

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 7, 2017
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 7:25 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Cheryl Blanchard, Trevor Danburg
Sharon Gabiga, David Gagnon, Benjamin Hull, III, Gary Ritacco,
John Dempsey (ALT)

MEMBERS ABSENT: Kim Sperry, James Labonne (ALT)

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

John Dempsey was seated for K. Sperry by Chairman R. Adams.

2. Previous Minutes – Motion by R. Giroux second by S. Gabiga to accept the previous minutes with the following correction: add Gary Ritacco to “Members Present”.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter, from Murtha Cullina dated February 4, 2017 re: Release of \$100,000.00 judgment lean against John Gwiazdowski

b. Copy, Letter, from Conservation Commission, dated January 3, 2017 re: approval of application by Timothy Minor to finalize pond construction at 204 North Burnham Hwy.

c. Publication, CT Land Use Agencies

d. Notice, from CT Federation of Planning and Zoning Agencies re: reservations for annual meeting

e. Memo, Lisbon Quarterly submissions

f. Newsletter, CT Federation of Planning and Zoning Agencies

4. Bills and action thereon

a. SECCoG, \$10,330.20, dated 1/9/2017. Motion by R. Giroux second by G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$169.16, 1/12/2017 re: NoD – ZABA referral amendment; T-Mobile Signage. Motion by R. Giroux second by S. Gabiga to pay.

VOTE: UNANIMOUS, MOTION CARRIED

c. The Bulletin, \$571.72, 1/23/2017 re: NoPH – Gosselin. Motion by R. Giroux second by T. Danburg to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations - Will have attorney at a Special Meeting, March 7, 6:30 PM (before the regular meeting).

c. Zoning Map Subcommittee – NONE

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d. Regional Planning Commission – Update by Staff M. Murphy. Draft is out on SECCoG website (146 pages). Should be done, approved and finalized by July.

6. Old Business:

a. Zoning Enforcement – NONE

1. Pending Litigation (Executive Session as needed)

i. Rick Gwiazdowski – 555 River Road – NONE

ii. Brenmor Properties – 8-30g Ames Road Subdivision – Update by Staff M. Murphy

b. Regional Planning Commission – NONE

c. Special Permit Application – Albert and Nancy Gosselin, 40 Lee Road, to create a rear lot per section 4.2.7.

Motion was made by R. Giroux second by T. Danburg to approve the special permit application request for creation of a rear lot of 3.14 acres at 40 Lee Road at the terminus of Ross Hill Road Extension, Lisbon, CT with the following conditions:

1. That the proposed driveway design and stone wall removal and reconstruction be modified as necessary to address emergency access to the future home.
2. That establishment of the proposed rear lot shall commence within five (5) years of approval and a Certificate of Zoning Compliance be obtained to confirm creation of said rear lot within such time.

FINDINGS AND CONCLUSIONS

The proposed *rear lot* per section 4.2.7 of the regulations is found to be appropriate for the designated location in this R-40 zone and complies with the special permit objectives criteria provided in sections 11 and the rear lot development standards of section 10.6 through 10.6.4.

VOTE: UNANIMOUS, MOTION CARRIED

d. Re-Subdivision Application – Albert and Nancy Gosselin, 40 Lee Road, to create one (1) additional building lot.

WAIVERS

Motion by R. Giroux second by T. Danburg to hereby waive the requirements of **section 5.3.6** relating to reference of property corners to be set to the *Connecticut Coordinate System* which will allow the horizontal orientation of the current re-subdivision plan to be referenced to the prior subdivision plan (reference map #1 as depicted on the current plan) which has a magnetic north orientation, and an assumed horizontal datum. The commission supports this unique waiver request since the request should have no adverse affect on the public health or adjacent properties and strict adherence to the requirements could cause interpretation issues as deeds are developed since coordinates would not match the remainder of the subdivision.

VOTE: UNANIMOUS, MOTION CARRIED

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by Applicant:

Date 11-29-16

Name and Address of Applicant Albert G. Gosselin, Jr. & Nancy E. Gosselin

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

Location of Property 40 Lee Road at Ross Hill Road Extension

Owner of Record of Property Albert G. Gosselin, Jr. & Nancy E. Gosselin

Description of Proposed Use Creation of one rear lot via resubdivision for single-family residential use. Application for resubdivision has been submitted concurrently herewith.

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

Signature of Applicant



Demian A. Sorrentino, Agent, Boundaries LLC

To be completed by the Commission:

Application No. _____

Date of Submission 11/29/2016

Fee Paid \$ 210.00

Date of Receipt 12/6/2016

Date of Action 2/7/2017

Date of Public Hearing 2/7/2017

Approved 2/7/2017 with conditions
(see attached)

Denied _____

Reason for denial or modification _____

Signature



Robert Adams, Chairman

(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.)

CONDITIONS OF APPROVAL – 2/7/2017

Special Permit Application

Albert and Nancy Gosselin, 40 Lee Road, to create a rear lot per section 4.2.7.

1. That the proposed driveway design and stone wall removal and reconstruction be modified as necessary to address emergency access to the future home.
2. That establishment of the proposed rear lot shall commence within five (5) years of approval and a Certificate of Zoning Compliance be obtained to creation of said rear lot within such time.

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
Lisbon Planning and Zoning Commission

1. Name of Applicant Albert G., Jr. &

Nancy E. Gosselin

Address 40 Lee Road, Lisbon, CT
06351

Phone (860) 859-7596

2. Name of Property Owner Same

Address Same

Phone Same

(To be filled in by Commission.)

Application No. _____

Subdivision _____ Resubdivision x

Date Submitted 11/29/2016

Date of Receipt 12/6/2016

Date of Hearing 2/7/2017

(if required)


Date of Action 2/7/2016

Fee Paid \$ 1310.00

Submitted to Robert Adams, Chairman P&Z

Time Extension _____

(if any)


Approved with Waivers and Modifications
2/7/2017 (see attached)

3. Name of Subdivision N/A

4. Location of Subdivision Portion of 40 Lee Road @ Ross Hill Rd. Ext.

Land Records map of 15 Lot # 5-1

5. Total area of property to be subdivided 49 acres

6. Number of new lots proposed 1

7. Average Lot Size Lot #1 = 3.14 Ac; Lot #2 (Remaining Land) = 46 Ac

8. Are new or relocated roads proposed? No

9. Are public water or sewer systems proposed? No

10. Zoning Category R-40

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

Boundaries LLC, PO Box 184, Griswold, CT 06351

John U. Faulise, Jr., L.S., Lic. # 70016

David C. McKay, P.E., Lic. # 29102

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.

(Signed) Demian A. Sorrentino Date 11-29-16
(Applicant)
Demian A. Sorrentino, Agent, Boundaries LLC

(Signed) Demian A. Sorrentino Date 11-29-16
(Owner)
Demian A. Sorrentino, Agent, Boundaries LLC

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 workman like manner, and individually and severally guarantee to provide all necessary funds with respect too thereto.

(Signed) Demian A. Sorrentino Date 11-29-16
(Applicant)
Demian A. Sorrentino, Agent, Boundaries LLC

(Signed) Demian A. Sorrentino Date 11-29-16
(Owner)
Demian A. Sorrentino, Agent, Boundaries LLC

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.

WAIVERS – 2/7/2017

Re-Subdivision Application

Albert and Nancy Gosselin, 40 Lee Road, to create one (1) additional building lot

1. The commission hereby waives the requirements of **section 5.3.6** relating to reference of property corners to be set to the *Connecticut Coordinate System* which will allow the horizontal orientation of the current re-subdivision plan to be referenced to the prior subdivision plan (reference map #1 as depicted on the current plan) which has a magnetic north orientation, and an assumed horizontal datum. The commission supports this unique waiver request since the request should have no adverse affect on the public health or adjacent properties and strict adherence to the requirements could cause interpretation issues as deeds are developed since coordinates would not match the remainder of the subdivision.
2. The commission hereby waives **sections 5.3 and 5.4** relating to the required drawing scale of 1" = 40' or 1" = 50' to allow Sheet 2/2 of the plan submitted to be drawn at 1" = 30' scale. The commission supports this unique waiver request for ease of readability (size of the parcel) and based on no adverse affects to the public health or adjacent properties.
3. The commission hereby waives the open space dedication/fee in lieu of open space requirement relating to section 6.5.3 of the subdivision regulations and CGS 8-25 and supports same as upon subdivision approval, title to the proposed lot is to be transferred to Rebecca E. (Gosselin) DeWire, the child (daughter) of the owners and applicants, Albert and Nancy Gosselin.

MODIFICATIONS – 2/7/2017

Re-Subdivision Application

Albert and Nancy Gosselin, 40 Lee Road, to create one (1) additional building lot

1. The applicant shall provide surety in the amount of \$12,400.00 for all work within the Ross Hill Road Extension right of way, setting property markers and monuments, and erosion and sediment control measures. Such surety shall meet the requirements of the Town Attorney and be provided to the Town prior to recording the plan in land records.
2. The stone wall removal and re-establishment (fill gaps) design shall be modified as necessary where the new driveway enters the parcel to facilitate access to the site by emergency vehicles.
3. Documents and evidence relating to the conveyance of the proposed lot to the applicant's daughter shall be provided to the Town Planner and Town Attorney for review and approval prior to recording same in land records.
4. A note shall be added to the plan to provide notice that any modification of improvements, including access and utility improvements, shall be submitted to the Town for review and approval in accordance with section 7.10 of the subdivision regulations.
5. Technical items of staff shall be addressed.

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Motion by T. Danburg second by G. Ritacco to hereby waive **sections 5.3 and 5.4** relating to the required drawing scale of 1" = 40' or 1" = 50' to allow Sheet 2/2 of the plan submitted to be drawn at 1" = 30' scale. The commission supports this unique waiver request for ease of readability (size of the parcel) and based on no adverse affects to the public health or adjacent properties.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by D. Gagnon second by R. Giroux to hereby waive the open space dedication/fee in lieu of open space requirement relating to section 6.5.3 of the subdivision regulations and CGS 8-25 and supports same as upon subdivision approval, title to the proposed lot is to be transferred to Rebecca E. (Gosselin) DeWire, the child (daughter) of the owners and applicants, Albert and Nancy Gosselin.

VOTE: UNANIMOUS, MOTION CARRIED

RESUBDIVISION APPLICATION

Motion by R. Giroux second by G. Ritacco to approve the re-subdivision application of Albert and Nancy Gosselin for creation of one (1) additional building lot at 40 Lee Road at the end of Ross Hill Road Extension, Lisbon, CT with the following modifications:

1. The applicant shall provide surety in the amount of \$12,400.00 for all work within the Ross Hill Road Extension right of way, setting property markers and monuments, and erosion and sediment control measures. Such surety shall meet the requirements of the Town Attorney and be provided to the Town prior to recording the plan in land records.
2. The stone wall removal and re-establishment (fill gaps) design shall be modified as necessary where the new driveway enters the parcel to facilitate access to the site by emergency vehicles.
3. Documents and evidence relating to the conveyance of the proposed lot to the applicant's daughter shall be provided to the Town Planner and Town Attorney for review and approval prior to recording same in land records.
4. A note shall be added to the plan to provide notice that any modification of improvements, including access and utility improvements, shall be submitted to the Town for review and approval in accordance with section 7.10 of the subdivision regulations.
5. Technical items of staff shall be addressed.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

- a. Receipt of New Applications - NONE
- b. Referrals – Update by Staff M. Murphy re: letter to the Town of Sprague requesting a traffic study for proposed Stone Ridge development.

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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 T. Danburg to adjourn at 7:55 P.M.

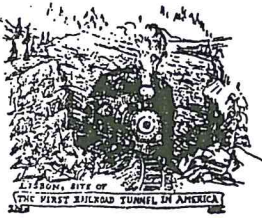
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 2/14/17 AT 10:20am
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, February 7, 2017, the following actions were taken:

1. Special Permit Application – Albert and Nancy Gosselin, 40 Lee Road at the end of Ross Hill Road Extension, to create as rear lot per section 4.2.7. APPROVED WITH CONDITIONS
2. Re-Subdivision Application – Albert and Nancy Gosselin, 40 Lee Road at the end of Ross Hill Road Extension, to create one (1) additional building lot. APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 14th day of February, 2017.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 2/14/17 AT 10:20
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi