

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, NOVEMBER 14, 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 7:05 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Cheryl Blanchard, Gary Ritacco, Benjamin Hull, III, John Dempsey (ALT)

MEMBERS ABSENT: Sharon Gabiga, David Gagnon, Trevor Danburg, James Labonne (ALT)

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

2. Previous Minutes

a. Correction to 9/5/17, 7.b. Brenmor Properties, Motion of Approval, Condition #4 -

Motion by R. Giroux second by K. Sperry to approve the minutes of 10/3/2017 as presented and to correct the minutes of 9/5/2017, agenda item 7.b., Condition # 4, to read as follows:

"4. The plan shall note that as a condition of subdivision approval and the eventual sale of each Lot 1 to Lot 15, Brenmor Properties, LLC, shall form a Homeowners Association, using the form of Agreement submitted to the Commission. In furtherance of the above, the purchaser of each Lot 1 to 15 will agree to the Homeowners Association Agreement as a condition of purchase. Upon sale of the first lot of Lots 1 to 15, Brenmor Properties will provide initial funding of the Homeowners Association in the amount of \$2,500, for the purpose of funding for one season snow plowing and driveway clearance (estimated at \$200 per plow, 12 snow events). Thereafter, each owner of a lot that is not subject to § 8-30g income and sale / resale price restrictions, will pay a minimum of \$40 per month to the Association, and the owners of those lots that are subject to § 8-30g will pay a minimum of \$25 per month, but a maximum only as allowed by §§ 8-30g-1 *et seq.* of Connecticut State Agency Regulations. The amount proposed for snow removal estimated in the Homeowners Association Agreement will need to include the loop road addition. Funds collected by the Homeowners Association in excess of snow removal and regular maintenance shall be deposited in a capital reserve fund for the purpose of periodic repair of the driveway, common utilities, or drainage."

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. FY 2018-19 Budget Schedule

b. Memo, from Board of Finance re: Annual Report Narrative due 1/31/2018 (K. Sperry to write)

c. Copy, Notice of Decision, Zoning Board of Appeals re: approval of application #17-01, 114 River Road (Hendels Lisbon, LLC)

d. Letter, from Heller, Heller & McCoy re: \$3000 fee in lieu of Open Space, Barber Farm Subdivision, lot #9

e. Letter, from Brenmor Properties, re: request for correction of condition #4 in September minutes (see agenda item 2.a.)

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 14, 2017
Page 2 (cont)

4. Bills and action thereon
 - a. SECCoG, \$14,025.60, dated 10/4/2017 re: 7/1/17-9/30/17
Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED
5. Reports:
 - a. ZEO – Commissioner R. Giroux had a question about the new red plastic components at the pump islands of the Mobil station on Route 12. Carl Brown, ZEO, stated that Mobil paid the proper fees and got the proper permits to put up the signage. He then gave a brief update regarding “junkyards” in town.
 - b. Regulations –
 1. MS4 Storm Water Regulation/Ordinance Update – Memo & Chart submitted by Mr. Murphy to the Commission for review.
 - c. Zoning Map Subcommittee
 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – NONE

Motion by R. Giroux second by G. Ritacco to go to agenda item #7 “New Business”.

VOTE: UNANIMOUS, MOTION CARRIED

6. Old Business:
 - a. Zoning Enforcement – NONE
 1. Pending Litigation (Executive Session as needed)
 - i. Rick Gwiazdowski – 555 River Road – Chairman Adams read into the record emails between him and Lisbon Town Attorney, Kari Olson. The Commission requests that the Town Attorney send packages to Mr. Murphy and Mr. Brown, consisting of the following: What site corrections need to be made; the court judgment; the date judgment was paid by Mr. Gwiazdowski.
 - b. Regional Planning Commission – NONE
7. New Business
 - a. Receipt of New Applications
 1. Application for Zoning Permit/Site Plan Modification - Lagada, LLC 16 River Road for Used Car Sales and Automotive Service – John Faulise of Boundaries made a presentation to the Commission regarding the proposal. Questions were raised about the existing plan and the uses permitted there. Motion by K. Sperry second by R. Giroux to table. VOTE: B. HULL OPPOSED, MOTION CARRIED
 - b. Referrals - NONE
 - c. Subdivision/ReSubdivision – Brenmor Properties, LLC, Route 169 & Ames Road - Request for 90-Day Extension to File Mylars – Motion by G. Ritacco second by J. Dempsey to grant the 90-day extension. VOTE: UNANIMOUS MOTION CARRIED
 - d. Annual Report Narrative – K. Sperry to write

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 14, 2017
Page 3 (cont)

Motion by G. Ritacco second by J. Dempsey to add "Democratic Help" to agenda item #8.

VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission
a. Democratic Help – Motion by G. Ritacco second by B. Hull to recommend J. Dempsey as a permanent Board member. VOTE: UNANIMOUS MOTION CARRIED
(J. Dempsey to send a letter of intent to the Board of Selectmen)

Mr. Murphy gave a brief update on McDonald's; the Tim Minor Pond (202-204 N. Burnham Highway); and Aldi's (which is considering an expansion).

9. Public Comment – Steven Beck, Chairman of the Board of Zoning Appeals, asked the Commission to please consider bringing the zoning regulations up to date regarding section 15 (signage), stating that the regulations currently do not support newer technology.

10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 8:31 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 11/20/17 AT 9:50am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi