

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MARCH 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 7:09 P.M.

MEMBERS PRESENT: Robert Adams, Cheryl Blanchard, Gary Ritacco, Kim Sperry,
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 R. Giroux second by K. Sperry to accept previous minutes of 2/6/2018. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Memo, from Thomas Sparkman re: Attorney Mike Zizka to represent the Commission on Planning and Zoning matters.

b. Notice, from Amanda Kennedy re: Housing Needs Assessment for Region

c. Budget Report (July through January, 2018) - Balances:

LI#51730 (Purchased Services) \$37,974.40 / LI#51750 (Supplies & Expenses) \$1,173.98

4. Bills and action thereon

a. The Bulletin, \$592.82, inv#00243666, 2/21/2018 re: PH Notice (Farmers Market, Hamel). Motion by G. Ritacco second by T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$156.33, inv#00243507, 2/15/2018 re: Notice of Decision (Aldi). Motion by T. Danburg second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

c. CT Federation of Planning and Zoning Agencies, \$110.00, 3/1/2018 re: Membership dues to 3/31/2019. Motion by S. Gabiga second by R. Giroux to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – Last month, C. Brown, ZEO, submitted photographs of 3 properties not complying with his cease and desist orders. These property owners have not accepted his certified letters. It was the consensus of the Board that Mr. Brown should send another letter to each property owner the first week of April, and then take further action if necessary.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 6, 2018
Page 2 (Reports, cont)

b. Regulations –

1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy submitted an updated program chart to all the Commission members, and it was reported that notice to the public about pending storm water development plans, and checklists were added to the applications on the town's the website.

c. Zoning Map Subcommittee - NONE

1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 -NONE
2. Regulation Committee Meeting - The committee meeting to discuss potential zoning amendments, scheduled for 5 pm on Tuesday, February 27 at Town Hall, was not held due to a lack of quorum.

6. Old Business:

- a. Regional Planning Commission – NONE
- b. Annual Report Narrative – Remove from Agenda
- c. Black & Veatch (Tesla Motors, Inc.) – Zoning Permit Application – 160 River Road – Installation of Tesla Motors Supercharger Electric Vehicle Charging Stations – Motion by R. Giroux second by T. Danburg to accept their request for a 65-day extension.

VOTE: UNANIMOUS MOTION CARRIED

- d. Lisbon Farmers Market Committee – Application for Change of Zoning Regulations – zoning text amendments to permit Farmers' Markets as a special permit use in residential zones and establish standards for their development – Motion was made by R. Giroux second by T. Danburg to approve the application of the Farmer's Market Committee of Lisbon, Connecticut, adopting the proposed amendments to section 4.2, section 4.2.21, section 10.27, section 13.9.4, section 15.6d and section 19.3 to incorporate regulations and standards to allow the use of Farmer's Markets in the R-40, R-60 and R-80 zoning districts by special permit. (See Attached)

The proposed amendments have been found to be consistent with policies in the 2016 Plan of Conservation and Development which support protection of rural character and sustainable development, and which strengthen the town's economic base.

The effective date of the amendments shall be April 1, 2018.

VOTE: UNANIMOUS MOTION CARRIED

- e. 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 – WITHDRAWN

APPLICATION FOR CHANGE OF ZONING REGULATIONS OR BOUNDARIES
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date DEC 21, 2017

Name of applicant LISBON FARMERS' MARKET COMMITTEE
Mailing address C/O LISBON TOWN HALL, 1 NEWENT RD, LISBON, CT 06351
Name of owner of record TOWN OF LISBON
Mailing address 1 NEWENT RD, LISBON, CT 06351
Description of and purpose for proposed change: (In addition to a written description, the applicant shall submit a map clearly showing the boundaries of the proposed change when the change involves a zoning district boundary.)

Farmer's Market Committee proposal to create a specially permitted use in the residential zones by 1) amending section 4.2 to include a new section 4.2.21, 2) proposing a new section 10.27 establishing standards and conditions for Farmer's Markets, 3) amending section 13.9 to include section 13.9.4 x for parking standards for Farmer's Markets, 4) amending section 15.6 d to allow Farmer's Markets to have a sign similar to Non-Profits (12 sq ft), and 5) amending section 19.3 to include a definition for a Farmer's Market.

Signature of applicant

Sharon Cabica
SHARON CABICA, CHAIRMAN
SECRETARY

To be completed by Commission:

Application No. _____
Date of Submission December 28, 2017
Date of Receipt January 2, 2018
Date of Public Hearing March 6, 2018
Date of Commission Action March 6, 2018

Fee Paid \$ N/A

Approved March 6, 2018

Denied _____

Reason for Change _____

Signature

RA

Robert Adams, Chairman

Standard block: existing language

Bold : proposed language**SECTION 4 - R-40, R-60, and R-80 RESIDENTIAL DISTRICTS**

- 4.1 **Permitted Uses.** The following uses are permitted in an R-40, R-60, and R-80 District, subject to issuance of a zoning permit from the Zoning Enforcement Officer, who shall issue such permit if it is determined that the proposed use is in conformance with all applicable Regulations.
- 4.1.1 Single-family dwelling not to exceed one such dwelling per lot, but excluding the use of tents, Quonset huts, Nielsen huts, and similar portable buildings for dwelling purposes.
 - 4.1.2 Two-family dwelling, new construction, not to exceed one such dwelling per lot. The minimum lot area per dwelling shall be not less than 175% of the required minimum lot area for single-family dwellings.
 - 4.1.3 Agriculture, forestry, truck and nursery gardening, greenhouses, livestock and poultry raising, dairy farming and buildings used for the storing and processing of agricultural and forestry products accessory to the farm are permitted provided that the minimum lot size shall be five (5) acres, except for commercial agricultural buildings as provided for in these Regulations. One horse, or one sheep, or one goat may be kept on a lot containing at least 120,000 square feet. For each such animal more than one, the lot shall contain an additional 22,000 square feet.
 - 4.1.4 Roadside stands for the seasonal sale of farm produce and agricultural products grown on site provided they shall contain not more than 200 square feet in area. Such stand shall be not less than twenty-five (25) feet from any road line/edge of pavement, or less than 10 feet from a front property boundary whichever is greater, and not less than fifty (50) feet from any road intersections, and not less than twenty five feet (25) from the side property boundary. No less than two (2) off street parking spaces shall be provided for customers. Such spaces must allow for adequate sightlines for drivers traveling on the adjacent road and entering and existing such spaces for such road, with due consideration being given to the posted speed limit and other pertinent factors.
 - 4.1.5 Buildings, structures and uses that are accessory to principal uses permitted under section 4 of these Regulations.
 - 4.1.6 Trailer, mobile home, or other temporary units to be used on a lot by the lot owner only during construction of a dwelling (building permit must be issued for construction of dwelling), for a period not to exceed 12 months and such temporary units must be removed from the lot prior to issuance of a Certificate of Occupancy (C.O.) Permit approval is limited to one 12 month period and cannot be extended or renewed beyond the original 12 month period.
 - 4.1.7 Wireless telecommunication facility where the antenna is mounted on the rooftop or facade of an existing non-residential building or is mounted to existing towers, water towers/tanks, utility poles, steeples, clock or bell towers, billboards, nonresidential chimneys, bridges, and silos, provided the requirements of Section 10.17 of these Regulations are met.
 - 4.1.8 Yard Sales. Yard sales are permitted provided there are no more than three in any calendar year on a lot and provided each lasts no longer than two consecutive days.
- 4.2 **Special Permits.** The following uses are permitted by special permit in an R-40, R-60 and R-80 Districts, provided the dimensional requirements of Section 8 and the special conditions of Section 11 are met.
- 4.2.1 Conversions of an existing residential dwelling from a one-family dwelling to a dwelling, which will accommodate no more than one two (2) family dwelling unit. (See Section 10.2)
 - 4.2.2 Elderly housing projects. Redefine per elderly, convalescing, congregate care, etc. (See Section 10.3)

- 4.2.3 Churches and schools, but not including correctional institutions and institutions/facilities for the mentally ill, intemperate, and/or substance abusers.
- 4.2.4 Police stations, fire stations, or other municipal buildings.
- 4.2.5 Home Occupations per Section 10.5.
- 4.2.6 Excavation, removal and filling of earth materials pursuant to Section 10.4.
- 4.2.7 Rear lots.
- 4.2.8 Open Space Developments. (See Section 10.12)
- 4.2.9 Commercial agricultural buildings.
- 4.2.10 Year round retail outlets for agricultural/horticultural products, where 75% of such products are grown on site.
- 4.2.11 Seasonal Campgrounds.
- 4.2.12 Wireless telecommunication facilities not permitted under Section 4.1 of these Regulations provided the requirements of Sections 10.17 and 10.18 of these Regulations are met.
- 4.2.13 Non-motorized public parks and playgrounds developed by non-profit/not for profit entities and/or municipal organizations, excluding paint ball and/or similar activities.
- 4.2.14 Golf Course Development.
- 4.2.15 Bed and Breakfast establishments. (See Section 10.7)
- 4.2.16 Cemeteries.
- 4.2.17 Farm Wineries and Farm Winery Cafes. (Added April 2, 2002)
- 4.2.18 Farm Animals Exhibit Area
- 4.2.19 Specialized Agricultural Building
- 4.2.20 Private Event Facility
- 4.2.21 Farmers' Market (See Section 10.27)**

10.27 Farmers' Market. A Farmer's Market is a permitted in the R-40, R-60 or R-80 zone subject to site plan review, special permit approval and the conditions and standards noted below.

10.27.1 Intent. Provide for a seasonal market as approved by the Planning and Zoning Commission where local and regional vendors and organizations may sell and/or promote their products or services as noted herein to increase access to healthy, affordable, and culturally appropriate foods, and support agriculture, economic development and community socialization in a manner herein prescribed for the benefit of farmer and consumer alike.

10.27.2 Standards

- a. The Farmers' Market shall be located on Town owned property with seasonal operation limited to one day per week as authorized by the Planning and Zoning Commission.
- b. Regional products grown and/or produced, including value-added farm products, are permitted. This provision applies to all vendors on site, excluding authorized non-food related non-profit and informational vendors, and any guest entertainment.
- c. The Farmers' Market Committee shall, at the time of application submission, present its plan and operating rules for seasonal operation of the market, including days/hours of operation, maintenance, security, insurance, and Market Master/Manager contact information.
- d. Parking for customers shall be provided on site in accordance with the requirements of section 13.9.4 x. The additional parking space permitted for product loading and delivery may be provided behind perimeter vendor booths, provided all design requirements are met. The Market shall also provide for an appropriately located bicycle parking/storage area on site.
- e. The Farmers' Market shall provide for adequate recycling, sanitary facilities and waste collection and removal. All requirements of the Uncas Health District shall be met.
- f. Craft vendors such as local or regional handcrafted jewelry, pottery, artwork, woodwork, and similar artisans, shall be limited to no more than 30% of all vendors at maximum capacity; however, a minimum of four (4) craft vendor booths shall be permitted on any given day. Destination type food vendors, (such as coffee roasters, frozen creamery, kettle corn and the like) shall not be considered craft vendors.
- g. No more than one (1) Food Truck and 2 non profit/informational vendors shall be permitted at each Farmers' Market event. Any guest Food Truck shall also comply with the requirements of section 10.27 2 b.
- h. Utility appurtenances such as small generators, heating and cooling systems and necessary distribution lines of a temporary nature, shall be permitted subject to compliance with all applicable code requirements and proper design techniques to promote public health and the general welfare.
- i. Guest entertainment in the form of acoustic instrumentation and vocals may be permitted as a condition of the special permit. This shall not preclude sound system amplification for the purpose of public announcements or information.

- j. **The Farmers' Market exhibit area and associated vendor booths may be located in accordance with the setback requirements for accessory structures specified in section 8 of these regulations.**

intensity or nature of the use, the Commission shall approve a non-paved surface of a suitable, dust free, non-erodible material. All driveways and parking areas shall be maintained in a passable condition throughout the year so as to provide access by emergency vehicles.

- 13.7 Drainage. All driveways and parking areas shall be designed such that there is no alteration in the flow of water onto neighboring property unless drainage rights have been obtained from the owners. An engineered plan of such drainage may be required.

- 13.8 Stacking Requirements: Off-street stacking for waiting automobiles between the street line and drive-up service windows shall be provided based on the following ratios:

- 13.8.1 Fast food/Drive-In Restaurant w/Drive-Up Service Window: 10 stacking spaces
- 13.8.2 Drive-in Bank/Drive-Up ATM: 8 Stacking spaces; 4 stacking spaces per service window if more than one service window provided.
- 13.8.3 Automated drive-in car wash as accessory use: 10 stacking spaces.
- 13.8.4 All other drive-up service windows shall have 10 stacking spaces.

Stacking provision shall also be made for a least one exiting automobile between each service window and the street. Each stacking space shall be 20 feet in length, 10 feet wide (12 feet wide if adjacent to building), and such facility shall be designed to not interrupt the smooth flow of traffic within the subject site. Dedicated stacking lanes shall be provided separate from any other drive aisle.

13.9 Parking Area Requirements.

- 13.9.1 Application and Scope: For any use hereafter established, off-street parking and loading shall be provide in accordance with the ratios contained in Section 13.9.4.

- 13.9.2 Maintenance Required: All spaces required to be provided by this section shall be permanently maintained and made available for occupancy in connection with and for the full duration of the use of land or structure(s) for which such spaces are required.

- 13.9.3 Change of use: Any change of use or the addition of a use(s) to an existing use shall require that the aggregate required off-street parking be provided, and uses that are non-conforming as to required off-street parking shall also be brought into compliance at such time.

- 13.9.4 Parking Ratios: The following off-street parking ratios shall apply to all uses and/or combination of uses:

- a. Residential dwellings: 2 spaces per dwelling unit.
- b. Places of public assembly: 1 space per 3 seats or one space per 60 square feet of floor area available to patrons where capacity is not determined by the number of fixed seats (includes movie theaters, places of worship, church, and synagogue).
- c. Theater (indoor): 1 space per 3 permanent seats + 1 space per employee on the maximum shift.
- d. Bed and Breakfast: 2 spaces, + 1 space per guest bedroom, + 1 per employee maximum shift, in addition to resident parking.
- e. Hospital, Convalescent Home: 1 spaces per 5 beds plus 1 per full-time employee.
- f. Restaurant, Tavern: 1 space per 3 seats.
- g. Retail stores: Minimum of 4 spaces; 1 per 250 sq. ft. of gross floor area (GFA).
- h. Multi-use commercial development: Minimum 4 spaces per use, plus 1 per 250 sq. ft. of gross floor area (GFA).
- i. Multi-use commercial developments with gas station: 10 spaces for gas station, plus minimum 4 spaces per use.
- j. Office or Professional building: 1 space per 300 sq. ft. of GFA.
- k. Medical office/clinic/outpatient care: 1 space per employee (including doctors) on the maximum shift, + 3.5 spaces per treatment room.
- l. Manufacturing/Industrial Facility: 1 per 500 sq. ft. of GFA.
- m. Hotel: 1 per guest room plus additional spaces as required by the Commission.

- n. Nursery School/Day Care: 1.5 space per employee on the maximum shift, + adequate drop off and pick up area(s) with a minimum of 4 spaces.
- o. Elderly Housing: Independent Living - 1.75 spaces per dwelling unit; Congregate Housing - 1 space per dwelling unit, plus 1 space per employee on maximum shift;
- p. Nursing Home: .5 spaces per bed, + 1 space per employee on the maximum shift.
- q. Drive-in/Carry-out Restaurant (Fast Food): 1 space per 2 permanent seats + 1 space per employee on the maximum shift + 1 space per 50 sq. ft. of floor area devoted to customer service.
- r. Bank/S&L/Credit Union: 1 space per employee on the maximum shift + 1 space per 200 sq. ft. of floor area accessible to the general public.
- s. Lumber Yard/Building Material Sales/Construction Supply Sales/Service: 1 space per employee on the maximum shift + 1 space per 250 sq. ft. of floor area accessible to the general public.
- t. Auto Sales/Service: 1 space per employee on the maximum shift + 1 space per 500 sq. ft. of internal display area + 1 space per 2,000 sq. ft. of outdoor display area +2 spaces per service bay.
- u. Home occupation: 1 space per 250 sq. ft. of area devoted to the home occupation + minimum 1 space per employee, no less than a minimum of two spaces shall be provided.
- v. Manufacturing: 1 space per employee on the maximum shift + 1 space per fleet vehicle.
- w. Golf Course: 50 spaces per nine holes.
- x. **Farmers' Market: 1 space per vendor booth at maximum capacity plus 1 product delivery space for vendor vehicles per section 10.27 d.**
- y. Intentional left blank
- z. Intentional left blank
- aa. Intentional left blank
- bb. Intentional left blank

13.10 Handicapped Parking.

Handicapped parking spaces shall be provided as prescribed in the Connecticut State Building Code and/or Americans with Disabilities Act.

13.11 Off-Street Loading Requirements.

13.11.1 Size. Each required loading berth shall be at least 12 feet wide, 50 feet long and 15 feet high. Such berth shall be in addition to an access driveway and required parking spaces.

13.11.2 Location. All permitted or required berths shall be on the same lot as the use to which they are accessory. No entrance or exit for any off-street loading area shall be located within 50 feet of any street intersection. Such loading berths may be enclosed or outside, but in no case shall they be located in a front yard.

13.11.3 Access. Unobstructed access, at least 12 feet wide, to and from a street shall be provided. Such access may be combined with access to a parking lot.

13.11.4 Number. For every structure used for commercial or industrial purposes, or for public institutions and facilities, loading berth requirements are as follows:

Floor area of	10,000 - 25,000 sq. ft.:	1 berth
	25,000 - 40,000 sq. ft.:	2 berths
	40,000 -150,000 sq. ft.:	3 berths
	each additional 50,000 sq. ft.:	1 additional berth

13.12 Setbacks and Screening. Any parking area of over 3 spaces, and the driveway providing access to such area, serving any use other than a single or two family dwelling and which abuts a residentially zoned lot, shall be set back a minimum of 15 feet from that property line. In addition, such parking area shall be screened from the adjacent property.

13.13 Parking Lot Design. Parking areas shall be designed so as to minimize their visual impact. Suggested

15.4 Authority to Erect Signs. Signs may be authorized as one of the following: 1) signs allowed by right, no permit required; 2) signs permitted by the Zoning Enforcement Officer; 3) signs for uses approved by site plan review, permitted by the Commission. Signs not so authorized are not permitted. All authorized signs must comply with Section 15.1 and 15.2, Intent and Purpose.

15.5 Prohibited Signs.

- a. Billboards, defined as signs directing attention to a business, service, or commodity elsewhere than on the lot where the sign is located.
- b. Flashing Signs, including any sign or device on which an artificial light source is not maintained stationary and constant in intensity and color at all times when in use.
- c. Non-weatherproof signs, including signs made of cardboard, paper, or other impermanent material, except for temporary signs not to exceed two days.
- d. Hazardous and distracting signs, including any signs which:
 - 1) may be mistaken for traffic signals or emergency vehicles
 - 2) produce illumination, which causes a hazardous or unsuitable light level on adjacent property.

15.6 Signs by right - no permit required. The following signs are authorized without a zoning permit, provided there is no illumination and according to the following standards. External illumination is allowed, unless otherwise noted, upon issuance of a permit from the Zoning Enforcement Officer. All signs in this section shall be set back 10' from property line.

- a. Public Interest signs. A sign erected in the public interest, including but not limited to: identification signs for public buildings and places; historic markers; warning signs. Signs shall be limited to 3 square feet.
- b. Special events signs. Temporary signs associated with political, social, or service organizations. Such signs shall be removed within 1 week after the event occurs. Signs not to exceed 6 square feet, no illumination.
- c. Residential Identification. One sign per lot, freestanding or wall, erected to identify occupants of the premises, not to exceed 4 square feet, no illumination.
- d. Non-profit organization and Farmer's Market signs. One on-premises identification sign, area not to exceed 12 sq. ft. and height not to exceed 6 ft., no illumination. In non-residential zones, if applicable, commercial sign standards may be applied.
- e. Real Estate signs. In residential zones, signs for sale or rental, one sign per lot, not to exceed 6 square feet, no illumination. In nonresidential zones, signs for sale or rental, one per street frontage, each not to exceed 32 square feet, no illumination.
- f. Temporary agricultural sales signs. Two signs per legal use on premises, each sign not to exceed 16 square feet in area and 6 ft. in height, no illumination.
- g. Construction signs. Signs advertising development of the site shall not exceed 32 square feet, 8 feet in height, one per street frontage, no illumination. Such signs may be erected not earlier than the start of construction and may remain on display during the period of construction.
- h. Internal direction signs. Signs directing traffic onto or within a property, area not to exceed 2 square feet per sign.
- i. No Trespassing, No Hunting, No Fishing, Posted, Beware of Dog or other such signs in sufficient number to meet State law requirements, maximum 2 sq. ft. each sign

15.7 Signs by Permit from the Zoning Enforcement Officer.

- a. Commercial, non-advertising signs. One wall sign providing identification of occupants, hours or other non-advertising message, not to exceed 3 square feet per business.
- b. Offsite directional signs for uses located within the Town of Lisbon. Such signs may be permitted for a permitted use, which is located, more than .5 miles from State Routes 12, 169 or 138, provided other provisions of these Regulations are complied with, and subject to the following:
 1. The area of the sign may not exceed two square feet, and no more than 4 signs per use. The property where the signs are located shall be limited to no more than 2 directional signs.
 2. Design is harmonious with surrounding neighborhood.
 3. No illumination.
 4. When a sign is on private, town, and/or state property a letter from the property owner

hours during a 24-hour period, and as defined by the General Statutes.

Day Care, Group Home. A group day care home provides a program of supplementary care to not less than seven nor more than twelve related or unrelated children outside their own homes on a regular basis for a part of the 24 hours in one or days of the week.

Density. The number of units on lots permitted on a parcel of land expressed as the maximum number of units or lots per acre.

Development. Any construction or site work, including grading, to improve real estate.

Disturbed Area. An area where the ground cover is destroyed or removed such that the bare soil is exposed.

Dwelling, Single-Family. A detached dwelling unit, other than a mobile home, designed for occupancy by only one family.

Dwelling, Two-Family. A building containing two dwelling units and designed for occupancy by not more than two families.

Dwelling Unit. A dwelling or portion of a dwelling intended to provide for the needs of one family for residential purposes in an independent, self-sufficient manner.

Elderly Housing. A building or group of buildings which are located on a single parcel of land, share common management with in-unit and yard area uses and owner agreements included in a common interest ownership document and enforced primarily through the common interest ownership association and wherein each single family unit is occupied by:

1. A person 55 years of age or older as occupant.
2. A cohabitant of an occupant pursuant to 1) above.
3. A cohabitant pursuant to 2) above who survives the occupant who is 55 years of age or older.
4. A cohabitant pursuant to 2) above where the occupant who is 55 years of age or older has entered into a long-term continuing care facility.
5. Children 18 years of old or older may reside with their parent(s).
6. In no event may a dwelling unit be occupied by more than four (4) residents.

Excavation. The removal from any land within the Town of Lisbon of earth, peat, sand, gravel, clay, quarry stone, or other natural earth products.

Family. One or more persons occupying a single dwelling unit, provided that no such family shall contain more than six persons unrelated to the others by blood or marriage.

Farmers' Market. A market established to operate at a given site in a fixed location which is open to the public and operated seasonally by a committee appointed by the Board of Selectman for such purpose, and which sells regionally grown and/or produced products in accordance with applicable regulations.

Frontage. The length measured along that side of a lot abutting on a street.

Golf Course Development. A playing course of at least 9 holes, which may also include as accessory uses, such as a clubhouse, restaurant, pro shop, shower facility, locker room, maintenance building, entrance way, and additional recreational facilities, as specified

Home Occupation. Any of the following occupations, when carried on as an accessory use to a one-family dwelling in accordance with the conditions and requirements of Section 10.5 of these regulations: telephone answering service; dressmaking and tailoring; home handicrafts; fine art work studio; needlework; the office of a lawyer, accountant, architect, engineer, or other recognized profession or trade, uses such as hair salons shall not be consider home occupations. In interpreting this Section, no retail and/or wholesale shall be allowed on the premises and there shall be no visits by customers and/or clients at the dwelling.

Although applicant mailed abutters regarding the public hearing notice, he failed to put up signage as per the town's regulations. Therefore, he has withdrawn this current application and has submitted a new one.

Motion by G. Ritacco second by T. Danburg to keep the applicant's original application fee check towards the next application, and have applicant pay additional monies for additional public hearing notice.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing set for April 3, 2018 at 6:30 P.M.

7. New Business

a. Receipt of New Applications

1. AMC Lisbon 12 – Zoning Permit Application – 162 River Road – Installation of Signage -
TABLED

b. Referrals - NONE

- c. Subdivision/Resubdivision – Brenmor Proeprties, LLC, Route 169 & Ames road – request for 90 Day Extension to File Mylars – Motion by J. Dempsey second by S. Gabiga to grant the 90 day extension.


VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission - NONE

9. Public Comment – NONE

10. Adjournment - Motion made by R. Giroux second by B. Hull to adjourn at 7:45 P.M.

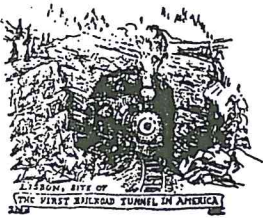
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 03/14/2018 AT 12:00pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi



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, March 6, 2018, the following actions were taken:

1. Application – Regulation Text Amendments – Lisbon Farmers Market, 1 Newent Road - To create a specially permitted use for a Farmer's Market in the R-40, R-60 and R-80 zones. APPROVED: EFFECTIVE DATE APRIL 1, 2018

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

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 03/14/2018 AT 12:00pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Laurie Tirocchi Ass't