

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, AUGUST 3, 2010
7:00 P.M.

1. Call to order

The regular meeting of the Planning and Zoning Commission was called to order by Chairman R. Adams, at 7:52PM.

MEMBERS PRESENT: Robert Adams, Lawrence Alice, Robert Browne, John Dempsey,
Sharon Gabiga, David Gagnon, Ronald Giroux, Kim Sperry

MEMBERS ABSENT: Ruth MacDonald, Abs: Gary Ritacco, Larry Thibeault, Mark Fries

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

2. Previous Minutes

A motion was made by R. Browne second by S. Gabiga to accept the previous minutes with corrections and amendments. VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Letter, Thomas W. Sparkman, First Selectman, to Mark Fries, 7/27/10, Re: P & Z Appointment (Alternate)
- b. Memorandum, SE CT Council of Governments, James S. Butler, Executive Director, to First Selectman Thomas Sparkman 7/8/2010, Re: Services Contract
- c. Notice, Connecticut Conference of Municipalities to Members of the CCM on Land Use, Housing and Community Development, 7/22/10 RE: Meeting, 7/28/10 in New Haven.
- d. Elevation Certificate and Instructions, FEMA
- e. Connecticut Transportation Institute, Meeting planned for 9/7, 9/8 & 9/9/10.
- f. CT Federation of Planning & Zoning Agencies Newsletter

4. Bills and action thereon

- a. Norwich Bulletin Inv.#00069657, 6/22/10, \$188.87. Motion made by R. Girouze second by R. Browne to pay. VOTE: UNANIMOUS MOTION CARRIED
- b. Towne Engineering Inv #21283, 7/1/10, RE: Cedarwood & Gavin Estates, \$3031.25. Motion made by J. Dempsey second by K. Sperry to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO
The July 2010 zoning activities report submitted by Ben Hull, Zoning Enforcement Officer, was distributed for review
- b. Regulations - NONE
- c. Zoning Map Subcommittee - NONE
- d. Regional Planning Commission - NONE

6. Old Business:

- a. Appl. Special Permit, Rear Lots - Tucker Development Group, LLC
Motion to approve was made by L. Alice second by J. Dempsey.
VOTE: UNANIMOUS MOTION CARRIED

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: January, 2010

Name and Address of Applicant: Tucker Development Group, LLC

65 King Arthur Drive, Richmond, Rhode Island 02892

The undersigned does hereby request a Special Permit as required by Sections 4.2.7, 8.2.2 and 10.6 of the Lisbon Zoning Regulations.

Location of Property Southwesterly intersection of Mell Road and River Road (Connecticut Route 12)

Owner of Record of Property Tucker Development Group, LLC

Description of Proposed Use Approval of proposed Lots 9 and 12 with less than the required road frontage for a standard lot in the proposed Barber Farm Subdivision in accordance with the subdivision plan dated September 30, 2009.

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

TUCKER DEVELOPMENT GROUP, LLC

Signature of Applicant:

By: Harry B. Heller, Its authorized agent

To be completed by the Commission:

Application No. _____

Date of Submission: 3/2/2010

Date of Receipt: _____

Fee Paid: \$ 210.⁰⁰

Date of Action: _____

Date of Public Hearing: 4/6/2010, 5/4/2010, 6/1/2010, 7/6/2010

Approved: 8/3/2010

Denied: _____

Reasons for denial or modifications: _____

Signature

ROBERT D. ADAMS

(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. 8-3a, Connecticut General Statutes.)

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
LISBON PLANNING AND ZONING COMMISSION

1. Name of Applicant Tucker Development Group, LLC
Address 65 King Arthur Drive
Richmond, Rhode Island 02892
Phone (401) 996-0558
2. Name of Property Owner Tucker Development Group, LLC
Address 65 King Arthur Drive
Richmond, Rhode Island 02892
Phone (401) 996-0558
3. Name of Subdivision Barber Farms Subdivision
4. Location of Subdivision Southwesterly intersection of Mell Road with Connecticut Route 12 (River Road)
Assessor's ~~Map of~~ Map of 14 Lot # 87-0
5. Total area of property to be subdivided 129.2, more or less, acres
6. Number of new lots proposed 30
7. Average lot size 83,465 +/- S.F. or 1.9161 acres
8. Are new or relocated roads proposed? Yes - Lanette Way and Janette Court
9. Are public water or sewer systems proposed? No
10. Zoning Category R-40 and R-60
11. Name and Connecticut Registration No. of Land Surveyor(s) and/or Engineer(s)
Surveyor: Dieter & Gardner, Inc. (Peter C. Gardner) Reg. No. 14208
Engineer: Development Solutions, L.L.C. (Patrick Lafayette) Reg. No. 11003

(To be filled in by Commission.)

Application No. _____

Subdivision ☒ Resubdivision ☐

Date submitted _____

Date of receipt 3/2/2010

Date of hearing 4/6/2010, 5/4/2010
(If required) 6/1/2010, 7/6/2010

Date of action 8/3/2010

Fee paid 360.00 + 30,210.00


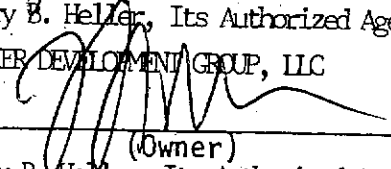
Submitted to _____

Time extension _____
(If any)


APPROVED WITH ATTACHED
CONDITIONS

Robert D. Adams

12. The undersigned hereby acknowledges that this application to the best of his knowledge conforms to the Subdivision Regulations of the Town of Lisbon and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Lisbon Planning and Zoning Commission, or its agents, to enter upon the property to be subdivided for the purpose of inspection and enforcement of said Subdivision Regulations.

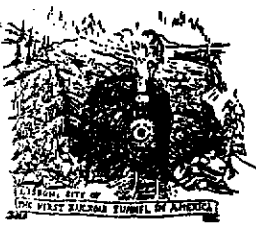
TUCKER DEVELOPMENT GROUP, LLC
(Signed) By:  Date December 31, 2009
(Applicant)
Harry B. Heller, Its Authorized Agent
TUCKER DEVELOPMENT GROUP, LLC
(Signed) By:  Date December 31, 2009
(Owner)
Harry B. Heller, Its Authorized Agent

13. The undersigned warrants and guarantees that all of the improvements as shown on the final approved subdivision map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

TUCKER DEVELOPMENT GROUP, LLC
(Signed) By:  Date December 31, 2009
(Applicant)
Harry B. Heller, Its Authorized Agent

(Signed) _____ Date _____

This application, together with three copies of the proposed subdivision or resubdivision and the required fee, should be submitted to the Zoning Enforcement Office, the Chairman or Secretary of the Lisbon Planning and Zoning Commission, or the Lisbon Town Clerk.



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

CONDITIONS OF APPROVAL

SUBDIVISION – TUCKER DEVELOPMENT GROUP - 8/3/10

1. Proposed lot # 15 shall be merged with lot #15. This merger will take the proposed number of lots from 31 to 30.
2. The applicant shall submit a letter stating that all monuments have been pinned per the approved plans or that adequate surety is provide as approved by the Town's legal Counsel for the installation of all monumentation.
3. The applicant shall submit a warranty deed for the proposed roads to be accepted by the Town of Lisbon prior to the signing of the mylars.
4. The applicant shall submit a warranty deed for the proposed open space to be accepted by the Town of Lisbon prior to the signing of the mylars.
5. The applicant shall submit approved and consummated easement documents for
 - a) the drainage and/or construction and/or maintenance easements shown on the plans for proposed development; b) landscape easement language. All proposed easement area shall be monumented in the field and also shown on sheets 6, 9, and 10. Drainage easements shall be deeded to the Town and referenced in individual deeds recorded with the Town and approved by the Commission's legal counsel. Landscape easements shall be consummated in an appropriate manner to protect the integrity of the design review and approved by the Commission's legal counsel.
6. The applicant shall submit 3 paper copies with live signatures along with the mylars to be signed.
7. The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$90,000. This amount may be paid in a lump sum or as each lot ownership/title is transferred a payment of \$3,000 per lot must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.
8. The applicant shall submit: (1) a \$925,311.75 (includes 10% contingency) surety for proposed improvements and (2) a cash surety in the \$ 46,765 (5% of surety+\$500) to act as a deposit to cover the cost associated with inspection of the proposed improvements (i.e. construction including but not limited to new road construction, landscaping, drainage improvements, Erosion and Sediment (E&S) controls and site restoration, surety review) and the costs associated with the final

review of the items contained within this motion. (3) a \$10,000 cash surety to cover E&S measures. If the amount to review and inspect exceeds the initial deposit of \$46,765, inspection and review fees may be deducted from the \$925,311.75 surety posted for the proposed improvements and/or \$10,000 surety posted for E&S. Final surety type shall be approved by the Commission's legal counsel.

9. Sightline necessary for the creation of proposed lots #1, 2, 31, 32, 18, 20, and the new road are predicated on the applicants ability to remove an existing stone wall and re-grade the slopes along the existing Town Road and State Route 12. The applicant shall be required to removed and reconstruct the sections of stone wall shown on the plans prepared by Dieter and Gadner necessary to create adequate sightline, drainage improvements, or as necessary based on the final location of the driveways to the individual lots. The Commission shall also require sufficient financial security to ensure that the necessary work is completed as part of the approvals as noted on the plans. The financial security shall be paid prior to the signing and recording of the mylars, or a caveat shall be placed on the land records requiring the improvements be completed or financial security posted with the Town prior to the issuance of a building permit on an individual lot. The amount of financial security shall be \$5,000 per affected lot. Final type shall be approved by the Town=s legal Counsel.

10. The applicant shall submit AS-BUILT drawings per the regulations for all public improvements.

11. Additional trees need to be planted per the Town's Regulations (Street Trees – fifty feet on center). The final location of the trees shall be field verified by Commission Staff (Town Planner).

12. A typical cross section shall be added to the plans depicting the work within the southern shoulder of Mell Road delineating the relocation of the existing stone wall to be proposed right-of-way line, clearing limits and shoulder grading for review and approval by Commission staff (Town Planner and Town Engineer). The applicant shall provide a stone wall detail for review and approval by Commission staff (Town Planner) to be placed on the Plans.

13. Driveway detail for access to the detention basin shall be revised to include 4" depth of 1 ¾" processed trap-rock mix as a minimum surface treatment.

14. The applicant shall include a pipe gate detail to the plans. Final detail to be review and approved by Commission staff (Town Planner).

15. The applicant shall include a ADA compliant sidewalk detail on the plans. Final detail to be review and approved by Commission staff (Town Planner).

16. Final landing area for sidewalks at the intersection of proposed Barber Road

and Sullivan Road and Route 12 shall be reviewed and approved by Commission staff (Town Planner and Town Engineer and the Connecticut Department of Transportation) prior signing of mylars.

17. The applicant shall be required to submit as-built site plans demonstrating achieved sight lines for Barber Farm Road and proposed driveways on Mell Road.

18. The applicant shall revise the plans to provide an inlet pipe and flared end with rip-rap on the east side of Barber Farm road connecting to CB#2 in order to collect storm water along the proposed northerly swale.

19. The applicant shall add street signs, stop bars, stop signs and centerline strip (first 50') on proposed cul-de-sacs and thru road. The information shall be shown consistently on site development plans and construction plans.

20. The applicant shall be required to install all RCP (reinforced concrete pipe) unless waived by the Board of Selectmen. In any instance all flared end sections shall be RCP regardless of selectmen action.

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 3/23/2010

Name and Address of Applicant: G.C. Lisbon LLC, Randy Brown (President)

17 Howe Road, Canterbury, CT 06331

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

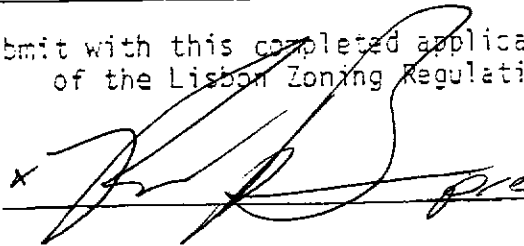
Location of Property 65 Sullivan Road

Owner of Record of Property G.C. Lisbon LLC, 17 Howe Road, Canterbury, CT 06331

Description of Proposed Use Special permit is required to allow 2 rear lots
at the end of the proposed 1200 Ft road.

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

Signature of Applicant: *



3/23/10

To be completed by the Commission:

Application No. _____

Date of Submission: 4/6/2010

Date of Receipt: _____

Fee Paid: \$ 210.00

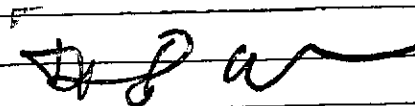
Date of Action: AUGUST 3, 2010

Date of Public Hearing: 5/4/2010, 6/1/2010, 7/6/2010, 8/3/2010

Approved: AUGUST 3, 2010

Denied: _____

Reasons for denial or modifications: _____



Signature ROBERT D. ADAMS

(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. 8-35, Connecticut General Statutes.)

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
LISBON PLANNING AND ZONING COMMISSION

1. Name of Applicant G.C. Lisbon LLC

Randy Brown (President)

Address 17 Howe Road

Canterbury, CT 06331

Phone 860-982-2686

2. Name of Property Owner same

Address _____

Phone _____

3. Name of Subdivision Gavin Estates

4. Location of Subdivision 65 Sullivan Road

Land Records Map of 6 Lot # 4

5. Total area of property to be subdivided 45,018± acres

6. Number of new lots proposed 9

7. Average lot size 4.8 acres

8. Are new or relocated roads proposed? yes. A new 1200 FT road is proposed

9. Are public water or sewer systems proposed? No

10. Zoning Category R60

11. Name and Connecticut Registration No. of Land Surveyor(s) and/or Engineer(s) _____

Robert L. Mullen, LLS #12331

Brian R. Long, PE #24332

(To be filled in by Commission.)

Application No. _____

Subdivision _____ Resubdivision _____

Date submitted 4/16/2010

Date of receipt _____

Date of hearing 5/4/2010, 6/1/2010
(If required)

Date of action 8/3/10

Fee paid 16,800.00

Submitted to _____

Time extension _____

(If any)

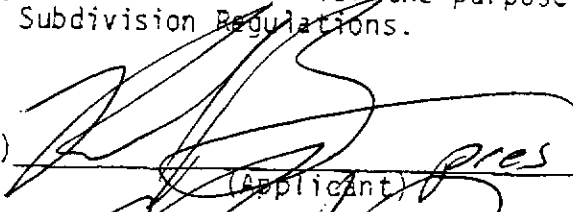
APPROVED WITH ATTACHED
CONDITIONS

ROBERT D. ADAMS

[Signature]

12. The undersigned hereby acknowledges that this application to the best of his knowledge conforms to the Subdivision Regulations of the Town of Lisbon and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Lisbon Planning and Zoning Commission, or its agents, to enter upon the property to be subdivided for the purpose of inspection and enforcement of said Subdivision Regulations.

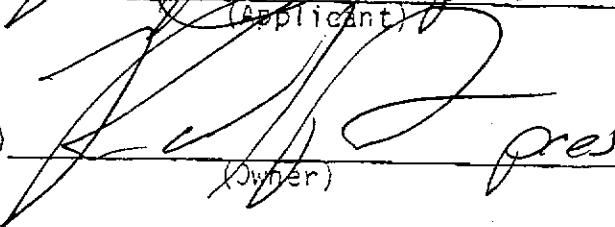
(Signed)


(Applicant) pres

Date

3/23/10

(Signed)

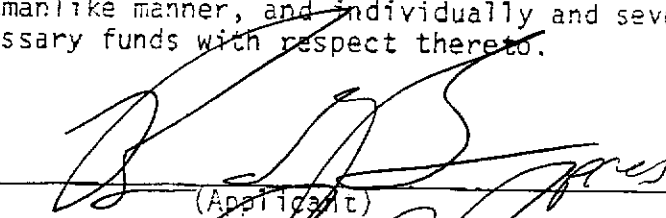

(Owner) pres

Date

3/23/10

13. The undersigned warrants and guarantees that all of the improvements as shown on the final approved subdivision map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

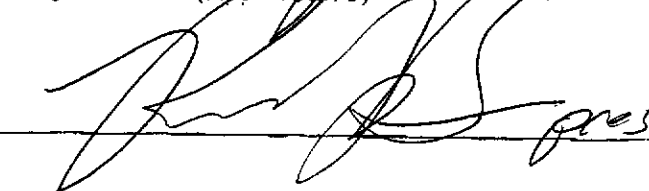
(Signed)


(Applicant) pres

Date

3/23/10

(Signed)


(Owner) pres

Date

3/23/10

This application, together with three copies of the proposed subdivision or resubdivision and the required fee, should be submitted to the Zoning Enforcement Office, the Chairman or Secretary of the Lisbon Planning and Zoning Commission, or the Lisbon Town Clerk.



PLANNING & ZONING COMMISSION

TOWN OF LISBON

1 Newent Road
Lisbon, Connecticut 06351

CONDITIONS OF APPROVAL

SUBDIVISION - G.C. LISBON, LLC - 8/3/10

1. The applicant shall submit a letter stating that all monuments have been pinned per the approved plans or that adequate surety is provide as approved by the Town's legal Counsel for the installation of all monumentation.
2. The applicant shall submit a warranty deed for the proposed roads to be accepted by the Town of Lisbon.

The applicant shall submit approved and consummated easement documents for a) the drainage and/or construction and/or maintenance easements shown on the plans for proposed development; b) landscape easement language, and c) access/conservation easement. All proposed easement area shall be monumented in the field and also shown on sheets 6, 9, and 10. Drainage easements shall be deeded to the Town and referenced in individual deeds recorded with the Town and approved by the Commission's legal counsel. Landscape easements shall be consummated in an appropriate manner to protect the integrity of the design review and approved by the Commission's legal counsel.

The applicant shall submit 3 paper copies with live signatures along with the mylars to be signed.

The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$48,000. This amount may be paid in a lump sum or as each lot ownership/title is transferred a payment of \$5,333 per lot must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.

The applicant shall submit: (1) a \$368,654.00 (includes 10% contingency) surety for proposed improvements and (2) a cash surety in the \$ 18,932 (5% of surety+\$500) to act as a deposit to cover the cost associated with inspection of the proposed improvements (i.e. construction including but not limited to new road construction, landscaping, drainage improvements, Erosion and Sediment (E&S) controls and site restoration, surety review) and the costs associated with the final review of the items contained within this motion. (3) a \$5,000 cash surety to cover E&S measures. If the amount to review and inspect exceeds the initial deposit of \$18,932, inspection and review fees may be deducted from the \$368,654 surety posted for the proposed improvements and/or \$5,000 surety posted for E&S. Final surety type shall be approved by the Commission's legal counsel.

3. The applicant shall submit AS-BUILT drawings per the regulations for all public improvements.
4. The applicant shall include a ADA compliant sidewalk detail on the plans. Final detail to be review and approved by Commission staff (Town Planner).
5. The applicant shall be required to submit as-built site plans demonstrating achieved sight lines for proposed Road.
6. The applicant shall revise the plans to show a 24' road cross section and 4' concrete sidewalk with street trees per the regulations.
7. The applicant shall provide an ADA compliant concrete sidewalk detail.
8. The applicant shall show the existing stream channel located along the westerly property boundary to an A-2 standard.
9. In all instances pipe outlets shall be RCP (reinforced concrete pipe) flared end sections regardless of selectmen action/waiver.
10. Final landing area for sidewalks at the intersection of proposed road and Sullivan Road shall be reviewed and approved by Commission staff (Town Planner and Town Engineer) prior signing of mylars.

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 5/12/10

Name and Address of Applicant: Leannandra S. Maynard
63 Strawberry St., Lisbon CT 06351

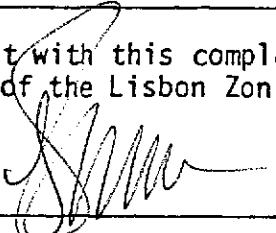
The undersigned does hereby request a Special Permit as required by Section
10.5 of the Lisbon Zoning Regulations.

Location of Property 63 Strawberry Street, Lisbon, CT 06351

Owner of Record of Property Chris and Leannandra Maynard

Description of Proposed Use
Home Based Travel Agency

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

Signature of Applicant: 

To be completed by the Commission:

Application No. _____

Date of Submission: AU

Date of Receipt: JUNE 1, 2010

Fee Paid: \$ 210.⁰⁰

Date of Action: AUGUST 3, 2010

Date of Public Hearing: JULY 6, 2010, AUGUST 3, 2010

Approved: W/ CONDITIONS (SEE Denied: _____

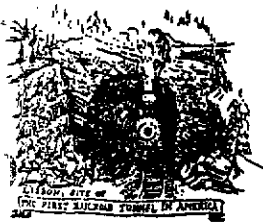
ATTACHED)

Reasons for denial or modifications: _____

Signature 

ROBERT D. ADAMS

(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.)



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

CONDITIONS OF APPROVAL

SPECIAL PERMIT - MAYNARD HOME OCCUPATION - 8/3/10

1. The home occupation is limited to one office for the owner of the property not to exceed 300 square feet (300 sq. ft. max). No additional employees are permitted.
2. No retail sales will take place on this site.
3. That the home occupation shall have no more than 5 trips per day.
4. That there shall be no outside storage of materials associated with the home occupation.
5. That there are no commercial vehicle(s) stored and/or housed on the site as part of the home occupation.
6. That the hours of the business be conducted between 9:00 a.m. and 5:30 p.m. Monday - Friday, and 10:00 a.m. to 4:00 p.m. Saturday - Sunday.

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 7/20/10

Name and Address of Applicant: K&H PROPERTIES

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

Location of Property 397 N. BURNHAM HWY LISBON, CT

Owner of Record of Property K & H PROPERTIES

Description of Proposed Use SAND, GRAVEL, CRUSHING, SCREENING OF EARTH

MATERIALS - CONTINUATION

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

Signature of Applicant: Charles W. Gulden

To be completed by the Commission:

Application No. _____

Date of Submission: _____

Date of Receipt: JULY 21, 2010

Fee Paid: \$ 1060.00

Date of Action: AUGUST 3, 2010

Date of Public Hearing: _____

Approved: WITH ORIGINAL TERMS

Denied: _____

Reasons for denial or modifications: AND SURETY

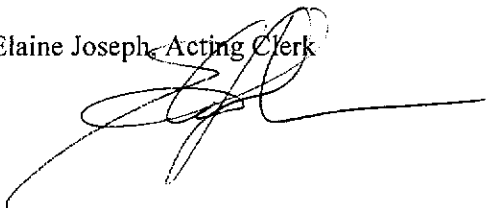
Signature Robert D. Adams

(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. 8-1a, Connecticut General Statutes.)

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 3, 2010
Page 2 Old Business cont.

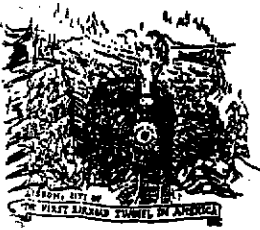
- b. Appl. Subdivision/Re-subdivision - Tucker Development Group, LLC
Motion to approve as per proposed draft motion by L. Alice second by J. Dempsey.
VOTE: UNANIMOUS MOTION CARRIED.
- c. Appl. Special Permit, Rear Lots - G. C. Lisbon LLC
 - Motion to accept Waivers – Sidewalks by L. Alice second by R. Browne
VOTE: J. Dempsey YES, all other members: NO – WAIVER DENIED
 - Motion to accept \$48,00 fee in lieu of, in concert with conservation easement made by L. Alice, second by J. Dempsey
VOTE: UNANIMOUS MOTION CARRIED
 - Motion to accept rear lots made by R. Browne second by J. Dempsey
VOTE: UNANIMOUS MOTION CARRIED
- d. Appl. Subdivision/Re-subdivision - G. C. Lisbon LLC
Motion to accept subdivision with conditions (dated 8/2/10, report #3) made by J. Dempsey second by L. Alice.
VOTE: UNANIMOUS MOTION CARRIED
- e. Appl. Special Permit – Chris & Leandra Maynard
 - Motion to approve Waiver Request – Site Plan Requirements, Professional Landscape Plan, Submission of Plans to DOT, Zone of Site, Flood Plain Map, Storm Drain Calculation, Boundaries - made by R. Browne second by S. Gabiga
VOTE: UNANIMOUS MOTION CARRIED
 - Motion to accept with conditions of Town Planner made by R. Browne second by S. Gabiga
VOTE: UNANIMOUS MOTION CARRIED
- 7. New Business:
 - a. Receipt of New Applications
 - 1. Appl. Special Permit - Continuation of Sand & Gravel Removal, K&H Properties
 - Motion to continue/approve with original terms & surety made by L. Alice second by J. Dempsey
VOTE: UNANIMOUS MOTION CARRIED
 - b. Referrals - NONE
- 8. Any other business which may properly come before the commission
 - a. Motion made by R. Giroux second by K. Sperry to add “Signs” and “Monarch” to the agenda for discussion.
VOTE: UNANIMOUS MOTION CARRIED
- 9. Public Comment – NONE
- 10. Adjournment
Motion to adjourn made by R. Brown second by L. Alice at 9:19PM
VOTE: UNANIMOUS MOTION CARRIED

Elaine Joseph, Acting Clerk



Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 8/11/2010 AT 9:40am
ATTEST. BETSY M. BARRETT, TOWN CLERK



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

LEGAL NOTICE

Town of Lisbon
Planning & Zoning Commission

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, August 3, 2010 the commission took the following actions:

1. An application by Tucker Development Group, LLC for a special permit to create two rear lots on land located on the west side of Route 12 and the south side of Mell Road. **APPROVED**
2. An application by Tucker Development Group, LLC for a 30-lot subdivision located on the west side of Route 12 and the south side of Mell Road. **APPROVED WITH CONDITIONS**
3. An application by GC Lisbon, LLC for a special permit to create two rear lots at 65 Sullivan Road. **APPROVED**
4. An application by GC Lisbon LLC for a 9-lot subdivision at 65 Sullivan Road. **APPROVED WITH CONDITIONS**
5. An application by Leandra S. Maynard for a special permit to conduct a home occupation (travel agency) at 63 Strawberry Street. **APPROVED WITH CONDITIONS**
6. An Application by K&H Properties, for a Continuation of Special Permit for property at 397 Noth Burnham Highway for Sand, Gravel, Crushing of Earth Materials. **APPROVED**

Dated at Lisbon, Connecticut this 17th day of August, 2010.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON.
CT ON 8/17/2010 AT 11:45 Am
ATTEST. BETSY M. BARRETT, TOWN CLERK