

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL VIRTUAL MEETING
TUESDAY, NOVEMBER 10, 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 Debra Gilot, for special permit approval in accordance with the provisions of section 4.2.5 and 10.5, and section 11 of the zoning regulations to allow a Cottage Food Operation as a home occupation on a 1 +/- acre parcel at 237 Preston Allen Road, Lisbon, CT 06351, map/block/lot 03/048/0000 in the R-40 zoning district.

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

MEMBERS ABSENT: Randy Brown

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 6:33 PM.

The Applicant, Ms. Debra Gilot of 237 Preston Allen Road, was present by virtual means. Ms. Gilot stated that she has been a hobby baker of sugar cookies for some years, and she would now like to be able to sell her cookies. In order to do this, she must get a Cottage Food license from the State of Connecticut. This will require complete compliance with local zoning regulations. Ms. Gilot added that her enterprise would not create any noise, smoke, or offensive odors. She would not have any outside storage, no additional discharge into the septic system, and would not need to add additional parking spaces. She reported that her property already has 4 parking spaces, but that she would not be utilizing a commercial vehicle and would not be doing any advertising. Her customer base is completely word of mouth. There will be no change to the character of the neighborhood and because of this, she is asking for a waiver of the site plan requirements.

Mr. Michael Murphy, AICP, Lisbon Town Planner, noted that Ms. Gilot works for the Town of Groton in its Office of Planning and Development Services, and that she is very aware of the permitting process and the regulations in Lisbon. He also stated that, in the interest of transparency and disclosure, he worked with her in the Town of Groton for many years as her supervisor prior to 2014 when he retired.

Mr. Murphy entered his staff report into the record and noted that Ms. Gilot posted two signs on her property within the required time frame, noticing the Public Hearing. He also noted that he is adding correspondence from Ms. Gilot, dated October 5, 2020, requesting a site plan waiver. Mr. Murphy stated that the applicant does not need a professionally prepared site plan as this is an existing home, the project description is very detailed, is similar to other applications for Cottage Food Operation that have been before the Commission and approved, and complies with the standards of 10.5 of the Regulations. He also added that the applicant will be delivering her baked goods and will not be having customers to the house. She will also be using less than 25% of the total floor area - only about 15%.

Mr. Murphy then noted that requests for comments had been distributed to Uncas Health District, the Fire Marshal and the Zoning Official. Al Gosselin of the Uncas Health District responded that the Health District does not regulate Home Bakeries, and that with minimal additional sewage discharge, approval is granted at this time. Mr. Murphy stated that the Fire Marshal, Rick Hamel, reported that he found no concerns after reviewing the application.

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Carl Brown, Town of Lisbon Building Official/Zoning Official, was present via teleconference and stated that he, too, had no concerns at this time.

Mr. Murphy noted that Ms. Gilot had sent notices to abutters and that the file was complete with the required proof of notification.


Chairman Adams noted that it is his experience that local health districts do inspect larger bake shops. Brief discussion ensued about commercial and home bakeries and permitting/inspection requirements and their importance.

Mr. Ben Hull asked if the applicant was pursuing this because it was something she liked to do, and that it really wasn't about the money? Ms. Gilot responded that absolutely, it is like therapy for her, but that she would be happier if the hobby would help to pay for itself since it can get expensive.

Mr. Murphy noted that Ms. Gilot's intent is to sell baked goods only, and that this should not be confused with broader food preparation and sales. Ms. Gilot stated that her intent is to bake and sell custom decorated sugar cookies, specifically.

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.

This Public Hearing was closed at 6:46 PM.


Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 11/17/2020 AT 10:20am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
