

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, MARCH 1, 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 7:00 P.M.

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

MEMBERS ABSENT: Sharon Gabiga, James Labonne

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

ALSO PRESENT: Michael Zizka, Murtha Cullina, LLP, Lisbon Town Attorney

Melissa Kraus was seated for S. Gabiga by Chairman Adams.

Motion by K. Sperry second by R. Giroux to change order of business and go to 6.a.1., after
"Correspondence".

VOTE: UNANIMOUS, MOTION CARRIED

2. Previous Minutes – Motion by R. Giroux second G. Ritacco to approve previous minutes.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy: Letter: to Board of Selectmen, dated 2/24/2016 re: letter of intent by John Dempsey for the open position on the Planning and Zoning Commission, as alternate.
- b. Memo, from M. Murphy, town Planner re: Special Permit for 1000 Degrees Pizza.
- c. Memo, Lisbon Quarterly Submissions due

4. Bills and action thereon

- a. Murtha Cullina, \$352.00, inv#523805, dated 2/17/2016 re: Citation & Hearing Process discussion – Motion by G. Ritacco second by R. Giroux to pay.

VOTE: UNANIMOUS, MOTION CARRIED

- b. CT Federation of Planning and Zoning Agencies, \$110, dated 3/1/2016 re: dues. Motion by R. Giroux second T. Danburg to join again and pay.

VOTE: UNANIMOUS, MOTION CARRIED

- c. CLA Engineers, \$230.00, inv#CL-16-5658, dated 2/1/2016. Motion by R. Giropux second G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

- d. The Bulletin, \$410.32, dated 3/1/2016 re: Notice of Public Hearing (POCD). Motion by R. Giroux second T. Danburg to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

- a. ZEO – Monarch Property has not pulled a permit yet – ZEO to send letter.
- b. Regulations –
 1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Report by Staff M. Murphy. Outline has been developed and reviewed with Town Attorney.
- c. Zoning Map Subcommittee – Staff. M. Murphy had a 1200 scale map made for ZEO office (by Boundaries). Dimensions need to be added to it, and the map needs to be re-adopted through a public hearing.

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6. Old Business:

a. Zoning Enforcement –

1. Pending Litigation (Executive Session as needed) –

Motion by R. Giroux second by G. Ritacco to go into Executive Session, with Staff M. Murphy and Attorney M. Zizka to remain. OUT 7:04 PM / RETURN 7:42 PM. No motions made, no actions taken.

i. Rick Gwiazdowski – 555 River Road –

ii. Brenmor Properties – 8-30g Ames Road Subdivision –

b. Definition of Temporary Structures – NONE

c. Plan of Conservation and Development – Public Hearing set for Tuesday, March 15, 6 PM at Lisbon Central School. Thirty handouts have been requested.

d. Regional Planning Commission – NONE

e. Sigfridson Subdivision – Remove from agenda (no recommendation).

7. New Business

a. Receipt of New Applications –

1. Aldi's Supermarket, Crossing at Lisbon – Request for Authorization for Grocery Beer Permit Sales – Motion by G. Ritacco second by T. Danburg to approve authorization of Beer Permit. VOTE: UNANIMOUS, MOTION CARRIED

2. Application for Special Permit – 1000 Degrees Neapolitan Pizzeria, Lisbon Landing, LLC – 160 River Road – Motion by D. Gagnon second by T. Danburg to accept the application and schedule a public hearing for April 5, 2016 at 6:30 PM.

VOTE: UNANIMOUS, MOTION CARRIED

b. Referrals –

1. Town of Preston – ZTA #2016-001 – Add to section 23 Definitions Defining Commercial Nursery and Plant Nursery – Send letter of no impact.

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

a. John Dempsey – Motion to recommend John Dempsey for the cant alternate position by R. Giroux second by G. Ritacco. VOTE: UNANIMOUS, MOTION CARRIED

9. Public Comment - J. Dempsey commented on Zoning Map issues.

10. Adjournment - Motion made by G. Ritacco second by R. Giroux adjourn at 8:38 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 03/09/2016 AT 9:05 am
ATTEST, LAURIE TROCCHI, TOWN CLERK
Laurie Trocchi