

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, DECEMBER 6, 2016
7:00 P.M.

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order by Vice-Chairman Ronald Giroux, at 7:00 P.M.

MEMBERS PRESENT: Ronald Giroux, Kim Sperry, Sharon Gabiga, Trevor Danburg,
David Gagnon, Cheryl Blanchard, John Dempsey (ALT)

MEMBERS ABSENT: Robert Adams, Benjamin Hull, III, James Labonne (ALT)

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

3. Correspondence

a. Copy, Letter: from Town Planner to Monica McNeil, Sunfox Campground re: performance bond release

b. Memo, from T. Sparkman re: Town Hall Christmas Party & Luncheon

c. Schedule, Board of Finance re: Fiscal Year Budget. Motion by K. Sperry second by T. Danburg to add "Budget" under 8a. VOTE: UNANIMOUS, MOTION CARRIED

d. Copy, Letter: from ZBA to Savin Gas re: application #16-03 approval

e. Copy, Letter: from CT Siting Counsel to T. Sparkman re: 26 Mell Road, intent to modify existing telecommunications facility

f. CT Technology Transfer

Motion by G. Ritacco second by S. Gabiga to add "ZBA Letter to Savin Gas" under 8b.

VOTE: UNANIMOUS, MOTION CARRIED

4. Bills and action thereon

a. CLA Engineers, \$575.00, inv#3, dated 11/1/2016 re: McDonalds. Motion by K. Sperry second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. Minuteman Press, \$79.27 inv#99225, 11/1/2016 re: 500 envelopes. Motion by S. Gabiga second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

c. The Bulletin, \$114.15 re: NoD (zoning map). Motion by G. Ritacco second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED

d. The Bulletin, \$520.82, re: NoPH (regulation amendments). Motion by G. Ritacco second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations – NONE

1. Ordinance and Amendment for Citations and Fines for Zoning Violations

c. Zoning Map Subcommittee – NONE

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6. Old Business:

a. Zoning Enforcement – NONE

1. Pending Litigation (Executive Session as needed)

i. Rick Gwiazdowski – 555 River Road – NONE

ii. Brenmor Properties – 8-30g Ames Road Subdivision – NONE

b. Regional Planning Commission – NONE

c. Application for Special Permit – McDonald's Corp., 95 River Road for Drive Through and circulation pattern modifications

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 T. Danburg to table agenda items 6c and 6d.

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 T. Danburg to table.

VOTE: UNANIMOUS, MOTION CARRIED

f. Proposed zoning amendment to section 6.4.23 regarding the sale of liquor at restaurants in the IP-1. – Motion by K. Sperry second T. Danburg to table.

VOTE: UNANIMOUS, MOTION CARRIED

g. Proposed Zoning amendment to section 16.1.4 regarding referral of ZBA applications. Motion by K. Sperry second by T. Danburg to table.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications

1. Application for Subdivision/Resubdivision – Albert & Nancy Gosselin, 40 Lee Road – Motion by G. Ritacco second by T. Danburg to accept and schedule a Public Hearing for February 7, 2017, 6:35 PM.

VOTE: UNANIMOUS, MOTION CARRIED

2. Application for Special Permit – Albert & Nancy Gosselin, 40 Lee Road – Motion by G. Ritacco second by K. Sperry to accept and schedule a Public Hearing for February 7, 2017, 6:40 PM.

VOTE: UNANIMOUS, MOTION CARRIED

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

a. Budget – Motion by G. Ritacco second by K. Sperry to accept the following budget: \$52,000.00 for Purchased Services and \$2000.00 for Supplies and Expenses, for a total of \$54,000.00.

VOTE: UNANIMOUS, MOTION CARRIED

b. ZBA Letter to Savin – Motion by G. Ritacco second by K. Sperry to send the decision of ZBA to appeal the Cease and Desist order of Savin Gasoline, to the attorney for review.

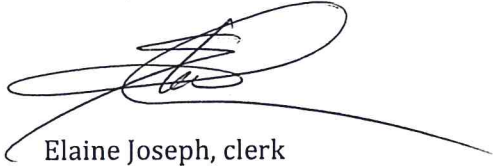
VOTE: UNANIMOUS, MOTION CARRIED

9. Public Comment – Rachel Dean of McDonalds, 97 River Road – Made an appeal to the Commission. They have been working on these applications since April. If they do not get this application approved by the end of the year, they stand to lose \$1 MILLION in funding from McDonalds for the upgrades, and is hoping the Commission will consider a special meeting before the end of the year to vote on this.

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10. Adjournment - Motion made by K. Sperry second by G. Ritacco to adjourn at 7:49 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 12/07/16 AT 2:25pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Margaret Wakely, Asst