

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 2, 2018
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 7:05 P.M.

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

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

2. Previous Minutes – Motion by J. Dempsey second by K. Sperry to accept previous minutes of 12/5/2017. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy: Letter, dated 12/2/17 from Thomas Sparkman to Timothy Minor re: Commission appointment
- b. Town of Lisbon 2018 Meeting Schedule
- c. Budget Report (July through November, 2017) - Balances: LI#51730 (Purchased Services) \$37,974.40 / LI#51750 (Supplies & Expenses) \$1,336.72

4. Bills and action thereon

- a. The Bulletin, \$162.74, inv#00241061, 12/13/2017 re: NoD (LaGada). Motion by T. Danburg second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations –

- 1. MS4 Storm Water Regulation/Ordinance Update – The revised proposed site plan checklist for attachment to the zoning permit and special permit applications was submitted by Mr. Murphy to the Commission for review in their packets.

c. Zoning Map Subcommittee - NONE

- 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – NONE
- 2. Regulation Committee Meeting - The Chairman scheduled a committee meeting to discuss potential zoning amendments for 5 pm on Tuesday, January 9th at Town Hall. All members are encouraged to attend.

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Noted for the record: The Chairman was contacted by the owner of Stilly's Auto last month, regarding a possible zone change for property on Route 169. The Planner contacted the owner and a meeting between the two was scheduled for further discussion.

6. Old Business:
 - a. Zoning Enforcement – NONE
 - b. Regional Planning Commission – NONE
 - d. Annual Report Narrative – K. Sperry to submit to BoF by end of January

7. New Business

a. Receipt of New Applications

1. Black & Veatch (Tesla Motors, Inc.) – Zoning Permit Application – 160 River Road – Installation of Tesla Motors Supercharger Electric Vehicle Charging Stations Motion by G. Ritacco second by C. Blanchard to table. VOTE: UNANIMOUS MOTION CARRIED
 2. Lisbon Farmers' Market Committee – Application for Change of Zoning Regulations - zoning text amendments to permit Farmer's Markets as a special permit use in residential zones and establish standards for their development – Public Hearing scheduled for March 6, 2018 at 6:30 PM, at Lisbon Town Hall.
 3. Richard A. Hamel – Application for Special Permit – 363 N. Burnham Hwy – Proposed private event facility for seasonal accessory use to a principal single-family dwelling in the R-60 & R-40 zoning districts for the accommodations of weddings, showers, engagement parties, graduation parties and other private gatherings - Public Hearing scheduled for March 6, 2018 at 6:40 PM, at Lisbon Town Hall.
- b. Referrals - NONE
- c. Request for Preliminary Discussions Regarding Property at 397 N. Burnham Highway (Holden Gravel Excavation Site) – The planner noted this was a non-binding discussion requested by the Holdens. Mr. Holden requested clarification about language in the regulations governing trap rock and quarry mining, which was provided by the commission and its consultant.

Motion by K. Sperry second by T. Danburg to add "Nomination of Officers" to 8.a.

VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission

a. Nomination of Officers –

Motion by R. Giroux second by K. Sperry to nominate R. Adams as Chair.

VOTE: UNANIMOUS MOTION CARRIED

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Motion by K. Sperry second by S. Gabiga to nominate R. Giroux as Vice-Chair.

VOTE: UNANIMOUS MOTION CARRIED

Motion by J. Dempsey second by R. Giroux to nominate K. Sperry as Secretary.

VOTE: UNANIMOUS MOTION CARRIED

- b. New Special Permit Application Form - Noted for the record: Mr. Murphy submitted a revised Special Permit Application for review, which is now consistent with the revised Zoning Permit Application.

9. Public Comment – NONE

10. Adjournment - Motion made by R. Giroux second by B. Hull to adjourn at 7:53 P.M.

VOTE: UNANIMOUS MOTION CARRIED

Approved: _____

Robert Adams, Chairman

Elaine Joseph, clerk

RECEIVED FOR RECORD AT LISBON

CT ON 01/09/2018 AT 11:55am

ATTEST: LAURIE TIROCCHI, TOWN CLERK

Laurie Tirocchi, Asst