

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JUNE 6, 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 7:04 P.M.

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

MEMBERS ABSENT: John Dempsey (ALT), James Labonne (ALT)

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

2. Previous Minutes

a. Correction: 5/2/2017 – Regular Minutes – Robert Adams, Chairman, listed as present (should be listed as absent; Vice-chair Ronald Giroux presiding)

b. Correction: 11/1/2016 – Public Hearing Minutes – First hearing listed as “POCD 2015” (should be “Zoning Map Re-adoption”)

Motion by R. Giroux second by T. Danburg to approve the previous minutes as corrected.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Rack Card: CT Farmers Market Trail

b. Newsletter: CT Federation of Planning and Zoning Agencies

c. Letter, from CT Siting Council re: FUSION

d. Letter, from Board of Selectmen re: CGS 8-24 Referral Regarding Proposed Volleyball Courts at Lisbon Meadows Park. Motion by T. Danburg second by G. Ritacco to add under agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

e. Meeting Agenda: CT Siting Council

g. Publication Copy: SECCoG re: 2017 Regional Plan of Conservation and Development

h. Zoning Permit Application: ARTfx Signs/AMC Theatres re: Sign Replacement. Motion by G.

Ritacco second by R. Giroux to add to the agenda under 7.a. Receipt of New Applications.

VOTE: UNANIMOUS, MOTION CARRIED

4. Bills and action thereon

a. Norwich Bulletin, \$119.81, dated 5/9/2017, inv#00231823 re: Notice of Decision – T. Minor.

Motion by R. Giroux second by C. Blanchard to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – Carl Brown, Town Zoning Enforcement Officer, reported on recent Notices of Violations.

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Add to next agenda

**TOWN OF LISBON
ZONING PERMIT APPLICATION**

PLEASE CHECK THE APPROPRIATE LINE(S) AND COMPLETE THE REQUIRED APPLICATION(S):

- ☐ SITE PLAN REVIEW OF PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 2.5 AND SECTION 12
☐ PLANNING AND ZONING COMMISSION ADMINISTRATIVE REVIEW OF CHANGES TO COMMERCIAL/INDUSTRIAL
BUILDINGS AND PROPERTIES IN ACCORDANCE WITH SECTION 2.8 AND SECTION 10.13
☒ SITE PLAN REVIEW OF ASSOCIATED SIGNAGE IN ACCORDANCE WITH SECTION 15.8

PROJECT DESCRIPTION:

PROJECT NAME: AMC ENTERTAINMENT HOLD ACREAGE: _____ ZONING DISTRICT: _____
LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: _____

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 1162 RIVER ROAD
MAP /BLOCK /LOT: _____
VOLUME/ PAGE: _____

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- > APPLICANT: ARTfx SIGNS 27 BRITTON DR. BLOOMFIELD, CT 06002
TELEPHONE: 860 242 0031 EMAIL: tina@artfxsigns.com
> APPLICANT'S AGENT (IF ANY): _____
TELEPHONE: _____ EMAIL: _____
> OWNER / TRUSTEE: LISBON LANDING, LLC 33 Boylston St. Suite 3000 Chestnut Hill
TELEPHONE: 617-232-8900 EMAIL: maiha@wsdevelopment.com MA.02467
> ENGINEER/ SURVEYOR/ARCHITECT: _____
TELEPHONE: _____ EMAIL: _____

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, OR ITS CONSULTANT TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT Lina Varner PRINTED NAME OF APPLICANT/AGENT TINA VARNER
DATE: 6-2-17

SIGNATURE/RECORD OWNER _____ PRINTED NAME/RECORD OWNER _____
DATE: _____
See Attached Affidavit

===== APPLICATION SUBMITTAL DATE: 6/5/17 FEE(S) PAID: \$296.98 =====

OFFICIAL DAY OF RECEIPT: 6/5/17

*P & Z COMMISSION ACTION: Approved DATE: 6/7/17
CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH ANY DIRECTIVES, MODIFICATIONS AND/OR CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer DATE: _____

(* Any modifications, directives or conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached)

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- c. Zoning Map Subcommittee
 - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – Update by Mr. Murphy. Informational binders were given to Commission members.
- 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 – NONE
- 7. New Business
 - a. Receipt of New Applications
 - 1. Application for Zoning Permit for installation of associated signs at n/f Cinema 12 located in Lisbon Landing - Motion by R. Giroux second T. Danburg to approve the zoning permit application of Artfx Signs to install front wall, pylon signs and associated replacement signage components for AMC Theatres in Lisbon Landing in accordance with signage specifications provided in sheets 1-10 with the modification that the detail sheet for Wall Sign C reflect a maximum height of 36" (3') and width of 12".


VOTE: UNANIMOUS, MOTION CARRIED
 - b. Referrals – NONE
- 8. Any other business which may properly come before the commission
 - a. CGS 8-24 Referral Regarding Proposed Volleyball Courts at Lisbon Meadows Park – Motion was made by R. Giroux second by K. Sperry that based on a review of the Plan of Conservation and Development 2016, the inclusion of additional recreation opportunities to complement existing fields and trails was noted as desirable by the public. Also, this project, if funded, will involve substantial site work, requiring land use approvals in light of the proximity to environmental resources and requirements of the zoning regulations. VOTE: UNANIMOUS MOTION CARRIED
- 9. Public Comment – NONE
- 10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 7:45 P.M.

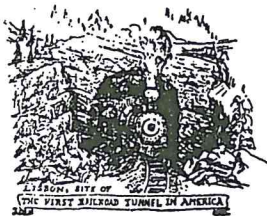
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/08/17 AT 9:45am
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, June 6, 2017, the following action was taken:

1. Zoning Permit Application – Artfx Signs / AMC Theatres, Lisbon Landing – Signage.

APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 8th day of June, 2017.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 06/08/17 AT 9:45 am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi