

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MAY 1, 2018
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, Cheryl Blanchard, Gary Ritacco, Kim Sperry,
Benjamin Hull, III, John Dempsey, Trevor Danburg, Sharon Gabiga,
Timothy Minor (ALT)

Chairman Adams seated Timothy Minor for Gary Ritacco.

2. Previous Minutes – Motion by R. Giroux second by K. Sperry to accept previous minutes of 4/3/2018 Public Hearing and Regular Meeting. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Letter, from CT Siting Council, dated 3/29/18 re: Petition #1293
- b. Copy: Letter, from Richard Hamel to Michael Murphy, Lisbon town Planner dated 4/28/18 re: Request for Extension to complete subdivision, Burnham Hills Associates, LLC, 332 N. Burnham Highway (see agenda item #7.c).
- c. Copy, Letter from Conservation Commission to Courville's re: 108 Kimball Road
- d. Memo, from Board of Finance re: approval of additional appropriation of \$1000.00
- e. CT Federation of Planning and Zoning Agencies Newsletter
- h. Budget Report (July 2017 through April 2018) - Balances:
LI#51730 (Purchased Services) \$25,086.92 / LI#51750 (Supplies & Expenses) \$44.31

4. Bills and action thereon

- a. The Bulletin, \$169.16, inv#00246156, 4/11/2018 re: NoD (Black & Veatch; R. Hamel; AMC).
Motion by T. Danburg second by B. Hull to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. The Bulletin, \$380.12, inv#00246312, 4/16/2018 re: NoPH (31 Stawberry ST).
Motion by R. Giroux second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. SECCoG, \$14,051.62, inv for period 1/31/183/31/18, dated 4/6/2018. Motion by R. Giroux second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- d. Halloran & Sage, LLP, \$520.00, inv #11260428, dated 4/23/2018 re: Brenmor sign issue and drainage easements. Motion by G. Ritacco second by R. Giroux to pay.
VOTE: UNANIMOUS, MOTION CARRIED

It was noted for the record that the Commission will ask Town Planner Michael Murphy to clarify what the "issue with signage" is with regard to Brenmor Properties.

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G. Ritacco entered at 7: 06 P.M.

5. Reports:

- a. ZEO – C. Brown reported that 14 letters went out to violators, and 2 more will be going out. He clarified that one letter will be going to the State regarding oil being dumped in wetlands area at Tunnel Hill Court. It was noted by the Commission that “Railroad Ties – Creosote” should be added to next month’s agenda.
- b. Regulations – NONE
 - 1. MS4 Storm Water Regulation/Ordinance Update – NONE
- c. Zoning Map Subcommittee - NONE
 - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 -NONE

6. Old Business:

- a. Regional Planning Commission – R. Giroux reported that the RPC met on April 23. Next month’s meeting will cover “Sober Houses” without going through Planning and Zoning agencies (no regulations in most places). More and more are being opened up due to the opioid epidemic. Mr. Giroux also reported on discussions about AirBnB crackdowns, as well as a housing shortage in Eastern CT.

7. New Business

- a. Receipt of New Applications - NONE
- b. Referrals – NONE
- c. Burnham Hills Associates, LLC, 332 N. Burnham Highway – Request for Extension to Complete Subdivision – Motion by C. Blanchard second by R. Giroux to grant a 3 year extension to Richard A. Hamel to allow for completion of subdivision improvements associated with the application for Burnham Hill Associates, Harvest Road Subdivision, located at 332 North Burnham Highway, by July 10, 2021. This extension is granted in accordance with Public Act 11-5, which modified the language of CGS 8-26c (e) and extended the time of expiration of subdivisions approved prior to July 1, 2011, which have not expired prior to May 9, 2011. This extension shall provide for the maximum time permitted to complete the subdivision (14 years) under Connecticut General Statutes.

VOTE: UNANIMOUS MOTION CARRIED

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

9. Public Comment – NONE

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10. Adjournment - Motion made by R. Giroux second by T. Danburg 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 05/08/2018 AT 12:20pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi