

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, OCTOBER 5, 2010
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 8:37 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Lawrence Alice, Robert Browne,
John Dempsey, Sharon Gabiga, David Gagnon, Kim Sperry,
Ruth MacDonald
Alts: Larry Thibeault,

MEMBERS ABSENT: Mark Friese, Gary Ritacco

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

A motion was made by R. Giroux second by R. Browne to skip to item number 6 (Old Business) on the Agenda. VOTE: UNANIMOUS MOTION CARRIED

2. Previous Minutes

A motion was made by J. Dempsey second by R. MacDonald to accept the previous minutes "as is".

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

A motion was made by J. Dempsey second by R. Browne to put Attorney Heller's letter dated September 23, 2010, RE: Barber Farms Subdivision, under "Other Business"

VOTE: UNANIMOUS MOTION CARRIED

- a. Letter, Boundaries, LLC to Abutting Property Owner, 9/22/10, Re: 200 Meter Community Track – Lisbon Central School
- b. Letter, Conservation Commission to Planning & Zoning Commission 9/27/2010, Re: J. Gwiazdowski
- c. Letter, Cranmore, Fitzgerald & Meaney to J. Rabbitt 9/1/10 RE: Open Space Fee, lot 4 Kimball Meadow Subdivision.
- d. Memo, Board of Finance, to all Commissions Re: Annual Town Report
- e. Notice, Lisbon Quarterly, RE: Submissions
- f. Brochure, CT Transportation Institute, 10/19/10-10/20/10 Re: 2 day course

4. Bills and action thereon

- a. Norwich Bulletin, 8/22/10, Re: Notices, \$675.61. Motion made by J. Dempsey second by R. MacDonald to pay. VOTE: UNANIMOUS MOTION CARRIED
- b. Norwich Bulletin, 8/18/10, Re: Legal Notice, \$248.39. Motion made by R. Giroux second by J. Dempsey to review and/or pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO – Written report submitted by Ben Hull
- b. Regulations – Meeting to be set at next P&Z meeting on November 3, 2010
- c. Zoning Map Subcommittee - Meeting changed for Tuesday, October 19, 2010, 5:00 PM
- d. Regional Planning Commission – Will meet in January

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by Applicant:

Date 17 AUGUST 10

Name and Address of Applicant TOWN OF LISBON PARKS & RECREATION
1 HEWENT ROAD LISBON, CT

The undersigned does hereby request a Special Permit as required by Section 4.2.13
of the Lisbon Zoning Regulations.

Location of Property 15 HEWENT ROAD

Owner of Record of Property TOWN OF LISBON

Description of Proposed Use

CONSTRUCTION OF A 200 METER COMMUNITY
TRACK ADJACENT TO LISBON CENTRAL SCHOOL

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

Signature of Applicant _____

To be completed by the Commission:

Application No. _____

Date of Submission August 17, 2010

Fee Paid \$ N/A

Date of Receipt September 7, 2010

Date of Action October 5, 2010

Date of Public Hearing October 5, 2010

Approved WITH CONDITIONS Denied _____
(see attached)

Reason for denial or modification _____

Signature

[Signature] Chair

(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.)

October 5, 2010

A Special Permit Application by Ken Washburn, Chairman Lisbon Recreational Commission for the proposed construction of 200 meter track adjacent to the Lisbon Central School, 15 Newent Road (Route 138) shown on Map #10 as Lot #2.

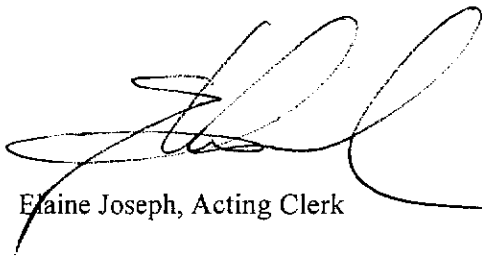
APPROVED WITH CONDITIONS

1. Final lighting plan shall be submitted to the Planning & Zoning Commission to be reviewed and approved by the Town Planner. Lighting limits shall conform to lighting levels utilized prior developments, the proposed site lighting shall be modified to conform with existing regulations.
2. All changes orders which correspond to changes in the approved plans shall be supplied to the town.
3. The applicant shall file the site plan (mylar) with the Town Clerk and supply three signed paper copies to the Planning & Zoning Commission.
4. A final as-built for the project shall be submitted to the Town of Lisbon. This as-built shall include but not be limited to final topography, limits of disturbance, location and inverts for storm drainage, water lines (including meter pits), electrical line and final boundary plan.
5. The proposed long jump area and pit should be moved outside of infield to the track. The location of this facility on the inside of the track will limit overall utilization of the infield over time.

RECEIVED FOR RECORD AT LISBON.
CT ON 10/13/2010 AT 1:40pm
ATTEST. BETSY M. BARRETT, TOWN CLERK

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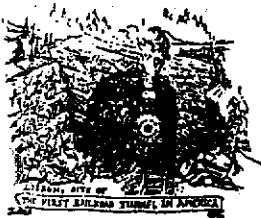
6. Old Business:
- a. Appl. Special Permit, to permit a horse facility, as well as grading and leveling of property to create pasture, 180 Newent Road – John Gwiazdowski - TABLED
 - b. Appl. Subdivision/Re-subdivision – Estate of Rudolph Bawza. – Representative Mark Sullivan gave overview and submitted site-plans. Two lot subdivision does not require public hearing. Staff J. Rabbitt gave his recommendations dated October 5, 2010. Surety shall be \$5,000 per lot. - TABLED
 - c. Appl. Special Permit – Town of Lisbon, Parks & Rec Department – Construction of a 200 Meter Community Track adjacent to Lisbon Central School - Motion to accept made by R. Browne second by R. Giroux
VOTE: UNANIMOUS MOTION CARRIED
 - d. Appl. Special Permit – Kohl's, J. Reynolds, Agent –
Amend existing approved special use permit to allow exterior façade upgrades. - TABLED
 - b. Blight Ordinance – NONE
7. New Business:
- a. Receipt of New Applications
 - 1. Appl. Text Amendment – Joseph DiRoma
Text changes to zoning regulations to permit retail home & garden center in a BV-1 zone.
- Motion by R. Browne second by L. Alice to accept application.
VOTE: UNANIMOUS MOTION CARRIED
 - Public Hearing scheduled for October 5, 2010, 6:40 PM.
 - b. Referrals - NONE
8. Any other business which may properly come before the commission
- a. Letter, Heller, Heller & McCoy to Commissioners, September 23, 2010, RE: Barber Farms Subdivision, request for 90 day extension Motion made by R. Browne second by R. Giroux to grant extension.
VOTE: UNANIMOUS MOTION CARRIED
 - b. 2011 Schedule – Motion by J. Dempsey second by R. Giroux to accept 2011 schedule of meetings
VOTE: UNANIMOUS MOTION CARRIED
9. Public Comment – NONE
10. Adjournment
Motion to adjourn made by R. Giroux second by R. Browne at 9:24 PM
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Acting Clerk

Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 10/12/2010 AT 11:30 AM
ATTEST. BETSY M. BARRETT, TOWN CLERK



**PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351**

NOTICE OF DECISION

**Town of Lisbon
Planning & Zoning Commission**

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, October 5, 2010 the commission took the following action:

1. A Special Permit Application by Ken Washburn, Chairman Lisbon Recreational Commission for the proposed construction of 200 meter track adjacent to the Lisbon Central School, 15 Newent Road (Route 138) shown on Map #10 as Lot #2.
APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 13th day of October, 2010.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

**RECEIVED FOR RECORD AT LISBON.
CT ON 10-13-2010 AT 12:45pm
ATTEST. BETSY M. BARRETT, TOWN CLERK**