

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 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 7:02 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Gary Ritacco, Kim Sperry,
Sharon Gabiga, Benjamin Hull, III
Alternates: Melissa Krauss

MEMBERS ABSENT: Trevor Danburg, David Gagnon, Cheryl Blanchard
Alternates: James Labonne, John Dempsey

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

Melissa Krauss was seated for Trevor Danburg by Chairman Robert Adams.

2. Previous Minutes – Motion by R. Giroux second G. Ritacco to approve the minutes of the previous meeting. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter: from Heller, Heller & McCoy, dated 6/30/16, \$3000 check re: open space fee for lot 25, Barber Farm Subdivision.

b. Memo, from Board of Finance re: New revised invoice policy.

c. Memo: from Marlene LePine, Clerk to the Boards re: approval for purchase of envelopes.

Motion by R. Giroux second D. Gagnon to add "Envelopes" to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

d. Letter: from DEEP re: Notice of water quality determination review general permits for state activities.

4. Bills and action thereon

a. The Bulletin, \$181.78, dated 6/15/2016 inv#00216415 re: Notice of Decision (Imschweiler text amendment). Motion by R. Giroux second G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$393.36, dated 6/21/2016 inv#00216415 re: Notice of Decision (Imschweiler text amendment). Motion by R. Giroux second G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – C. Brown, ZEO, was not present. The following was noted for the record:

1. R. Giroux noted that the signage located at the Monarch place was brought up in January, February and March and there has still not been any resolution. The signs were put up in the fall.
2. G. Ritacco noted that several months to a year ago, Shell came in to change their signs to LED and they were denied. Mobil has since changed over to LED and ZEO has not taken care of the situation.. K. Sperry also noted that there are flashing neon lights in the other little gas station.

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b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Brief update by Staff M. Murphy. Once town attorney reviews the draft, it will be brought before the board.

c. Zoning Map Subcommittee – Staff M. Murphy stated that adjustments are still being made and should be available to put forth in a public hearing in a month or two.

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 – Brief discussion. Staff M. Murphy suggested "storage pods" would fall under this definition as well.

c. Regional Planning Commission – R. Giroux stated they are in the process of scheduling a meeting. Hospital signs are now up on highway.

d. Application for Text Amendment – Attorney William Sweeney for Lisbon Investors, LLC, request for text amendment of zoning regulation section 15.8.2.e regarding free standing signs - Motion by R. Giroux second by K. Sperry to adopt the amendment to section 15.8.2.e including editorial corrections, to change the maximum sign area within a free standing pylon sign in the IP-1 zone from 120 s.f. to 140 s.f. The Commission finds this amendment proposal consistent with the objective of encouraging economic development prescribed in the 2016 Plan of Conservation and Development and that the amendment is consistent with the comprehensive plan of the zoning regulations through its control of the character, aesthetics, and visual competition of signs (see attached).
VOTE: UNANIMOUS, MOTION CARRIED

Effective Date: August 1, 2016

7. New Business

a. Receipt of New Applications

1. Application for Special Permit – McDonald's Corp., 95 River Road – major remodel program, including modification to site access, parking lot, building design and drive-thru. Public Hearing scheduled for September 6, 2016 at 6:30 PM.

b. Referrals –

1. Town of Sprague – Update by Staff M. Murphy.

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

a. Envelopes – Motion by G. Ritacco second M. Krauss to order new envelopes at a cost of \$79.27.

VOTE: UNANIMOUS MOTION CARRIED

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

To be completed by the Applicant:

Date May 11, 2016

Name of applicant Lisbon Investors LLC (owner of 153 River Road)

Mailing address 1765 Merriman Road, Akron, Ohio 44313

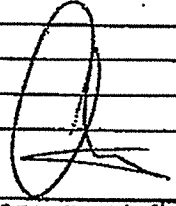
Name of owner of record Lisbon Investors LLC (owner of 153 River Road)

Mailing address 1765 Merriman Road, Akron, Ohio 44313

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.)

Text amendment to Section 15.8.2(e) of the Town of Lisbon Zoning Regulations to increase the permitted area of signage on an illuminated pylon sign from 120 square feet to 140 square feet per side. See attached letter and associated materials for additional information.

Signature of applicant


ANTHONY M. PETRARCH
VICE PRESIDENT, LISBON INVESTORS, LLC

To be completed by Commission:

Application No. _____

Fee Paid \$ 560.00

Date of Submission May 7, 2016

Date of Receipt June 7, 2016

Date of Public Hearing July 5, 2016


Date of Commission Action July 5, 2016

Approved July 5, 2016

Denied _____

Reason for Change _____

Signature


Robert Adams, Chairman

Planning and Zoning Commission – Regulations Text Amendment

Effective Date: August 1, 2016

Approved: July 5, 2016

15.8.2 Free Standing Signs

- e. In any tract of land used retail sales (large scale) where such facility is located in an IP-1 Zone situated southerly of Route I-395, westerly of Connecticut Route 12 easterly of the South Burnham Highway, and northeasterly of Mell Road, the following signs shall be permitted:
- i. An illuminated pylon sign at the principal entrance to the shopping complex for the purpose of displaying the names of all retail tenants, which sign, may be 12 feet in width and contain 140 square feet of signage per side and shall not exceed 19 feet in height.
 - ii. If the retail sales (large scale) abuts Route I-395, one monument sign not greater than 16 square feet per side, illuminated; and,
 - iii. Two illuminated monument signs situated on highways other than route I-395, not greater than 16 square feet per side.
 - iv. In any free standing building within a development designated Retail Store (large scale), which building contains not more than 6,000 square feet on its main floor, the following signage shall be permitted:
 - a. A wall sign on the main and principal entrance to the facility not to exceed 105 square feet that may include a distinctive logo.
 - b. A to-go sign extending from the building not to exceed 11 square feet.
 - c. Two wall signs on other than the wall containing the principal entrance not to exceed 110 square feet cumulative.

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9. Public Comment – NONE

10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 7:39 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 7/13/16 AT 9:10 am
ATTEST. LAURIE TIROCCHI, 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, July 5, 2016, the following action was taken:

1. Application of William R. Sweeney, Esq. for Lisbon Investors, LLC, text amendment of zoning regulations - revision of section 15.8.2.e regarding permitted area of signage on an illuminated pylon sign, from 120 s.f. to 140 s.f. ADOPTED; EFFECTIVE DATE: AUGUST 1, 2016

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

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 7/13/16 AT 9:11am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi