

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

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Gary Ritacco, Kim Sperry,  
Benjamin Hull, III, David Gagnon, Trevor Danburg, Sharon Gabiga  
Alternates: Melissa Krauss, John Dempsey

MEMBERS ABSENT: Cheryl Blanchard, James Labonne (alternate)

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

John Dempsey was seated for Cheryl Blanchard by Chairman Adams.

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

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter, from Board of Selectmen, dated 3/22/2016 re: appointment of John Dempsey on the Planning and Zoning Commission, as alternate.

b. Letter, from Board of Selectmen, dated 4/4/2016 re: proposal to purchase property at 1 South Burnham Highway. Motion by G. Ritacco second D. Gagnon to add to agenda under item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

c. Notice, Supreme Court Acceptance of Petition to Hear Case (Brenmor Properties).

d. Letter, from Department of transportation re: 435 River Road (turning over to Town Planner)

e. Check, from Heller, Heller & McCoy, dated 2/29/2016, \$3000.00 as “fee in lieu of”, Barber Farm Road.

f. Copy, Letter; From Zoning Board of Appeals to Ted Lanis re: Decision, 16 River Road.  
Motion by K. Sperry second R. Giroux to add to agenda under item 8.b.

VOTE: UNANIMOUS, MOTION CARRIED

4. Bills and action thereon

a. Murtha Cullina, \$66.00, inv#525140, dated 3/17/2016 re: phone call between ZEO and Town Attorney – Motion by G. Ritacco second by R. Giroux to pay.

VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$130.80, dated 3/23/2016 re: Notice of Decision (POCD). Motion by K. Sperry second S. Gabiga to pay.

VOTE: UNANIMOUS, MOTION CARRIED

c. The Bulletin, \$444.26, dated 3/22/2016 re: Notice of Public Hearing (1000 Degree Neapolitan Pizzeria restaurant). Motion by G. Ritacco second R. Gioroux to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Brief update by Staff M. Murphy.

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 5, 2016  
Page 2 (cont)

c. Zoning Map Subcommittee – NONE

6. Old Business:

- a. Zoning Enforcement – Brief update by Staff M. Murphy
  - 1. Pending Litigation (Executive Session as needed)
    - i. Rick Gwiazdowski – 555 River Road –
    - ii. Brenmor Properties – 8-30g Ames Road Subdivision –
- b. Definition of Temporary Structures – NONE
- c. Regional Planning Commission – NONE
- d. Application for Special Permit – 1000 Degrees Neapolitan Pizzeria, Lisbon Landing, LLC – 160 River Road –

Motion was made by R. Giroux second by G. Ritacco to hereby waive the specific site plan requirements of section 12.4.2 requested by the applicant in its letter dated 2/24/16, based on staff's recommendation that the information is not needed to reach a decision on this specific application. The site is developed and there is no new grading, drainage or construction associated with this special permit and site plan review.

VOTE: UNANIMOUS, MOTION CARRIED

Motion was made by G. Ritacco second by R. Giroux to approve the application for special permit by Lisbon Landing, LLC for in accordance with sections 6.4.23 and section 11 of the zoning regulations to operate the proposed 1000 Degrees Neapolitan Pizzeria Restaurant (54 seats) at 160 River Road-Suite #184, Lisbon, CT to 160 River Road with the following conditions:

- 1. All requirements of the Town of Lisbon Water Pollution Control Authority as specified in its March 3, 2016 response by its consulting engineer shall be met to protect the integrity of the Town's sewer system. The final plan shall also include the sanitary plumbing plan recommended by the consulting engineer.
- 2. Minor foundation plantings to be relocated in front of the building shall conform to previous approvals in the Famous Footwear application for this storefront.
- 3. The DONATE BOOKS kiosk located in the designated parking area in front of the building shall be relocated to the perimeter of the parking lot as recommended by the Town Planner.
- 4. The final plan shall be reorganized to place sheet SP-1 as the cover sheet for the purpose of filing the plan in land records.
- 5. Any new tenant sign to be added to the Lisbon Landing free standing pylon sign shall meet the purpose and intent of section 15, and complement the free standing sign's architecture and lighting.

FINDINGS AND REASONS FOR APPROVAL

The commission finds that the proposed application, as conditioned, meets the intent of section



MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 5, 2016  
Page 3 (Old Business, cont)

11.1, inclusive, in that the proposed use is arranged in a manner that protects the public health, safety and welfare, is of such character that it harmonizes with the area, does not adversely affect traffic, traffic flow or road capacity, protects the environment and can be accommodated by the Town's infrastructure, and it is consistent with future development envisioned in the regulations and in the recently adopted Plan of Conservation and Development-2016.

VOTE: UNANIMOUS, MOTION CARRIED

Also noted for the record: Should the applicant implement a "pizza delivery" service, the applicant must come before the Board to designate parking for pizza delivery vehicles.

7. New Business

a. Receipt of New Applications –

1. Application for Text Amendment – Joseph Imscheiler, request for text amendment of zoning regulations-revision of sections 10.20 and 10.21 regarding definitions and standards for Farm Wineries – Motion by G. Ritacco second T. Danburg to accept for review.

VOTE: UNANIMOUS, MOTION CARRIED

Public Hearing to be held on Tuesday, June 7, 2016 at 6:30 PM.

2. Chili's - 151 River Road - request for review of proposed remodeling effort for new architectural elevation design, color and material changes, and signage changes in accordance with sections 2.8 and section 10.13.2 (no increase in signage area) – Applicant J.J. Jamadar, (Chili's representative) and Chris Barker, Manager of Lisbon Chili's, were present. They stated the brickwork was not being painted over. They plan to remodel next month. K. Sperry stated she preferred they keep the "New England" colors rather than the "Santa Fe" colors.

Motion by R. Giroux second by B. Hull to approve the application of J.J. Jamadar, Pepper Dining Inc., for exterior modifications to remove and replace existing awnings with new awning structures and fabrics, re-paint exterior finishes with a new color scheme and remove and replace exterior signs with new revised signs to be equal or less than the sizes of the existing signs at Chili's, 151 River Road, Lisbon in accordance with the provisions of sections 2.8 and 10.13.2 with the following modifications:

1. The new tenant sign to be added to the free standing sign for the Crossing at Lisbon retail development for this use shall meet the purpose and intent of section 15 of the regulations and complement the free standing sign's lighting.
2. Technical items of staff regarding the ownership information on the application shall be addressed.

VOTE: K. SPERRY, S. GABIGA, NO; MOTION CARRIED

b. Referrals – NONE

- c. Awards of Length of Service and Lifetime Achievement to Commission Members –  
Awarded to: Robert Adams, Sharon Gabiga and David Gagnori.

APPLICATION FOR SPECIAL PERMIT  
Lisbon Planning and Zoning Commission

To be completed by Applicant:

Date 2/24/2016

Name and Address of Applicant LISBON LANDING LLC, 33 BOYLSTON STREET  
SUITE 3000 CHESTNUT HILL, MA 02467

The undersigned does hereby request a Special Permit as required by Section \_\_\_\_\_  
of the Lisbon Zoning Regulations.

Location of Property 160 RIVER ROAD LISBON, CT

Owner of Record of Property LISBON LANDING LLC

Description of Proposed Use NEW RESTAURANT TO OCCUPY A PORTION  
OF THE FORMER FAMOUS FOOTWEAR SPACE. APPROXIMATELY 2,512  
SQUARE FEET.

(The applicant shall submit, with this completed application, a site plan as prescribed in Section 10  
of the Lisbon Zoning Regulations.)

Signature of Applicant

FOR LISBON LANDING LLC

BY WS ASSET MANAGEMENT INC  
ITS PROPERTY MANAGER

To be completed by the Commission:

Application No. \_\_\_\_\_

Date of Submission February 24, 2016

Fee Paid \$ 560.00

Date of Receipt March 1, 2016

Date of Action April 5, 2016

Date of Public Hearing April 5, 2016

Approved WITH CONDITIONS (see attached) Denied \_\_\_\_\_

Reason for denial or modification \_\_\_\_\_

Signature

Robert Adams, Chairman

(No approved Special Permit shall be effective until a copy of this completed form is recorded in the  
land records of the Town of Lisbon. The Town clerk shall index the same in the Grantor's Index  
under the name of the record owner and the record owner shall pay for such recording. Sec. 8-3d,  
Connecticut General Statutes.)



## TOWN OF LISBON ZONING PERMIT APPLICATION

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)


To be completed by the Applicant:

Date: 3/28/16

Applicant J.J. Jamadar, Director of Property Development Address PEPPER DINING INC., a Delaware corporation  
6820 LBJ Freeway Dallas, TX 75240  
Property Owner Lisbon Investors, L.L.C Address 1765 Merriman Rd., Akron, OH 44313  
Location of Property 151 River Rd., Lisbon, CT 06351 Rd., St., or Ave. \_\_\_\_\_  
Land Records Map of Map 14 Lot# portion 43 & 44 Vol. \_\_\_\_\_ Page \_\_\_\_\_  
Lot Size in Square Feet +/- 14,054 sq. ft. Total Building Floor Area in Square Feet 5,969 sq. ft.  
Existing Use of Land or Building Commercial Restaurant Zone IP-I

Proposed Use of Land or Building Commercial restaurant proposing exterior modification to remove and replace existing awnings with new awning structures and fabrics, re-paint exterior finishes (new color scheme) and remove and replace exterior signs with new revised signs to be equal or less than the sizes of the exiting signs on the building.

(The Applicant shall submit site plans as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant 

To be completed by the Commission:

Application No. \_\_\_\_\_ Fee Paid \$466.00  
Date of Submission March 30, 2016  
Date of Receipt April 5, 2016  
Date of Action April 5, 2016  
Approved WITH MODIFICATIONS (see attached) Denied \_\_\_\_\_  
Reason for denial or modification \_\_\_\_\_

Signature 

Robert Adams, Chairman

(A permit issued on the basis of this application certifies conformance with the Lisbon Zoning regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.)

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 5, 2016  
Page 4 (cont)

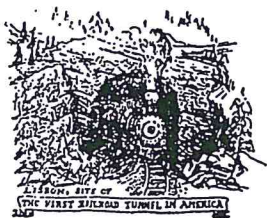
8. Any other business which may properly come before the commission
- a. Board of Selectmen Referral: Proposed purchase of 1 South Burnham Highway – Motion by R. Giroux second G. Ritacco to support the decision of the Board of Selectmen to purchase the property. VOTE: B. HULL, NO; MOTION CARRIED
  - b. ZBA Decision – 16 River Road – The Commission asked Staff M. Murphy to contact the Town Attorney to review the decision and town regulations.
9. Public Comment - NONE
10. Adjournment - Motion made by R. Giroux second by T. Danburg adjourn at 8:17 P.M. VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 04/13/2016 AT 11:58am  
ATTEST, LAURIE TIROCOHI, TOWN CLERK  
*Laurie Tirocchi*



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, April 5, 2016, the following actions were taken:

1. Application of Lisbon Landing LLC, for special permit approval under sections 6.4.23 and 11 to operate 1000 Degrees Neapolitan Pizzeria Restaurant at 160 River Road. APPROVED WITH CONDITIONS
2. Application of J.J. Jamadar, for approval of zoning permit under sections 2.8 and 10.13.2. APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 13th day of April 2016.

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 04/13/2016 AT 11:58am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Laurie Tirocchi*