

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, OCTOBER 4, 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 7:25 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Gary Ritacco, Kim Sperry,
Trevor Danburg, Sharon Gabiga, Benjamin Hull, III, Cheryl Blanchard,
John Dempsey (ALT)

MEMBERS ABSENT: David Gagnon, James Labonne (ALT)

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

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

3. Correspondence

a. Copy: ZBA application from Heller, Heller & McCoy on behalf of 107 Lisbon road (Mobil) re: Cease & Desist of signage.

4. Bills and action thereon

a. CLA Engineers, \$345.00, dated 9/1/2016, inv#1 re: McDonalds site plan review. Motion by R. Giroux second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. Murtha Culina, \$110.00, dated 9/26/2016 inv#532938 re: Sunfox Performance Bond. Motion by R. Giroux second T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED

c. Bulletin, \$457.08 re: McDonalds Public Hearing Notice. Motion by G. Ritacco second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

c. Bulletin, \$114.15 re: AAA Thrifty Signs Notice of Decision. Motion by S. Gabiga second T. Danburg 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. Will ask attorney to be present for December meeting.

c. Zoning Map Subcommittee – Staff M. Murphy said referrals were sent to SECCoG and NECCoG for November 1, 2016 public hearing.

6. Old Business:

a. Zoning Enforcement – Brief discussion

1. Pending Litigation (Executive Session as needed)

i. Rick Gwiazdowski – 555 River Road – NONE

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

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- b. Regional Planning Commission – NONE
- c. Application for Special Permit – McDonald's Corp., 95 River Road for Drive Through and circulation pattern modifications – Request for Extensions to Reschedule Public Hearing – TABLED
- d. Application for Special Permit – McDonald's Corp., 95 River Road for major remodel program, including modification to signage, parking lot and building design, and landscaping – TABLED
- e. Mobilitie, LLC – Application for right of way utilization for installation of 120' hi microcell utility pole along Nygren Road. – update by Staff M. Murphy.
- f. 1000 Degree Pizza, Lisbon Landing – Request for authorization of restaurant wine and beer permit – Motion by R. Giroux second by T. Danburg to have Staff M. Murphy look at regulation 6.4.2.3 and draft an amendment. VOTE: UNANIMOUS, MOTION CARRIED
Motion by R. Giroux second by S. Gabiga to authorize Staff M. Murphy to send letter to applicant 1000 Degrees Pizzeria, explaining why the Commission did not act. VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications

- 1. Application for Zoning (Sign) Permit – Jeremy Waycott/Arnco Signs for Mastress Firm (Crossing at Lisbon) 193 River Road – install ground, front and rear signs, pylon sign – Motion by K. Sperry second T. Danburg to approve the zoning permit application of Jeremy Wyatt/ARNCO Signs and Lisbon Investors LLC to install front wall, rear wall and a pylon signs and associated components at Mattress Firm, 193 River Road, with the following modifications:
 - 1. The logo component (arched line) proposed under the *FIRM* portion of the rear wall sign black lettering be eliminated to conform to section 15.8.1 (f) 3.
 - 2. The additional goose neck lighting unit design proposed with the rear wall sign lettering conform in all respects with the existing fixtures, and wattage for the lighting components not exceed current levels, which have been deemed appropriate for the use and area.
 - 3. A temporary banner sign permit shall be obtained from the zoning enforcement officer, said sign areas not to exceed existing sign square footage as proposed.

VOTE: UNANIMOUS, MOTION CARRIED

- b. Review of Draft Zoning Amendment for Referrals of Zoning Board of Appeals Applications to the Planning and Zoning Commission – keep on agenda for December Public Hearing
- c. Sunfox Campground, 15 Kenyan Road – Request for Release of Site Plan Performance Bond – Motion by R. Giroux second G. Ritacco to release \$25,000 bond once the ZEO signs off on barricade for propane tank. VOTE: UNANIMOUS, MOTION CARRIED

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

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: 8-18-16

Applicant Terry Wyoff Address _____
Property Owner See attached Address Lisbon Investors LLC
Location of Property 248 Flanders Rd 193 River Rd Rd., St., or Ave. _____
Land Records Map of _____ Lot# _____ Vol. _____ Page _____
Lot Size in Square Feet _____ Total Building Floor Area in Square Feet _____
Existing Use of Land or Building Motels Firm Zone _____

Proposed Use of Land or Building Install the following signs:

Ground sign - change panels only 9.25 sq. each side
Front wall sign (B) 46 sq. ft.
Rear wall sign (C) 48.5 sq. ft.

(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 \$277.50
Date of Submission 9/13/2016
Date of Receipt 10/4/2016
Date of Action 10/4/2016
Approved 10/4/2016 with Modifications (attached) Denied _____
Reason for denial or modification _____

Signature 

Robert D. 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.)

APPROVAL MODIFICATIONS - Zoning Permit Application - 10/4/2016
Jeremy Waycott / Arnco Signs for Mattress Firm

1. The logo component (arched line) proposed under the *FIRM* portion of the rear wall sign black lettering be eliminated to conform to section 15.8.1 (f) 3.
2. The additional goose neck lighting unit design proposed with the rear wall sign lettering conform in all respects with the existing fixtures, and wattage for the lighting components not exceed current levels, which have been deemed appropriate for the use and area.
3. A temporary banner sign permit shall be obtained from the zoning enforcement officer, said sign areas not to exceed existing sign square footage as proposed.

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9. Public Comment – NONE

10. Adjournment - Motion made by R. Giroux second by T. Danburg to adjourn at 8:54 P.M.

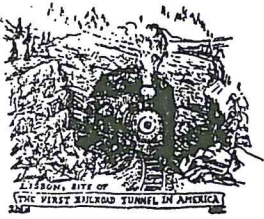
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 10/11/16 AT 11:15am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Margaret Wakely Asst



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, October 4, 2016, the following action was taken:

Application for Zoning (sign Permit) by Jeremy Waycott/Arnco Signs for Mattress Firm (Crossing at Lisbon) 193 River Road – install front and rear wall signs, and a pylon sign.
APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut, this 11th day of October, 2016

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 10/11/16 AT 11:15am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Maryanne Wakely *Attest*