

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JUNE 5, 2018  
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 7:30 P.M.

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

MEMBERS ABSENT: Cheryl Blanchard, Ron Giroux

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

Chairman Adams seated Timothy Minor for Cheryl Blanchard.

2. Previous Minutes – Motion by T. Danburg second by T. Minor to accept previous minutes of 5/1/2018.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Copy: Letter, from Conservation Commission, dated 6/1/18 re: Approval, Application #18-05, 238 N Burnham Highway, Jason Baah

b. Copy: NoD, Approval, Application #18-03, Lisbon Community Center, Picnic Pavillion

c. Copy, Letter from Heller, Heller & McCoy re: Tucker Development, fee in lieu of open space (\$3000), Lot #10, 5/18/2018

d. Copy, Letter from Heller, Heller & McCoy re: Tucker Development, fee in lieu of open space (\$3000), Lot #19, 5/25/2018

e. Copy: Release of Judgment, from Murtha Cullina dated 10/31/2018 re: R. Gwiazdowski, RST Excavation, 555 River Road

f. Memo, from Mike Murphy to Treasurer, 5/7/2018 re: Tunnel Hill Performance Bond

g. Surety, Aldis, \$3000

h. Letter, from Regional Planning Commission re: Should they continue?

i. CT Siting Counsel – SBA Communications re: 26 Mell Road for Sprint (approval)

j. Budget Report (July 2017 through May 2018) - Balances:

LI#51730 (Purchased Services) \$11,035.30 / LI#51750 (Supplies & Expenses) \$126.15

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE 5, 2018  
Page 2 (cont)

4. Bills and action thereon

- a. Halloran & Sage, LLP, \$820.00, inv #11261916, dated 5/17/2018 re: Hamel sign issue (\$300) and Brenmor Properties (\$520). Motion by B. Hull second by G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

- a. ZEO – C. Brown reported that of 14 letters that went out to violators, 6 came back unaccepted. 8 violators are in the process of correcting the problem. The worst violators are those that would not accept the letters.
- b. Regulations
  1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy gave a brief update. It was noted for the record that an MS4 Progress Chart was submitted to the members in their packets.
- c. Zoning Map Subcommittee - NONE
  1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 -NONE

6. Old Business:

- a. Regional Planning Commission – NONE
- b. Application for Special Permit by Dakota Construction, LLC, by Boundaries, LLC – 31 Strawberry Street (lot #39), to create rear lot per section 10.6 – Letter, from Boundaries, LLC, dated June 4, 2018, consent to extension of 30 days to allow for continuance of Public Hearing on July 3, 2018 at 6:30 PM. Motion by K. Sperry second by T. Danburg to table.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications

1. Special Permit Application – Nadeem Khaid – Gulf Station, 102 River Road, for installation of Drive Through and other Site Improvements – Schedule Public Hearing Motion by T. Danburg second by K. Sperry to schedule a public hearing for July 3, 2018 at 6:45 P.M.  
VOTE: UNANIMOUS, MOTION CARRIED
2. Zoning Permit Application – Nadeem Khaid – Gulf Station, 102 River Road, for installation of new Building, Free Standing and Canopy Signage. Motion by K. Sperry second by T. Danburg to table.  
VOTE: UNANIMOUS, MOTION CARRIED

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE 5, 2018  
Page 3 (cont)

b. Referrals

1. Zoning Board of Appeals – Application #18-01 for Side-Yard Variance in the R-40 Zone – Dennis Tetrault, 224 Kimball Road. The ZBA applicant was present. Mr. Murphy visited the site and sees no major planning issues with this variance. It appears to be a non-conforming lot. Motion was made by J. Dempsey second by G. Ritacco to recommend that the applicant list size of shed and dimensional variance they are requesting, on the application.

VOTE: UNANIMOUS, MOTION CARRIED

2. Town of Preston, dated 5/29, 2018 - Amendment to Section 11B.4.10 Resort Commercial District Adding Recreational Campgrounds in a Vacation Resort. Motion by J. Dempsey second by T. Danburg to send a letter of no adverse impact.

VOTE: UNANIMOUS, MOTION CARRIED

8. Any other business which may properly come before the commission – The following updates were provided by Mr. Murphy:

- a. Brenmor – Title searches are being required for drainage easements, requiring cash bond of \$70,000 for aprons, etc. Letter of Credit required, warranty deed for drainage easements. Mylar is finalized and signed by Health District and First Selectman. Chairman Adams to sign tonight. Brenmor has until June 27, 2018 to file the plans.
- b. Aldi – Started rough work
- c. TESLA – Expected to start soon
- d. 16 River Road – Coming along nicely; still needs striping and No Parking signs.
- e. McDonald's – Did not finish in winter; working now to complete.

9. Public Comment – NONE

10. Adjournment - Motion made by T. Danburg second by G. Ritacco to adjourn at 8:17 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 06/13/18 AT 9:10 am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
