

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, APRIL 6, 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, April 6, 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, Cheryl Blanchard, Randy Brown, Ben Hull, III, Jason Lebel, Timothy Minor, Kim Sperry, Gary Ritacco (Alt)

MEMBERS ABSENT: Trevor Danburg

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

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

Chairman Adams read the legal notice into the record and asked the planner for any information update before the applicant speaks.

Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner gave a brief report on the current status of the application. He noted that the applicant has been working on resolving issues identified at the last hearing, including obtaining the landlord's signature on the application. He noted that the signed application was submitted prior to the Public Hearing and entered into the record this evening.

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 confirmed Mr. Murphy's comments regarding working through any remaining issues after last month's public hearing, stating that Target gave their approval and that the landlord has signed the application. He noted that their plan remains unchanged from their earlier presentation.

Mr. Giroux noted that the site plan is matching the current plan for outdoor storage. He also noted that the appliance recycling trailer area raises questions about allowing for emergency access if a truck is parked in that location. Chairman Adams asked if the draft conditions of approval address the issue of Fire Safety in that area?

Mr. Murphy reviewed the six recommended conditions in the staff report entered into the record that covered recommended plan corrections and limits on storage of items to specific areas on the site plan.

Mr. Murphy then noted that there were some technical items that needed correcting. "Planning Commission" on the plan needs to be "Planning and Zoning Commission" below the signature stamp. He

MINUTES
PUBLIC HEARING
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TUESDAY, APRIL 6, 2021
Page 2 (cont)

then clarified that the large trailer for recycled appliances is at the southwest corner of the building closer to Target but is not near or block the access way around the building. As for the bag storage location, a seventh condition of approval should be added that would require approval from the Fire Marshal in terms of width requirements.

Mr. Giroux noted that all the seasonal products, such as mulch, are coming in right now but everything must refer back to the original site plan. The Commission never wanted it stored outdoors at the time the original site plan was approved. It needs to be on the site plan that this is their storage area and safe emergency access must be approved by the Fire Marshal. He agrees that a condition must be added to make sure there are no fire issues.

Mr. Simmons noted for the record that notes #3, #4, and #5 on the current plan addresses the issue of not encroaching on the fire zone.

Mr. Murphy noted that the recycling trailer will be stored in an actual loading zone enclave to the building. Attaching the afore mentioned condition regarding the approval of the Fire Marshal will resolve any issues pertaining to fire zones or emergency access in that area.

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 closed at 6:50 PM.



Elaine Joseph, clerk

Approved _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 04/12/2021 AT 12:55pm
ATTEST, LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi