

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, DECEMBER 5, 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 7:00 P.M.

MEMBERS PRESENT: Robert Adams, Kim Sperry, Cheryl Blanchard, Gary Ritacco, Benjamin Hull, III, John Dempsey, Trevor Danburg, Sharon Gabiga

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

2. Previous Minutes – Motion by K. Sperry second by S. Gabiga to accept previous minutes of 11/14/2017. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. FY 2018-19 Budget Request – Motion by G. Ritacco second by S. Gabiga to add to agenda item 8.a. VOTE: UNANIMOUS, MOTION CARRIED

b. Letter, from Aldi's, dated December 4, 2017 re: request to add their Special Permit Application to the agenda. Motion by T. Danburg second by B. Hull to add "Aldi's Special Permit Application" under New Business, agenda item 7.c. VOTE: UNANIMOUS, MOTION CARRIED

c. Letter, from Kari Olson, Lisbon Town Attorney re: 555 River Road (Copies of Court Decision and Site Improvements Requirements)

d. Letter, from Timothy Minor, 14 Meadowbrook Circle, dated December 1, 2017 re: request to be considered as an alternate (R) to the Board. Motion by G. Ritacco second by J. Dempsey to send recommendation to the Board of Selectmen. VOTE: UNANIMOUS, MOTION CARRIED

e. Survey, for the International City/County Management Association (K. Sperry to fill out)

f. Copy: Letter, to Board of Selectmen re: recommendation of J. Dempsey to the Board

4. Bills and action thereon - NONE

5. Reports:

a. ZEO – A question was raised by Chairman Robert Adams regarding activity at the "Monarch" on Route 12. Carl Brown, ZEO, stated that the parking at the "Monarch" is often overcrowded. The Chairman stated that the owner should come before the Commission if the activity is to continue. Mr. Brown stated that the trucks for the power company were to be there for six months, and he believes they have been there since late Spring/early Summer of this year. Commission member K. Sperry inquired about pending litigation on two properties (undisclosed). Mr. Brown replied that

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 5, 2017
Page 2 (Reports, cont)

letters have been written asking the property owners to comply.

b. Regulations –

1. MS4 Storm Water Regulation/Ordinance Update – The proposed site plan checklist for attachment to the zoning permit and special permit applications was submitted by Mr. Murphy to the Commission for review in their packets.

c. Zoning Map Subcommittee

1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 – NONE
Noted for the record: The Chairman was contacted by the owner of Stilly's Auto regarding a possible zone change for property on Route 169. The consensus of the Commission was that the Planner should contact the owner and address his questions and discuss his options regarding the matter.

6. Old Business:

a. Zoning Enforcement – NONE

1. Pending Litigation (Executive Session as needed)

- i. Rick Gwiazdowski – 555 River Road – The information requested by the Commission re: 555 River Road was received by the Planner and ZEO and provided to the Commission. This item can be removed from next month's agenda.

b. Regional Planning Commission – NONE

c. Application for Zoning Permit/Site Plan Modification – Lagada, LLC, 16 River Road for Used Car Sales and Automotive Service – Motion by G. Ritacco second by T. Danburg to approve the zoning permit application of Lagada, LLC, Ted Lanis Member to modify the approved site plan of April 5, 2011 to use the existing buildings and proposed display areas for retail sales of used motor vehicles and automotive service as *Roger Motor Car* at 16 River Road, Lisbon, CT with the following modifications:

1. The unpaved portion of the parking bay north of the garage shall be paved to allow striping of this area.
2. The island at the new entrance shall include a new small planter, or adjustment and reconstruction of the existing planter, to permit low profile landscaping. In addition, two (2) additional deciduous trees shall be added along the southern edge of the southern-most display area.
3. Lighting associated with the operation shall not create glare or illumination which creates a hazard or nuisance to neighboring property or on adjacent roadways. Fixtures and lighting levels shall be appropriate to the use and the area, and shall be maintained to provide the minimum

**TOWN OF LISBON
ZONING PERMIT APPLICATION**

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

- ☒ X 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:

Modification of approved site plan under Sec. 12.9 to use of the existing
buildings and display areas for retail sales of used motor vehicles
and automotive service garage.

PROJECT NAME: Roger Motor Car ACREAGE: 3.7 ZONING DISTRICT: BV-1
LOT IN SQUARE FEET: 162,000+/- TOTAL FLOOR AREA IN SQUARE FEET: 5,214 and 2,430

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 16 River Road

MAP /BLOCK /LOT: Map 21 Lot 5

VOLUME/ PAGE: Vol. 161, Page 76

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

- > APPLICANT: Lagada LLC Ted Lanis Member
TELEPHONE: 860-389-2243 EMAIL: _____
> APPLICANT'S AGENT (IF ANY): Boundaries LLC
TELEPHONE: 860-376-2006 EMAIL: Jfaulise@boundariesllc.net
> OWNER / TRUSTEE: Lagada LLC Ted Lanis Member
TELEPHONE: 860-389-2243 EMAIL: _____
> ENGINEER/ SURVEYOR/ARCHITECT: Boundaries LLC
TELEPHONE: 860-376-2006 EMAIL: Jfaulise@boundariesllc.net

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 T Lanis PRINTED NAME OF APPLICANT/AGENT Ted Lanis Member
DATE: 10-31-17

SIGNATURE/RECORD OWNER T Lanis PRINTED NAME/RECORD OWNER Ted Lanis Member
DATE: 10-31-17

=====

APPLICATION SUBMITTAL DATE: 11/3/2017 FEE(S) PAID: \$235.00

OFFICIAL DAY OF RECEIPT: 11/14/2017

*P & Z COMMISSION ACTION: Approved with Modifications (attached) DATE: 12/5/2017

CHAIR'S SIGNATURE: [Signature] Robert Adams, Chairman

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)

Town of Lisbon Planning & Zoning Commission
Lagada, LLC Application for Approval of Automotive Dealership and Service
Approved with Modifications 12/5/2017

Zoning Permit Application - Lagada, LLC, Ted Lanis Member to modify the approved site plan of April 5, 2011 to use the existing buildings and proposed display areas for retail sales of used motor vehicles and automotive service as *Roger Motor Car* at 16 River Road , Lisbon , CT with the following modifications:

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2. The island at the new entrance shall include a new small planter, or adjustment and reconstruction of the existing planter, to permit low profile landscaping. In addition, two (2) additional deciduous trees shall be added along the southern edge of the southernmost display area.
3. Lighting associated with the operation shall not create glare or illumination which creates a hazard or nuisance to neighboring property or on adjacent roadways. Fixtures and lighting levels shall be appropriate to the use and the area, and shall be maintained to provide the minimum illumination necessary for the safety and security. Details shall be included on the plan or provided as shop drawings to the Town Planner to confirm that Illuminating Engineering Society (IES) foot candle guidelines from the latest IES Lighting Handbook for lighting this type of use shall be employed.
4. Areas designated as "no parking" on the plan shall be signed accordingly and shown on the final plan.
5. The plan shall note that the applicant shall obtain approval from CONNDOT prior to the commencement of work in the Route 12 right of way. Any changes required by the state that substantively affect the site plan approval by this commission shall require submission of a new application to the Planning and Zoning Commission and approval of a modified plan in the same manner.
6. The cost estimate for surety purposes should be revised to include the cost of parking lot line striping, additional paving required, additional landscaping required and any lighting improvements. The applicant shall provide surety in the designated amount as required in a form that meets the requirements of Town Counsel prior to issuance of the zoning permit.

7. The narrative on sheet #2 shall incorporate a *sequence of construction* to assure that temporary access improvements are completed prior to the use of the proposed access point and that sufficient work is completed to protect health and safety prior to the issuance of a Certificate of Zoning Compliance and C.O.
8. Notes 1-6 on sheet 2 of the April 5, 2011 approved plan shall be included on this modified plan, with the exception that original note # 6 may specify that an as-built "may need to" be submitted as deemed necessary by Town Staff.
9. Technical items of staff shall be addressed, including any construction details required.

This modification approval recognizes that landscaped area and buffer area modifications were allowed and no sidewalks were required with the original 2011 plan approval. With this application the site's parking lot is now functionally integrated with the adjacent site to the north and the buffer at the abutting cemetery in the R-40 zone to the south is sufficient. Furthermore, existing structures make it infeasible to strictly comply with the *front landscaped buffer* on the approved plan and use the site effectively for the use intended, so the commission has modified the landscaped island north of the new access point along Route 12 as proposed in accordance with section 14.2.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 5, 2017
Page 3 (Old Business, cont)

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MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 5, 2017
Page 4 (cont)

VOTE: UNANIMOUS MOTION CARRIED

d. Annual Report Narrative – K. Sperry to write

7. New Business

a. Receipt of New Applications - NONE

b. Referrals - NONE

c. Aldi, Inc. - Special Permit Application, 175 River Road – Review of application for +/- 2,024 s.f. addition to existing Aldi retail. Motion by T. Danburg second by B. Hull to schedule a Public Hearing for Tuesday, February 6, 2018 at 6:30 P.M. VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission

a. FY 2018/2019 Budget Request – Motion by K. Sperry second by C. Blanchard to increase the budget by \$4000.00 (Supplies & Expenses line item #51750: \$5500.00; Purchased Services line item #51730: \$56,000.00). VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment – NONE

10. Adjournment - Motion made by G. Ritacco second by S. Gabiga to adjourn at 8:11 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

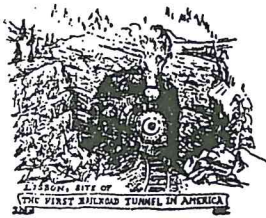
Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 12/12/2017 AT 1:50pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Maya W. Kelly, Asst



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, December 5, 2017, the following action was taken:

1. Application for Zoning Permit/Site Plan Modification – Lagada, LLC, Ted Lanis Member to modify the approved site plan of April 5, 2011 to use the existing buildings and proposed display areas for retail sales of used motor vehicles and automotive service as *Roger Motor Car* at 16 River Road
APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 12th day of December 2017.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 12/12/2017 AT 1:50pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Laurie Tirocchi, Asst