

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, June 1, 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 8:52PM.

MEMBERS PRESENT: Robert Adams, Lawrence Alice, Robert Browne, John Dempsey, Sharon Gabiga, David Gagnon, Ronald Giroux, Ruth MacDonald, Kim Sperry
Alts: Gary Ritacco, Larry Thibeault, VACANCY
MEMBERS ABSENT: None
STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes – A motion was made by J. Dempsey and seconded by Robert Browne to correct the name “Brown” in the last paragraph to “Browne”. Vote: Unanimous. Motion carried.

3. Correspondence

1. c: Letter, Thomas W. Sparkman, First Selectman, to Larry Thibeault, 4/14/2010, Re: P & Z Appointment (Alternate)
2. Letter, Brendan Schain, Branse, Willis & Knapp, LLC, 5/4/2010, Re: Price Realty, LLC – Special Permit – Winner Ford Dealership, Lisbon (FILE NO: 3365/04-045)
3. c: Letter, David A. Sawicki, Acting Executive Director, State Traffic Commission, ST CT Department of Transportation, to Douglas D. Miller, Managing V.P. – Retail Development, CL One Associates, LLC, 4/21/2010, Re: Town of Lisbon, Crossing at Lisbon – Change in Use
4. Inspection Report, Joseph H. Boucher, M.S., L.S. for Towne Engineering, Inc., and Donald R. Aubrey, P.E., L.S., Consulting Town Engineer, Towne Engineering, Inc. 4/5/2010, Re: Plans Entitled: Proposed Site Development Plans Crossing at Lisbon, Route 12 Lisbon, Connecticut
5. Note, Betsy Barrett, Town Clerk, 4/14/2010, Re: Application Fee - GC Lisbon LLC
6. Proof of Application Fee Payment – GC Lisbon LLC, 4/27/2010
7. Conference Notice, The 20 Annual Long Island Sound Citizens Summit, 5/7/2010, Bridgeport,

4. Bills and action thereon

Statement, Murtha Cullina LLP - Inv. No. 403920, 05/18/2010, Re: PSK Realty, \$638.00. Motion made by J. Dempsey seconded by L. Alice to pay. Vote unanimous. Motion carried.
Town Engineering, Inc. – Inv #21232, 5/3/10, Professional Services, Cedarwoods and Gavin Estates, \$4558.75. Motion to pay made by J. Dempsey seconded by L. Alice. Vote unanimous. Motion carried.
Norwich Bulletin – Inv #P&Z 51750, 5 notices, 5/23/10, \$1179.26. Motion made by R. MacDonald, seconded by R. Browne. Vote unanimous. Motion carried.
SE CT Council of Governments – for services rendered 1/1/10 – 3/31/10, \$18,370.15. Motion to pay made by L. Alice seconded by J. Dempsey. Vote: Unanimous. Motion carried.

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5. Reports:

a. ZEO

Ben Hull stated he issued six cease and desist orders, mostly for junkyards. He states his phone has been out so he does not know if anyone has tried to return his call.

Regarding 12 Tunnel Hill Road – letter was sent to the town's attorney. Cease and Desist order was sent to 555 River Road.

At this time, Chairman Adams made a request to add to the agenda a ZEO report, sub category A, Executive Session, pending litigation. R. Giroux made a motion to accept, seconded by B. Browne. Vote: Unanimous. Motion carried.

Mr. Hull then reported on sending a letter addressing the issue of structures without permits at 180 Newent Road. Will be consulting with the town's attorney regarding the structures and town and state building codes.

Commission was requested by Chairman Adams to go into executive session, requesting all members of the public leave the room. He also requested that R. MacDonald recluse herself, as well as acting clerk E. Joseph.

b. Regulations – Receipt of New Application

c. Zoning Map Subcommittee - revisions still being worked on according to J. Rabbitt

d. Regional Planning Commission - Nothing

6. Old Business:

a. Appl. Special Permit, Rear Lots - Tucker Development Group, LLC - tabled

b. Appl. Subdivision/Re-subdivision - Tucker Development Group, LLC - tabled

c. Appl. Special Permit, Rear Lots - G. C. Lisbon LLC - closed

d. Appl. Subdivision/Re-subdivision - G. C. Lisbon LLC - tabled

e. Blight Ordinance - tabled

7. New Business:

a. Application Text Amendment Planning & Zoning Commission, regarding out-door dining. Schedule for a Public Hearing for July 6, 2010, at 6:50PM. R. Browne made a motion to accept and K. Sperry seconded it. Vote: Unanimous. Motion carried.

b. Extension Request: Price Realty, LLC, Special Permit, Winner Ford Dealership, File No: 3365/04-045. Motion by R. MacDonald seconded by K. Sperry to approve. Vote: Unanimous. Motion carried.

d. Receipt of New Applications

1. Application for Special Permit: Chris & Leannndra Maynard, for home based travel agency at 63 Strawberry Street. Motion by J. Dempsy seconded by R. Browne to schedule a public hearing. Vote unanimous. Motion carried. Hearing scheduled for July 6, 2010, 6:55PM.

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2. Appl. Special Permit-Sand & Gravel Removal, PSK Realty – for farm pond, motion to accept application made by L. Alice and seconded by R. MacDonald. Vote: Unanimous. Motion carried. Added to agenda for July 6, 2010.

e. Referrals

1. City of Norwich, Re: SDP#1007 & 921(B) SP 10-05; 555 & 575 Norwich Avenue & 607 Norwich Avenue, Special Permit Application within 500 feet of Lisbon boundaries; for proposal of Excavation and Filling in a flood plain, for proposed parking garage and paved road. Motion made by L. Thibeault seconded by J. Dempsy, to send a letter of no adverse affect to the City of Norwich. Unanimous vote. Motion carried.
2. City of Norwich, Re: SP#10-04; 112 Taftville-Occum Road Norwich Avenue, Special Permit Application within 500 feet of Lisbon boundaries; Living space addition. Motion made to send a letter requesting more information by J. Dempsy seconded by R. MacDonald. Vote unanimous. Motion carried.

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

9. Public Comment - none

10. A motion was made by L. Alice, seconded by R. MacDonald, to adjourn at 9:56PM. Vote: Unanimous. Motion carried.

Elaine Joseph, acting clerk

Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 6/3/2010 AT 11:30Am
ATTEST. BETSY M. BARRETT, TOWN CLERK