

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JANUARY 5, 2016  
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 7:03 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Gary Ritacco, Kim Sperry,  
Benjamin Hull, III, Sharon Gabiga, David Gagnon, Trevor Danburg,  
Melissa Krauss (Alt)

MEMBERS ABSENT: Cheryl Blanchard,  
James Labonne (Alt), Nathaniel Beardsworth (Alt)

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

Melissa Krauss was seated for Cheryl Blanchard by Chairman R. Adams.

2. Previous Minutes – Motion by R. Giroux second K. Sperry to accept previous minutes as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Copy, Letter: from Staff M. Murphy, Town Planner to Ted Lanis, dated 12/23/2015 re: 10 River Road roofing.

b. Letter, from Ted Lanis to Commission dated 1/4/2016 re: request to add “10 River Road Roofing” to agenda. Motion by K. Sperry second T. Danburg to add “10 River Road Review Request” to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

c. Flier: Trail Planning Workshop Informational, Saturday, January 30, 2016 9:00 am – Noon, Lisbon Town Hall.

d. Memo: Mileage reimbursement dropped to .54 cents a mile.

e. Copy, Letter: from Conrad Equity Group re: \$6000 open space fee, Kimball Meadows Subdivision.

f. Memo: 2016 Holiday Closings Schedule

g. CT Landscape Architect

4. Bills and action thereon

a. The Bulletin, \$213.65, dated 12/10/2015 re: Notice of Decision – Famous Footwear & Lisbon Landing Package Store – Motion by R. Giroux second by K. Sperry to pay.

VOTE: UNANIMOUS, MOTION CARRIED

Gary Ritacco entered at 7:08 PM.

5. Reports:

a. ZEO – Motion by R. Giroux second by S. Gabiga to add “Monarch Signage” to agenda item 8.b.

VOTE: UNANIMOUS, MOTION CARRIED

G. Ritacco asked that it be noted for the record that Ulta (in Lisbon Landing) added signage on the back of the building without required permit.


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- b. Regulations – NONE
    - 1. Fines – Staff M. Murphy to follow up with a draft outline of the citation process for the next meeting.
  - c. Zoning Map Subcommittee – NONE
6. Old Business: Staff M. Murphy contacted Attorney Kari Olson to review:
- a. Zoning Enforcement – NONE
    - 1. Pending Litigation -
      - a. Executive Session (as needed) – NONE
      - i. John Gwiazdowski – 180 Newent Road – \$100,000 judgment lien in favor of the Town
      - ii. Rick Gwiazdowski – 555 River Road – NONE
      - iii. Brenmor Properties – 8-30g Ames Road Subdivision – Pending court decision
  - b. Definition of Temporary Structures – Review
  - c. Plan of Conservation and Development –
    - 1. Regional Planning Commission – NONE
    - 2. Scheduling of Public Hearing – Motion by K. Sperry second by T. Danburg to schedule a Public Hearing at the Lisbon Center School (if available), March 15, 2016 at 6:00 PM.  
VOTE: UNANIMOUS, MOTION CARRIED
    - 3. Referrals of POCD to Board of Selectmen, SECCoG, and Lisbon Town Clerk – Motion by K. Sperry second by G. Ritacco to refer Draft Plan of POCD to appropriate agencies and departments.  
VOTE: UNANIMOUS, MOTION CARRIED
7. New Business
- a. Receipt of New Applications – NONE
  - b. Referrals
    - 1. Town of Griswold – ZC 01-16 Economic Development Commission Text Amendment – Motion by K. Sperry second R. Giroux to send “letter of no-impact”.  
VOTE: UNANIMOUS, MOTION CARRIED
    - 2. Town of Preston – Proposed Zoning Text Amendment – Campgrounds – Review
  - c. Sigfridson Subdivision – Request for Acceptance of Fitch Road (new cul-de-sac) – Motion by T. Danburg second K. Sperry to table until next month.  
VOTE: UNANIMOUS, MOTION CARRIED
8. Any other business which may properly come before the commission
- a. 10 River Road Review Request – Review of materials for planned improvements (new roof) on Green Onion Pizza building. Staff M. Murphy stated the 24 gage, green metal roofing material is in compliance with 10.13.2 of the zoning regulations.
  - b. Monarch Signage – Signage was put up without proper permit; the Commission did not approve the building color. Motion by R. Giroux second by S. Gabiga to have ZEO send registered letter of compliance.  
VOTE: UNANIMOUS, MOTION CARRIED
9. Public Comment - NONE

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10. Adjournment - Motion made by R. Giroux second by K. Sperry adjourn at 8:06 P.M.

VOTE: UNANIMOUS MOTION CARRIED

  
Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 1/11/2015 AT 9:00am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
