

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 6, 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 7:02 P.M.

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

MEMBERS ABSENT: Kim Sperry

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

Timothy Minor was seated for Kim Sperry by Chairman Adams.

2. Previous Minutes – Motion by R. Giroux second by S. Gabiga to accept previous minutes of 1/2/2018. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Mid-year Budget Update from Board of Finance - review
- b. Letter, dated 1/31/18 from FEMA re: Shetucket Watershed
- c. Letter, dated 1/16/18 from Halloran & Sage LLP re: Atty. M. Zizka, Engagement of Legal Services. Motion by T. Danburg second by G. Ritacco to add "Atty. Zizka" to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

- d. Memo, submissions due for Lisbon Quarterly Newsletter by 2/16/2018
- e. Memo, Federation of Planning and Zoning Agencies re: March 22 Conference (\$48/person)
- f. Budget Report (July through December, 2017) - Balances:
LI#51730 (Purchased Services) \$37,974.40 / LI#51750 (Supplies & Expenses) \$1,173.98

4. Bills and action thereon

- a. SECCoG, \$12,778.48, dated 1/10/2018, for period of July 1, 2017 – Dec 31, 2017. Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. The Bulletin, \$380.52, inv#00242506, 1/23/2018 re: PH Notice (Aldi). Motion by T. Danburg second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

- a. ZEO – C. Brown, ZEO, submitted photographs of 3 properties not complying with his cease and

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desist orders. These property owners have not accepted his certified letters. It was the consensus of the Board that in a month, Mr. Brown should send another letter to each property owner, and then take further action if necessary.

b. Regulations –

1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy submitted an updated chart to all the Commission members and reported that it was continuing to move forward. Commission member B. Hull questioned if this would have any impact on anyone clearing a building lot, to which Mr. Murphy answered that it could, as a state permit would be needed to clear anything over an acre.

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, February 27 at Town Hall. All members are encouraged to attend (Sub-Committee Members: John Dempsey, Gary Ritacco, Ron Giroux, Kim Sperry and Robert Adams).

6. Old Business:

- a. Regional Planning Commission – NONE
- b. Annual Report Narrative – The Annual Report Narrative was completed and submitted to the Board of Finance Chairman by Ms. Sperry before the January 31 deadline.
- c. Black & Veatch (Tesla Motors, Inc.) – Zoning Permit Application – 160 River Road – Installation of Tesla Motors Supercharger Electric Vehicle Charging Stations – Trevor Smith was present to represent the applicant. He gave a brief presentation of the Tesla vehicle charge stations the applicant is proposing to install. C. Brown, ZEO, questioned how the electricity would be turned off in the event of a fire at the charging station. Mr. Smith answered that there was no master switch and the fire department would need to be called in an emergency. Mr. Dempsey questioned who pays for the electricity, to which the answer was that at this point, the service is 100% free to the car owner, and that Tesla is billed. Eventually, however, the customers will be charged. Mr. Smith said that they will be putting the stations in an under-utilized area of the parking lot, and that additional lighting will be put in. Mr. Murphy submitted his staff report citing various issues that still need to be addressed.
Motion by R. Giroux second by G. Ritacco to table till next month's meeting.

VOTE: UNANIMOUS MOTION CARRIED

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by Applicant:

Date 11/13/2017

Name and Address of Applicant Aldi Inc.
295 Rye Street, South Windsor, CT 06074

The undersigned does hereby request a Special Permit as required by Section 11
of the Lisbon Zoning Regulations.

Location of Property 175 River Road
Owner of Record of Property Aldi Inc.
Description of Proposed Use +/-2,024 s.f. addition to existing Aldi retail

(The applicant shall submit, with this completed application, a site plan as prescribed in Section 10
of the Lisbon Zoning Regulations.)

Signature of Applicant Bruno Louren

To be completed by the Commission:

Application No. _____

mm
12/1/17
Date of Submission 12/1/17

Fee Paid \$ 560.00

Date of Receipt 12/5/17

Date of Action _____

Date of Public Hearing 2/6/18

Approved 2/6/2018

Denied _____

Reason for denial or modification _____

Signature _____

ROBERT ADAMS, CHAIRMAN

(No approved Special Permit shall be effective until a copy of this completed form is recorded in the
land records of the Town of Lisbon. The Town clerk shall index the same in the Grantor's Index
under the name of the record owner and the record owner shall pay for such recording. Sec. 8-3d,
Connecticut General Statutes.)

TOWN OF LISBON
PLANNING AND ZONING COMMISSION

NOTICE OF APPROVAL AND GRANT OF SPECIAL PERMIT

This is to certify that on February 6, 2018 the Planning and Zoning Commission of the Town of Lisbon granted a Special Permit in accordance with the provisions of section 11 of the Lisbon Zoning Regulations as follows:

1. Owner of Record: Aldi, Inc. 295 Rye Street, South Windsor, CT 06074
2. Applicant: Jeff Bord, Project Manager, for Aldi's Inc.
3. Description of premises including street address, map, block and lot(s):
175 River Road, Map/Block/Lot 14/042/0005 (Aldi, Inc.)
175 River Road, Map/Block/Lot 14/042/0001 (Lisbon 3A Associates)
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:

Application to construct a 2,024 square feet addition to existing retail building as per section 6.4 and section 11 of the zoning regulations , including modifications to parking lot, building design, landscaping, lighting and related improvements associated with the Aldi's market, subject to the following conditions:


1. The wood rail and 6' ornamental black fencing shall be extended around the perimeter of the newly developed area to complement the landscape design, with details provided on the final plan.
2. Final measures for permanent stabilization of the remaining portion of the site beyond the limit of disturbance shall be included on the plan, including sequence and timing for removal of silt fence, temporary construction fence, jersey barriers, gates, temporary guardrail, and loaming and seeding and disposition of the stone check dam at the northern edge of the property.
3. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval by the Town Planner and/or Town Engineer prior to construction of proposed deviations. Staff may approve such deviation where staff concludes that the aesthetics and/or structural integrity of the minor change does not compromise the original design approval.
4. The applicant shall provide cash surety in the amount of \$3000.00 to address any erosion and sediment control issues during construction.
5. All requirements of the Town's consulting engineer shall be addressed.

6. The landscape strip and the sidewalk at the northeast corner of the expansion shall be redesigned to move the sidewalk closer to the curb-line and locate the 5' landscape strip along the face of the building to conform to the intent of our front landscape requirement.
7. Site lighting levels shall remain consistent with current levels and shall employ the standards for foot candle guidelines from the latest IES Lighting Handbook for lighting this type of use.
8. Technical items of staff shall be addressed.

FINDINGS AND CONCLUSIONS

The proposed expansion to the building, in conjunction with the proposed site improvements, are found to be appropriate for the designated location in this Industrial Park 1 district and comply with the special permit objectives criteria provided in sections 11.1 and 11.3, and the industrial development standards of section 10.13.

Date: February 14, 2018


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

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d. Aldi, Inc. – Special Permit Application, 175 River Road – review of application for +/- 2024 s.f. addition to existing Aldi retail – MR. Murphy recommended a motion to address 8 conditions and findings to meet the regulations.

Motion by R. Giroux second by B. Hull to approve the special permit application request for proposed 2,024 square feet expansion and related improvements associated with the Aldi's Market at 175 River Road, Lisbon, CT with the following conditions:

1. The wood rail and 6' ornamental black fencing shall be extended around the perimeter of the newly developed area to complement the landscape design, with details provided on the final plan.
2. Final measures for permanent stabilization of the remaining portion of the site beyond the limit of disturbance shall be included on the plan, including sequence and timing for removal of silt fence, temporary construction fence, jersey barriers, gates, temporary guardrail, and loaming and seeding and disposition of the stone check dam at the northern edge of the property.
3. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval by the Town Planner and/or Town Engineer prior to construction of proposed deviations. Staff may approve such deviation where staff concludes that the aesthetics and/or structural integrity of the minor change does not compromise the original design approval.
4. The applicant shall provide cash surety in the amount of \$3000.00 to address any erosion and sediment control issues during construction.
5. All requirements of the Town's consulting engineer shall be addressed.
6. The landscape strip and the sidewalk at the northeast corner of the expansion shall be redesigned to move the sidewalk closer to the curb-line and locate the 5' landscape strip along the face of the building to conform to the intent of our front landscape requirement.
7. Site lighting levels shall remain consistent with current levels and shall employ the standards for foot candle guidelines from the latest IES Lighting Handbook for lighting this type of use.
8. Technical items of staff shall be addressed.

FINDINGS AND CONCLUSIONS

The proposed expansion to the building, in conjunction with the proposed site improvements, found to be appropriate for the designated location in this Industrial Park 1 district and comply

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with the special permit objectives criteria provided in sections 11.1 and 11.3, and the industrial development standards of section 10.13. VOTE: UNANIMOUS MOTION CARRIED

7. New Business

a. Receipt of New Applications - NONE

b. Referrals

1. Board of Selectmen referral under CGS 8-24 regarding installation of three (3) outdoor volleyball courts at Lisbon Central School – Mr. Murphy reported on the referral and cited the need for careful planning at site plan stage. Motion by G. Ritacco second by J. Dempsey to send the Selectmen a favorable report.

VOTE: UNANIMOUS MOTION CARRIED

2. Board of Selectmen referral under CGS 8-24 regarding the Lisbon Fire Department space needs assessment – Mr. Murphy reported on the referral and cited the need for careful planning at site plan stage. Motion by G. ritacco second by T. Danburg to send the Selectmen a favorable report.

VOTE: UNANIMOUS MOTION CARRIED

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

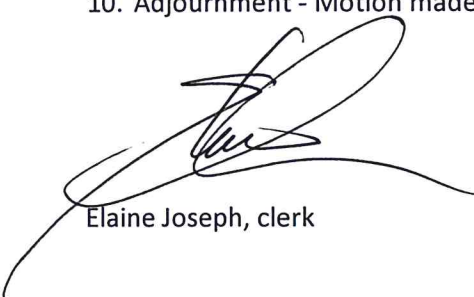
- a. Atty. Zizka – Motion by G. Ritacco second by T. Danburg to keep Atty. Michael Zizka as the Lisbon Planning and Zoning Commission attorney. VOTE: UNANIMOUS MOTION CARRIED
Mr. Murphy noted for the record: Keeping Atty. Zizka as the Planning and Zoning Commission's attorney will help in keeping continuity with Brenmor.

Mr. Murphy noted that new Storm Water "check lists" and Special Permit Applications would be going up online.

9. Public Comment – NONE

10. Adjournment - Motion made by G. Ritacco second by T. Danburg to adjourn at 8:22 P.M.

VOTE: UNANIMOUS MOTION CARRIED

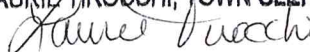

Elaine Joseph, clerk

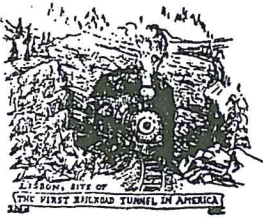
Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 02/14/2018 AT 9:50am

ATTEST, LAURIE TIROCCHI, 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, February 6, 2018, the following action was taken:

Application for special permit approval by Jeffrey Bord of BL Companies for Aldi, Inc., to construct a 2,024 square feet expansion of the retail building, including modifications to the parking lot, building design, landscaping and lighting at 175 River Road, in the IP-1 Zone.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 14th day of February 2018.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 02/14/2018 AT 9:50am
ATTEST: LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi