

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

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Sharon Gabiga,
Benjamin Hull, III, David Gagnon, John Dempsey (ALT)

MEMBERS ABSENT: Trevor Danburg, Cheryl Blanchard, Gary Ritacco, James Labonne (ALT)

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

John Dempsey was seated for Cheryl Blanchard by Chairman R. Adams.

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

3. Correspondence

- a. Copy, Letter: from Planning and Zoning Commission to William Nealson, 1000 Degree Pizzeria re: Wine & Beer Permit Application
- b. Memo, Board of Finance re: FY2017/2018 Budget Targets – 0% increase or less
- c. Memo, Board of Finance re: request for Annual Report submissions (K. Sperry to submit)
- d. Copy, Letter: from Conservation Commission re: 20-25 Phillips Road application approval
- e. Lisbon Quarterly request for submissions
- f. Newsletter, CT Federation of Planning and Zoning Agencies
- g. Budget Report

4. Bills and action thereon

- a. SECCoG, \$14,800.86, dated 9/6/2016. Motion by K. Sperry second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. CLA Engineers, \$172.50, inv#6, dated 10/1/2016 re: Route 12 sidewalks. Motion by S. Gabiga second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. CLA Engineers, \$435.00, inv#2, dated 10/1/2016 re: McDonalds. Motion by R. Giroux second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- d. Bulletin, \$115.53, dated 10/1/2016 re: ARNCO Notice of Decision. Motion by R. Giroux second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- e. Bulletin, \$393.36, dated 10/14/2016. Motion by R. Giroux second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED
- f. Murtha Culina, \$44.00, inv#534046, dated 10/25/2016. Motion by R. Giroux second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

- a. ZEO – C. Brown, ZEO gave a brief oral report regarding chickens, waiving flags and the removal of donation boxes.

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b. Regulations – M. Murphy recommends a special meeting for Dec 6, 2016 at 6:30 with Attorney Kari Olsen

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 – NONE

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 – brief update by Staff M. Murphy

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 – Motion by K. Sperry second by S. Gabiga to table.

VOTE: UNANIMOUS, MOTION CARRIED

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 – Motion by K. Sperry second by R. Giroux to table.

VOTE: UNANIMOUS, MOTION CARRIED

e. 1000 Degree Pizza, Lisbon Landing – Request for authorization of restaurant wine and beer permit – Motion by K. Sperry second by S. Gabiga to table.

VOTE: UNANIMOUS, MOTION CARRIED

f. Zoning Map Re-Adoption –

Motion by R. Giroux second by K. Sperry to hereby adopt the revised Town of Lisbon *Official Zoning Map* with the following editorial modifications:

1. A qualifying statement: *"The geographic locations are approximate. This map is to be used for reference only and should not be used for conveyances"*.

2. The addition of approval and effective dates as necessary.

The Planning and Zoning Commission notes that the purpose of the zoning map revision is to improve the map's use in daily zoning administration through the inclusion of improved graphics, streets and route numbers, an improved map scale and size, and previously adopted dimensions. The Lisbon Planning and Zoning Commission has considered the recently adopted Plan of Conservation and Development 2016 for the Town of Lisbon and the finds that this zoning map adoption is consistent with the Plan.

VOTE: UNANIMOUS, MOTION CARRIED

The Commission hereby sets an effective date of *December 1, 2016* for the revised zoning map.

7. New Business

a. Receipt of New Applications

1. Proposed zoning amendment to section 6.4.23 regarding the sale of liquor at restaurants in the IP- 1. – Motion by K. Sperry second R. Giroux to schedule a Public Hearing for December 6, 2016 at 6:35 PM.

VOTE: UNANIMOUS, MOTION CARRIED

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

To be completed by the Applicant:

Date 10/11/16

Name of applicant PLANNING and Zoning Commission c/o Michael J. Murphy
Mailing address 1 NEWENT ROAD, LISBON, CT 06351 LISBON Town Planner

Name of owner of record N/A

Mailing address 1 NEWENT ROAD, 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.)

TO CONSIDER A REVISED TOWN OF LISBON OFFICIAL ZONING MAP
FOR THE PURPOSE OF RE-ADOPTING THE TOWN'S ZONING MAP PREVIOUSLY
ADOPTED ON APRIL 6, 2010 AND MADE EFFECTIVE ON JUNE 1, 2010.
THIS REVISION IS SOLELY INTENDED TO MAKE EDITORIAL CHANGES
TO IMPROVE THE MAP'S USE IN DAILY ZONING ADMINISTRATION THROUGH
THE INCLUSION OF: IMPROVED GRAPHICS, PREVIOUSLY ADOPTED DIMENSIONS,
STREET AND ROUTE NUMBERS, AND AN IMPROVED MAP SCALE AND SIZE.

Signature of applicant Michael J. Murphy, AICP
LISBON TOWN PLANNER,
FOR THE PLANNING & ZONING COMMISSION.

To be completed by Commission:

Application No. _____

Fee Paid \$ N/A

Date of Submission 10/11/2016

Date of Receipt _____

Date of Public Hearing 11/1/2016

Date of Commission Action 11/1/2016

Approved with editorial modifications (attached) Denied _____

Reason for Change _____

Signature 

Robert Adams, Chairman

Planning and Zoning Commission
Application for Change of Zoning Regulations or Boundaries
Revision of Town of Lisbon Official Zoning Map
Approved with Editorial Modifications: November 1, 2016

1. A qualifying statement: *"The geographic locations are approximate. This map is to be used for reference only and should not be used for conveyances"*.
2. The addition of approval and effective dates as necessary.

Effective Date: December 1, 2016

**TOWN OF LISBON
2017 SCHEDULE OF MEETINGS**

In accordance with the provisions of Connecticut State Statutes #1-225, notice is hereby given that the regularly scheduled meeting of the

Planning & Zoning
Name of Board/Commission/Committee

will be held on the following dates:

January 3rd
February 7th
March 7th
April 4th
May 2nd
June 6th

July 11th
August 1st
September 5th
October 3rd
November 14th
December 5th

The above meetings will be held at 7:00 o'clock Pm in the
Town Hall in Lisbon.

Signed: [Signature], Chairman
Tim Sperry, Secretary

Notice:

Chairman and Secretary of all administrative and executive boards, commissions, agencies, bureaus or other bodies must file with the Town Clerk no later than January 31st of each year a schedule of the regular meetings of such bodies for the ensuing year, and no such meeting may be held sooner than thirty (30) days after the schedule has been filed. Thus, it is imperative that the Chairman and Secretary of these respective bodies file with the Town Clerk not later than December 1, 2016 a schedule of the regular meetings that will be held in 2017.

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2. Proposed Zoning amendment to section 16.1.4 regarding referral of ZBA applications.

Motion by R. Giroux second by K. Sperry to schedule a Public Hearing for December 6, 2016
at 6:40 PM. VOTE: B. HULL OPPOSED, MOTION CARRIED


b. 2017 Meeting Schedule – Motion by K. Sperry second S. Gabiga to accept the 2017 Meeting
Schedule (see attached). VOTE: UNANIMOUS, MOTION CARRIED

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 8:33 P.M.

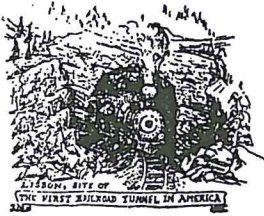
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 11/9/2016 AT 6:01pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK




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, November 1, 2016, the following action was taken:

The re-adoption of the town's zoning map previously effective on June 1, 2010 for the purpose of making editorial changes, with an effective date of 12/1/2016.

APPROVED WITH EDITORIAL MODIFICATIONS

Dated at Lisbon, Connecticut, this 9th day of November, 2016

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 11/9/2016 AT 6:01 pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Laurie Tirocchi