphy then gave some background information regarding the 2016 POCD, what the public surveys had implied with regard to the residents' desires for future development in the Route 12 corridor, and the necessity for reviewing the Town's current regulations and potentially modifying them in order to meet State requirements for affordable housing. The POCD is already almost four years into the ten-year cycle for the plan.

Mr. Murphy also explained the importance of relaxing the current regulations to allow for some affordable housing as the town had promised at the time the Town received a \$400,000.00 housing rehabilitation grant. This required the town to make zoning changes to increase housing diversity and affordability. The Department of Housing expects the Town to relax its regulations in the very near future regarding housing affordability, diversity and development.

He stated that by having designated areas for more affordable housing, it would lessen the probability of a developer coming in under CGS 8-30g and winning a challenge to develop in an area that is not well suited for construction. Having areas zoned for vertical and/or horizontal mix-use will also allow for diversity. He used an example that the younger populations and the older populations are in need of smaller homes or

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apartments in this region that are more affordable. This could also include assisted living communities and other forms of retirement type housing as well.

Mr. Murphy noted that the town's economic development policies in the POCD focus on the Route 12 Corridor to take full advantage of the transit and utilities already servicing the area. He noted scenario # 3 in the plan which suggests limiting the size of new commercial development north of I-395, since the Town already has two large centers with large box stores and chain restaurants. Business village zone standards would need to be adjusted to do this. While flood plains and farmlands to the east of Route 12 that are now zoned Industrial Park- I are recommended to be protected from development, he recommends reviewing this situation after the housing and mixed- use components of this current effort are completed.

Mr. Murphy said that multi-unit housing developments, other affordable housing, and mixed-use projects cannot be created under the current regulations which prevents the commission from implementing the POCD. He discussed options, one of which could include a possible new zone for the R-40 zoned areas on Route 12 and new regulations for mixed-use projects that might include office, service, institutional and residential uses that could be beneficial and limit traffic along Route 12. These areas now only permit 1-acre type single family and two-family development with other allowable special permit uses and much of the land is underutilized in this area.

The planner and the commission also discussed integrating housing at appropriate densities into the BV III and BV IV zones in the corridor only and not in other areas of town that do not have utilities.


Also, certain properties are currently split by different zones in the corridor, and the commission supported making minor adjustments to follow property boundaries. The planner also noted that WPCA policy would need to be addressed and some proper planning done to allow for some residential sewerage allocation if the commission considers these types of zoning amendments. Only commercial uses appear to be permitted to connect to the sewer in the corridor.

The Commission considered what kinds of institutional and service uses they would like to see in the Route 12 Corridor outside the BV zones. The consensus was for the planner to begin to look at these possibilities for future Commission discussion. The chairman also suggested that he and the planner make contact with the WPCA's new chairman to begin the discussion on sewerage policy in the corridor over the next month or so. The planner will follow up and coordinate the process to assist the Commission.

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3. Adjournment - Motion made by T. Danburg second by J. Lebel to adjourn at 7:32 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 01/16/2020 AT 1:50pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Margaret Wakely Asst