

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, AUGUST 2, 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 7:07 P.M.

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

MEMBERS ABSENT: James Labonne (ALT)

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

2. Previous Minutes – Motion by R. Giroux second G. Ritacco to approve the minutes of the previous meetings with the following correction: last page of public hearing minutes, reference to referrals: should be “it is not within 500 foot radius”. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter: from alternate Melissa Krauss, dated July 15, 2016 re: letter of resignation from the Commission.

b. Letter, from Rob Jacknewitz, Project Manager, Sleepy’s to Mattress Firm, dated 7/25/2016 re: name change of Sleepy’s to Mattress Firm

c. Letter: from Town Engineering, dated 7/8/2016 re: review of plans for McDonald’s Application

d. Copy: Agreement, between Town of Lisbon and SECCoG, dated 7/20/2016 re: contracted technical services for 2016/2017 fiscal year.

e. CT Federation of Planning & Zoning Newsletter, Summer 2016

f. Profit & Loss Budget Report

4. Bills and action thereon

a. The Bulletin, \$149.92, dated 7/13/2016 re: Notice of Decision (Sweeney text amendment).

Motion by R. Giroux second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. SECCoG, \$13,354.73 dated 7/7/2016. Motion by G. Ritacco second R. Giroux to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – C. Brown, ZEO, was present. Discussion on donation drop boxes (ZEO to send letters to land owners regarding the need for site modification/location approvals). Also discussed: Monarch property (363 River RD) and LED signage at Mobil on River RD.

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Brief update by Staff M. Murphy. Plan to have attorney present for and October 4 meeting.

c. Zoning Map Subcommittee – Staff M. Murphy presented the map with color changes. Motion by R. Giroux second T. Danburg to schedule a public hearing for November 1, 2016 at 6:30 PM at Lisbon Town Hall. VOTE: UNANIMOUS, MOTION CARRIED

## 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:

Applicant Spirit Hallawen Address 6826 Black Horse Rd NS 0823  
Property Owner WS Developer Address 33 Baykiden St. - Chestnut Hill  
Location of Property 160 River Road A190 Lisbon CT 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 RETAIL Zone \_\_\_\_\_  
Proposed Use of Land or Building RETAIL Temp Store open  
Sept till Nov

(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. 816-133 moved to Laurie Fee Paid \$ 190.00  
Date of Submission 8/1/16  
Date of Receipt 8/1/16 8/2/2016  
Date of Action 8/2/2016  
Approved 8/2/2016 Denied \_\_\_\_\_  
Reason for denial or modification \_\_\_\_\_

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.)



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Motion by T. Danburg second by G. Ritacco to change order of agenda from #6 to #7.

VOTE: UNANIMOUS, MOTION CARRIED

6. Old Business:

- a. Zoning Enforcement – Brief discussion
  - 1. Pending Litigation (Executive Session as needed)
    - i. Rick Gwiazdowski – 555 River Road –
    - ii. Brenmor Properties – 8-30g Ames Road Subdivision
- b. Definition of Temporary Structures – Brief discussion.
- c. Regional Planning Commission – Brief update by R. Giroux

7. New Business

a. Receipt of New Applications

- 1. Theodore Lanis, 16 River Road (Winner Ford) – request for review of proposed façade and building improvements in accordance with sections 10.13.1 and 10.13.2 of the zoning regulations-  
Motion by R. Giroux second G. Ritacco to approve the request of Theodore Lanis, for exterior roof modifications to remove and replace a portion of the existing roof and re-paint exterior finishes at N/F Winner Ford, 16 River Road, Lisbon in accordance with the provisions of sections 10.31.1 and 10.13.2 of the zoning regulations. The commission supports the alternative that proposes the mansard roof finish and authorizes the Building Official/ZEO to issue necessary permits for this limited remodeling of the building. This approval in no way allows, endorses or authorizes any other changes to the building or property.

VOTE: UNANIMOUS, MOTION CARRIED

b. Referrals –

- 1. Town of Sprague – Update by Staff M. Murphy. Traffic study complete. He believes the town is protected from that development and it should have no adverse impact on Lisbon.

Motion to add “Spirit of Halloween” to 8.a. by R. Giroux second G. Ritacco.

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

- a. Spirit of Halloween – Motion by G. Ritacco second R. Giroux to approve the temporary signage banner (3' x 20'), to be removed November 1, 2016.

VOTE: UNANIMOUS MOTION CARRIED


9. Public Comment – NONE

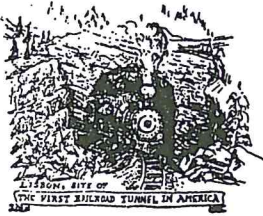
10. Adjournment - Motion made by R. Giroux second by G. Ritacco to adjourn at 8:32 P.M.

VOTE: UNANIMOUS MOTION CARRIED

  
Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 8/8/16 AT 11:25am  
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, August 2, 2016, the following actions were taken:

1. Spirit of Halloween, 160 River Road A190, for installation of temporary signage, 3' x 20'. APPROVED

Dated at Lisbon, Connecticut this 8th day of August, 2016.

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 8/8/2016 AT 11:25am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Maryanne Wakely, Asst*