

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JUNE 7, 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 7:14 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux , Gary Ritacco, Kim Sperry,
Trevor Danburg, Sharon Gabiga
Alternates: John Dempsey

MEMBERS ABSENT: David Gagnon, Benjamin Hull, III, Cheryl Blanchard, Melissa Krauss
(alternate), James Labonne (alternate)

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

John Dempsey was seated for David Gagnon by Chairman Robert Adams.

2. Previous Minutes – Motion by J. Dmpsey second T. Danburg to approve the minutes of the previous meeting (5/3/2016). VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Letter: from Heller, Heller & McCoy, dated 5/31/16, \$3000 check re: open space fee for lot 25, Barber Farm Subdivision.
- b. Letter: from J. Theroux, Conservation Officer, dated 6/1/16 re: Sunfox application – no impact to wetlands.
- c. Letter: from Towne Engineering, Inc. to Thomas Sparkman, First Selectman, dated 5/2/16 re: reduction in fees.
- d. Letter: from DOT, dated 5/9/2016 re: Septic at 435 Route 12. (Staff M. Murphy to seek clarification).
- e. Copy, Letter: from J. Theroux, Conservation Officer, to Thomas Sparkman, First Selectman, dated 5/11/16 re: 223 North Burnham Highway farm road construction approval.
- f. CT Landscape Architecture

4. Bills and action thereon

- a. The Bulletin, \$376.38, dated 5/24/2016 re: Public Hearing Notice (Text Amendment, J. Imschweiler). Motion by T. Danburg second G. Ritacco 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.
- c. Zoning Map Subcommittee – Staff M. Murphy presented a draft of the map

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6. Old Business:

- a. Zoning Enforcement – NONE
 - 1. Pending Litigation (Executive Session as needed)
 - i. Rick Gwiazdowski – 555 River Road –
 - ii. Brenmor Properties – 8-30g Ames Road Subdivision – All briefs have been filed and will be available in Selectman's Office.
- b. Definition of Temporary Structures – NONE
- c. Regional Planning Commission – Next meeting in July. Hospital signs should be put back on I395 per J. Dempsey.
- d. Application for Text Amendment – Joseph Imschweiler, request for text amendment of zoning regulations- revision of sections 10.20 and 10.21 regarding definitions and standards for Farm Wineries. – Noted for the record: item #2 of the application was withdrawn at the public hearing and was not considered by the Commission.

Motion by R. Giroux second by G. Ritacco to adopt text amendment proposal item #1 to change the average crop of fruit produced within the state from 51% to 25%. The Commission finds this specific portion of the amendment proposal consistent with the 2004 statutory revisions governing Farm Wineries and supports the general provisions for preserving community character and encouraging economic development as prescribed in 2016 Plan of Conservation and Development.

VOTE: UNANIMOUS, MOTION CARRIED

Effective Date: July 1, 2016

7. New Business

- a. Receipt of New Applications
 - 1. Application for Text Amendment – Attorney William Sweeney, request for text amendment of zoning regulation section 15.8.2 e regarding Freestanding Signs – Motion by J. Dempsey second S. Gabiga to accept for review.
VOTE: UNANIMOUS, MOTION CARRIED
Public Hearing scheduled for July 5, 2016 at 6:30 PM.
 - 2. Sunfox Campground – 15 Kenyon Road – Request for review of Zoning Permit application, for the proposed installation of a public pool, hot tub and cabana building for equipment and supplies. Motion by R. Giroux second K. Sperry to hereby waive the specific site plan requirements of section 12.4.2 relating to a full drainage plan, landscaping plan and lighting plan requested by the applicant in his letter of May 27, 2016 accompanying the application. These waivers are based on staff's recommendation that the information is not needed to reach a decision on this specific application.
VOTE: UNANIMOUS, MOTION CARRIED

Motion by R. Giroux second G. Ritacco To approve the zoning permit application and site plan by Sunfox Campground in accordance with Section 11 of the zoning regulations to construct the proposed pool, hot tub and cabana building for equipment and supplies at 15 Kenyon Road, Lisbon, CT with the following modifications:

APPLICATION FOR CHANGE OF ZONING REGULATIONS OR BOUNDARIES
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date 2-22-2016

Name of applicant IST PROPERTIES LLC - JOSEPH INSCHVEILER

Mailing address 291 N. BURNHAM HWY LISBON CT 06351

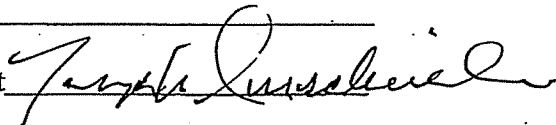
Name of owner of record IST PROPERTIES LLC

Mailing address 291 N. BURNHAM HWY LISBON CT 06351

Description of and purpose for proposed change: (In addition to a written description, the applicant shall submit a map clearly showing the boundaries of the proposed change when the change involves a zoning district boundary.)

A TEXT CHANGE TO EXISTING ZONING REGULATIONS
FOR CLARIFICATION AND TO ENHANCE THE
PROBABILITIES OF SUCCESS FOR FARM WINERIES IN
THE TOWN OF LISBON. THIS PROPOSED CHANGE IS IN
REFERENCE TO SECTION 10.20.1

Signature of applicant



To be completed by Commission:

Application No. _____

Fee Paid \$ 560.00

Date of Submission March 3, 2016

Date of Receipt April 5, 2016

Date of Public Hearing June 7, 2016

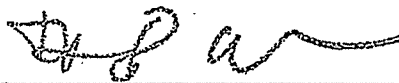
Date of Commission Action June 7, 2016

Approved June 7, 2016

Denied _____

Reason for Change SEE ATTACHED

Signature



Robert Adams, Chairman

Planning and Zoning Commission – Regulations Text Amendment

Effective Date: July 1, 2016

Approved: June 7, 2016

10.20 Farm Winery

10.20.1 Definitions and Standards

A farm winery shall be any place or premises located on a farm that includes at least five (5) acres of vineyards, in which wine is manufactured and sold. Wine shall mean any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits, such as grapes or apples or other agricultural products, containing sugar. A Farm Winery permit issued pursuant hereto shall authorize the sale in bulk by the holder thereof from the premises where the products are manufactured pursuant to such permit and shall authorize the holder thereof to sell from such farm winery premises to a retailer wine manufactured by the farm winery permittee in the original sealed containers of not more than fifteen gallons per container and to sell or deliver such wine or brandy to persons outside the state. A Farm Winery permit issued hereunder shall also authorize: (1) The offering and tasting of free samples of such wine or brandy to visitors and prospective retail customers for consumption on the premises of the farm winery permittee; (2) The selling at retail from the premises sealed bottles or other sealed containers of such wine or brandy for consumption off the premises; and (3) The selling at retail from the premises wine by the glass and bottle to visitors on the premises of the farm winery permittee for consumption on the premises. No Farm Winery permitted hereunder may sell any such wine or brandy not manufactured in such winery. The farm winery permittee shall produce within the state an average crop of fruit equal to not less than twenty-five per cent of the fruit used in the manufacture of the farm winery permittee's wine. An average crop shall be defined each year as the average yield of the farm winery permittee's two largest annual crops out of the preceding five years, except that during the first seven years from the date of issuance of a farm winery permit hereunder, an average crop shall be defined as three tons of grapes for each acre of vineyard farmed by the farm winery permittee. ~~A Farm Winery permitted hereunder shall be subject~~ to the requirements of Section 10.9.3 of these Regulations. (4) To make and sell gelato on the premises in small batches for individual sales at an amount not to exceed thirty (30) gallons.

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:

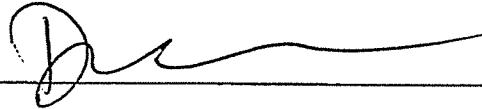
Date: 5/18/16

Applicant Sunfox Company/Dev. Northeast Address 15 Kuyon Rd Lisbon
Property Owner same Address same
Location of Property same Rd., St., or Ave. _____
Land Records Map of 091038-0002 Lot# _____ Vol. 156 Page 563
Lot Size in Square Feet 6511/15 Total Building Floor Area in Square Feet _____
Existing Use of Land or Building Commercial Zone _____

Proposed Use of Land or Building adding swimming pool and hot tub

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

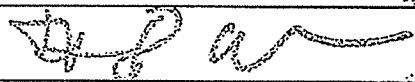
Signature of Applicant



To be completed by the Commission:

Application No. _____ Fee Paid \$1060.00
Date of Submission May 31, 2016
Date of Receipt June 7, 2016
Date of Action June 7, 2016
Approved June 7, 2016 WITH MODIFICATIONS Denied _____
Reason for denial or modification SEE ATTACHED

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.)

Sunfox Campground – Zoning Permit Application

Approved June 7, 2016 with the following modifications:

1. The cost estimate for surety purposes should be revised to include the cost of the fence associated with the pool as per the request of the Town's consulting engineer, and such surety shall meet the requirements of Town Counsel and be provided prior to issuance of the zoning permit.
2. An architectural rendering of the cabana shall be provided to the Town Planner to assure compliance with the requirements of the commission, prior to issuance of the zoning permit.
3. The applicant shall obtain approval from the State Department of Health prior to the issuance of the building permit. 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.
4. Prior to any work relating to disturbance associated with the construction of the pool, wall and utilities, such work shall be staked out in the field by the applicant's professionals to assure compliance with the plan.
5. A detail of the proposed fence surrounding the pool be added to the final plan to confirm materials, colors and treatments relating thereto.
6. Lighting associated with the pool and located on the building shall be designed and maintained to provide the minimum illumination necessary for the safety and security.
7. The pool shall be maintained for the benefit and use of use of campers.
8. The applicant shall address any accessibility issues associated with the project in accordance with the Connecticut State Building Code.

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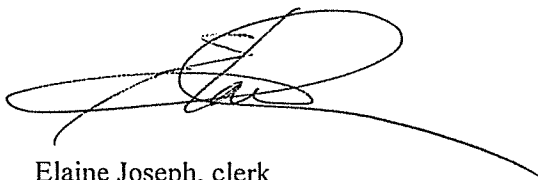
1. The cost estimate for surety purposes should be revised to include the cost of the fence associated with the pool as per the request of the Town's consulting engineer, and such surety shall meet the requirements of Town Counsel and be provided prior to issuance of the zoning permit.
2. An architectural rendering of the cabana shall be provided to the Town Planner to assure compliance with the requirements of the commission, prior to issuance of the zoning permit.
3. The applicant shall obtain approval from the State Department of Health prior to the issuance of the building permit. 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.
4. Prior to any work relating to disturbance associated with the construction of the pool, wall and utilities, such work shall be staked out in the field by the applicant's professionals to assure compliance with the plan.
5. A detail of the proposed fence surrounding the pool be added to the final plan to confirm materials, colors and treatments relating thereto.
6. Lighting associated with the pool and located on the building shall be designed and maintained to provide the minimum illumination necessary for the safety and security.
7. The pool shall be maintained for the benefit and use of use of campers.
8. The applicant shall address any accessibility issues associated with the project in accordance with the Connecticut State Building Code.

VOTE: UNANIMOUS MOTION CARRIED

b. Referrals –

1. Town of Sprague – Special Permit, Sprague Active Adult, LLC – proposed multi-family residential and retail use for property located on Riverside Drive, Versailles. – Update by Staff M. Murphy. Traffic study expected within 30 days.
8. Any other business which may properly come before the commission - NONE
9. Public Comment – NONE
10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 8:22 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/14/2016 AT 11:55am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tiocchi



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, June 7, 2016, the following actions were taken:

1. Application of Joseph Imscheiler, text amendment of zoning regulations-revision of sections 10.20 and 10.21 regarding definitions and standards of Farm Wineries.

ADOPTED; EFFECTIVE DATE: JULY 1, 2016

2. Application of Sunfox Campground, 15 Kenyon Road – Zoning Permit for the installation of a public pool, hot tub and cabana building for equipment and supplies.

APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 14th day of June 2016.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 06/14/2016 AT 11:55am
ATTEST. LAURIE TIROGCHI, TOWN CLERK
Laurie Tirogchi