

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MAY 2, 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 7:02 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Cheryl Blanchard, Trevor Danburg
Sharon Gabiga, David Gagnon, , Gary Ritacco,
Kim Sperry

MEMBERS ABSENT: Benjamin Hull, III; John Dempsey (ALT), James Labonne (ALT)

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

2. Previous Minutes – Motion by K. Sperry second by T. Danburg to approve the April 4, 2017 regular meeting minutes and public hearing minutes. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Copy: Letter, from Mr. Murphy to Thomas Sparkman, First Selectman re: “Bob’s Discount Furniture” Trucks

b. Letter, from Heller, Heller & McCoy to Commission re: \$3000.00 fee in lieu of open space for Lot 2, Barber Farm Subdivision

c. Letter, from CT Department of Transportation re: McDonald’s Site Improvement Plan

d. Copy: Letter, from Conservation Commission to Hull Timber Products, Inc. re: Approval of timber harvest at 94 Kendall Road

e. Copy: Letter, from Conservation Commission to Hull Timber Products, Inc. re: Approval of timber harvest at 144 Preston Allen Road

f. Letter, from CT Department of Transportation re: McDonald’s Site Improvement Plan proposal is acceptable

g. Letter, from CT Siting Council re: 26 Mell Road

h. Memo, Lisbon Quarterly – Submissions due by May 17

i. Profit & Loss Report

4. Bills and action thereon

a. SECCoG, \$11,679.84, 4/10/2017, inv# Jan 1, 2016 – Mar 31, 2016 (dates s/b 2017).

Motion by. Ritacco second by S. Gabiga to pay with dates corrected as 2017.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – review of Commission Members’ comments by Mr. Murphy.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, MAY 2, 2017
Page 2 (Reports, cont)

c. Zoning Map Subcommittee

1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – Update by Mr. Murphy

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 – NONE

b. Regional Planning Commission – Update by R. Giroux; housing in New London & Windham Counties, Route 11 abolishment was discussed at the last RPC meeting.

c. Request of Timothy Minor for Approval of Completion of Operations Plan for Special Permit Application N/F PSK Realty, 202-204 North Burnham Highway (Pond Excavation) – Motion was made by K. Sperry second by G. Ritacco To declare the original PSK Realty proposed pond excavation and gravel removal operation located at 202-204 North Burnham Highway complete in accordance with the provisions of section 10.4.7 of the zoning regulations. For the purpose of completing final grading and re-vegetation to ensure adequate restoration of the pond and the site for future use, the actual completion declaration date shall be July 3, 2017 and all site restoration work shall be completed within 90 days thereof, or by October 1, 2017. This completion declaration requires only those improvements shown on this plan to be completed, inasmuch as they differ slightly from the original PSK Realty plan approved by the commission. This action shall be subject to the following conditions:

1. A note shall be added to the final plan to assure that the feasible septic system location as depicted on the original plan approval shall not be disturbed from its current condition and no boulders or other deleterious materials shall be buried in the area necessary to support the system.
2. The sequence of completing site re-grading and re-vegetation, as well as installation of remaining improvements and site clean-up in the affected area shall be addressed on the final plan entitled “Proposed Grading Plan Modification-Pond” subject to review and approval by the Town Planner.
3. A note shall be added to the plan indicating that any request for minor modifications to this completion of operations plan shall be addressed in accordance with section 10.16.7 of the zoning regulations.
4. The applicant shall notify the Zoning Enforcement Officer no less than 48 hours prior to the start of this site restoration work.

VOTE: UNANIMOUS, MOTION CARRIED

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, MAY 2, 2017
Page 3 (cont)

7. New Business

a. Receipt of New Applications - NONE

b. Referrals - NONE

c. Application for Special Permit - Albert & Nancy Gosselin, 40 Lee Road - Request for 90 day Extension of Recording and Filing Period - Motion by T. Danburg second by S. Gabiga to approve the Request for 90day Extension of Recording and Filing Period.

VOTE: UNANIMOUS. MOTION CARRIED

d. Application for ReSubdivision - Albert & Nancy Gosselin, 40 Lee Road - Request for 90 day Extension of Recording and Filing Period - Motion by T. Danburg second by G. Ritacco to approve the Request for 90day Extension of Recording and Filing Period.

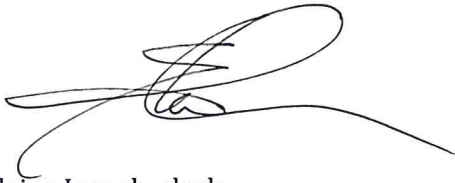
VOTE: UNANIMOUS. MOTION CARRIED

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

9. Public Comment - NONE


10. Adjournment - Motion made by T. Danburg second by G. Ritacco to adjourn at 7:42 P.M.

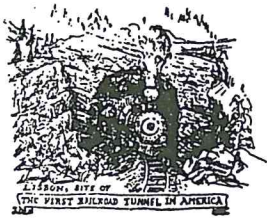
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 05/09/17 AT 10:00am
ATTEST. LAURIE TIROCCHI, TOWN CLERK




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, May 2, 2017, the following action was taken:

1. Request of Timothy Minor for Approval of Completion of Operations Plan for Special Permit Application N/F PSK Realty, 202-204 North Burnham Highway (Pond Excavation)
APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 9th day of May, 2017.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 05/09/17 AT 10:00am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi