

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 5, 2019
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 7:01 P.M.

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

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

2. Previous Minutes – Motion by K. Sperry second by G. Ritacco to accept the previous minutes of January 8, 2019. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Memo, CT Federation of Planning and Zoning Agencies Re: Annual Convention March 28
- b. Newsletter, Federation of Planning and Zoning Agencies
- c. Budget vs. Actual, July – December 2018 – LI#51730 Purchased Services: \$37,063.24 / LI#51750 Supplies & Expenses: \$1,432.41.

4. Bills and action thereon

- a. SECCoG, \$12,308.18, dated 1/8/2019 October 1 – December 31, 2018. Motion by G. Ritacco second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. Halloran & Sage, \$80.00, inv#11283360 dated 1/14/2019 re: Savin Gasoline suit vs. Town of Lisbon. Motion by R. Giroux second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. Minuteman Press, \$288.00, #107046, dated 1/16/2019 re: 102 River Road copies (return of record). Motion by R. Giroux second T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports

- a. ZEO – Carl Brown updated the Commission regarding certified letters that were sent, some returned undelivered, to the following addresses: 423 N. Burnham Highway; 65 Bundy Hill Road; 22 Kinsman Hill Road; 139 Bundy Hill Road; 16 Lower Blissville Road; 16 River Road; 24 Lisbon Heights Road; 363 River Road; 32 Lower Blissville Road. He submitted photographs of the properties for Commission review. MINUTES

Motion by T. Danburg second by K. Sperry to add "16 River" to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

b. Regulations

1. MS4 Storm Water Regulation/Ordinance Update – Update by Mr. Murphy. An updated GANTT Chart was provided to the Commission in their packets.

c. Zoning Map Subcommittee

1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 - Brief update by Mr. Murphy. He is looking at some zoning concepts as outlined in POCD.

6. Old Business:

- a. Regional Planning Commission – Brief update by Mr. Giroux. Mr. Murphy submitted copies of regional activities in the SECT towns.

7. New Business

- a. Receipt of New Applications - NONE

b. Referrals –


- i. Town of Preston – Zoning Amendments #2019-01, Comprehensive Revisions to the Preston Zoning Regulations including revisions to the Zoning Maps - The planner noted no apparent inter-municipal impacts from the proposed revisions since no zoning changes affected the border with Lisbon.

- c. Sunfox Campground – David Nowakowski, 15 Kenyon Road - Request for informal and non-binding discussion to obtain preliminary feedback regarding possible modifications to campground - Mr. Murphy explained the history leading up to this pre application request and that he recommends no decisions or detailed analysis take place tonight. Mr. Nowakowski made a brief presentation regarding possible plans for modifications at the campground. He requested input from the commission regarding the interpretation and application of internal road and emergency access provisions in campgrounds before he undertakes detailed application preparation to expand the campground. After a brief discussion, the commission consensus was that the intent of these access provisions was to permit some flexibility in the total number of access points in campgrounds of more than 50 sites, provided a principal access roadway and emergency access way constitute two access points for public safety. Mr. Nowakowski thanked the commission for their input.

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8. Any other business which may properly come before the commission
 - a. 16 River Road – Roger McGowen, the leasee of 16 River Road and owner of the Used Car Dealership at the location, was present to explain the non-road worthy vehicles situated on the property. Mr. Brown stated his concern is that it does not meet with the requirements in the property's Special Permit. Mr. Murphy is to contact the landowner and meet with him and the business owner.
9. Public Comment – NONE
10. Adjournment - Motion made by T. Danburg second by K. Sperry to adjourn at 8:25 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 2/11/18 AT 9:05am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi