

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, APRIL 7, 2015
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 7:47 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco,
Benjamin Hull, III, Sharon Gabiga, Trevor Danburg, David Gagnon

MEMBERS ABSENT: Ryan Donaldson

Alternates: Lawrence Alice, James Labonne

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes – NONE

3. Correspondence

a. Copy, Letter, from Zoning Board of Appeals to Michelle Allyn, 40 Rex RD re: Approval of Application

b. Letter, from Siting Counsel to Commission, re: Mell Road

c. Letter, from Liberty Mutual to Commission, re: termination of Tilcon insurance bond

d. Letter, from Board of Selectmen to Commission, dated 2/5/2015 re: Sand Volleyball Court at Lisbon Meadows Park

e. Notice, Town of Griswold – meeting cancelation

f. CT Federation of Planning and Zoning Agencies Newsletter

g. Notice, from Boundaries, LLC – introduction of D. McKay

Motion to add “Monarch Property” to agenda item 7.e. by G. Ritacco second T. Danburg

VOTE: UNANIMOUS, MOTION CARRIED

4. Bills and action thereon

a. Milone & MacBroom, \$4500.00, dated 1/13/2015, inv# 70092 – Motion by K. Sperry second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. Milone & MacBroom, \$2250.00, dated 2/9/2015, inv# 70330 – Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED

c. Milone & MacBroom, \$4500.00, dated 3/9/2015, inv# 70783 – Motion by K. Sperry second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED

d. Murtha Cullina, \$858.00, dated 3/13/2015, inv# 506725. Motion by R. Giroux second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED

e. CLA Engineers, \$3380.00, dated 3/2/2015 inv# 7. Motion by G. Ritacco second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

f. Murtha Cullina, \$44.00, dated 2/20/2015, inv# 505415. Motion by K. Sperry second by T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED

g. The Bulletin, \$389.84 dated 1/21/2015. Motion by S. Gabiga second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

h. The Bulletin, \$170.98 dated 2/22/2015. Motion by R. Giroux second G. Ritacco to pay, once found correct. VOTE: UNANIMOUS, MOTION CARRIED

i. CT Federation of Planning and Zoning Agencies, \$90.00. Motion by R. Giroux second T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by Applicant:

Date January 2, 2015

Name and Address of Applicant Lisbon Industrial Park Limited Partnership
90 Industrial Park Road, Middletown, CT 06457

The undersigned does hereby request a Special Permit as required by Section 6.4.15
of the Lisbon Zoning Regulations.

Location of Property 425 South Burnham Highway

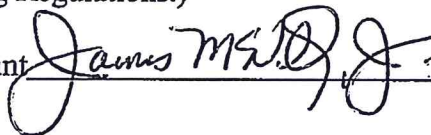
Owner of Record of Property Lisbon Industrial Park Limited Partnership

Description of Proposed Use The proposed use is a construction and demolition debris recycling facility.
The project includes the removal of rock to prepare an adequate site, the construction of the proposed facility, and
associated improvements including access drives, utility services, stormwater management improvements,

landscaping, and the proposed building. See sheets 22 through 40 in the attached site plans for proposed improvements
and details. The proposal is a modification of a previously approved use with a conditional approval dated April 3, 2012.

(The applicant shall submit, with this completed application, a site plan as prescribed in Section 10
of the Lisbon Zoning Regulations.)

Signature of Applicant



To be completed by the Commission:

Application No. _____

Date of Submission 1/13/2015

Fee Paid \$ 560.00

Date of Receipt 1/6/2015

Date of Action 4/7/2015

Date of Public Hearing 2/3/2015; 4/7/2015 (3/3/2015 canceled)

Approved with conditions (see attached)

Denied _____

Reason for denial or modification _____

Signature



Roberts Adams, Chairman

(No approved Special Permit shall be effective until a copy of this completed form is recorded in the
land records of the Town of Lisbon. The Town clerk shall index the same in the Grantor's Index
under the name of the record owner and the record owner shall pay for such recording. Sec. 8-3d,
Connecticut General Statutes.)

CONDITIONS OF APPROVAL – Special Permit Application – 4/7/2015
Lisbon Industrial Park, LP

1. All costs associated with the review and processing of the application are paid in full by the applicant prior to the signing of mylars and filing of a special permit.

2. Financial surety in the amount of \$175,000(irrevocable letter of credit, and/or cash) shall be posted with the Town of Lisbon prior to any construction, grading and/or excavation activity at the site. In addition to the \$175,000 surety, \$25,000 in cash (bank check) shall be given to the Town of Lisbon and held as an emergency contingency fund. The type of the final surety shall be reviewed and approved by the Planning and Zoning Commission's legal counsel.

3. The applicant shall submit \$10,000 to the Town of Lisbon to be used as a deposit for site inspections. However, the final dollar amount necessary to complete the inspection is subject to the actual time required to insure compliance with the approved site plan. Consequently, all costs associated with the review and inspection of the project with regards to compliance with the Planning and Zoning Commission's approved site plan is necessary to receive a Certificate of Zoning Compliance which is required to receive a Final Certificate of Occupancy and shall be the responsibility of the applicant. The applicant shall maintain a minimum balance of \$5,000 in the inspection account at all times.

4. A preconstruction meeting shall be held with Commission/town staff (Planner, Engineer, ZEO, and Building Official) with building contractor prior to any construction, grading and/or excavation activity associated with the site.

5. The applicant shall be limited to the following hours of operation during excavation phase(s) at the site:

Excavation Activities (on-site movement of material):

Monday thru Friday 7:00 am – 6:00pm (11hour work day)

Saturday – no operations

Sunday – no operations

Processing of Excavated Material:

Monday thru Friday 8:00 am – 5:00pm (9 hour work day)

Saturday – no operations

Sunday – no operations

Off-site Removal (trucking) of Material: - previously processed material, stockpiled on site may be loaded and removed via truck from the site during the listed hours below.

Monday thru Friday 7:00 am – 9:00pm (14 hour work day)

Saturday 7:00 am – 2:00pm (7 hour work day)

Sunday – no operations

(cont page 2)

6. The removal of material from the site shall be limited to one operator/contractor. All loam/topsoil shall remain on the site until a final as-built for the site is approved by staff with regards to compliance with the approved plans.

7. All trucks leaving and entering the property during the excavation and construction phase(s) shall utilized Route 169 (west) to Route 97. The applicant shall post signage directing all truck traffic to Interstate 395 (Exit 83). The applicant shall also develop a routing plan, which shall be filed with the Planning and Zoning Commission. The approved routing plan shall also be kept in all trucks and handed out with all weight slips/tickets. A rules manual shall also be developed and kept on file with the Town and at the facility depicting the hours of operation, posted speed limits, braking ban (no Jake brakes) and routing plan. All users of the facility shall agree to the routing plan in writing and acknowledge adherence to the rules manual. The manual shall also establish complaint policies and clearly state all penalties.

8. The excavation/site contractor shall keep a daily log of all truck traffic on-site, including tonnage (weight slip/tickets), and time of day. The log shall be made available to Town staff at all times. The data shall be maintained in an excel format and given to the Town on a quarterly reporting schedule.

9. The applicant shall be limited to the following hours for the operation of the Construction and Demolition Facility:

Operation of C&D Facility – Materials Processing (on-site activities only):

Monday thru Friday 6:00 am – 8:00pm (14 hour work day)

Saturday 6:00 am – 4:00pm (10 hour work day)

Sunday – no operations

Operation of C&D Facility – Access by Public:

Monday thru Friday* 7:00 am – 4:00pm (9 hour work day).

* However, the facility may be open to 6:00 pm, two (2) nights during the mid-week, Tuesday/Wednesday/Thursday (11 hour work day)

Saturday 7:00 am – 2:00pm (7 Hour work day)

Sunday – no operations

10. That the applicant receives approval from the State of Connecticut, State Traffic Commission prior to the issuance of a building permit for the Construction and Demolition Facility.

11. That the applicant receives approvals from the for sewer/septic disposal per the Connecticut Public Health code or other appropriate authority prior to the issuance of a building permit and/or permit to discharge for the Construction and Demolition Facility.

(cont page 3)

page 3 (cont)

12. That the applicant receives approval from the State of Connecticut Department of Public Utilities and/or State of Connecticut Department of Health for water supply or other appropriate authority prior to the issuance of a building permit and/or permit to discharge for the Construction and Demolition Facility.

13. The Construction and Demolition Facility shall be limited to a maximum capacity of 1,000 tons per day.

14. There shall be no storage of incoming and/or out going product outside of a building except as depicted on the site plan.

15. The operator of the Construction Demolition Facility shall develop a routing plan which utilizes the lower portion of Route 169 (western portion abutting Norwich) to Route 97 to Interstate 395. The applicant shall post signage directing all truck traffic to Interstate 395 (Exit 83). The approved routing plan shall be filed with the Planning and Zoning Commission. The approved routing plan shall also be kept in all trucks and handed out with all weight slips/tickets. A rules manual shall also be developed and kept on file with the Town and at the facility depicting the hours of operation, posted speed limits, braking ban (no Jake brakes) and routing plan. All users of the facility shall agree to the routing plan in writing and acknowledge adherence to the rules manual. The manual shall also establish complaint policies and clearly state all penalties.

16. The Construction Demolition Facility operator shall keep a daily log of all truck traffic on-site, including tonnage (weight slip/tickets), and time of day. The log shall be made available to Town staff at all times. The data shall be maintained in an excel format and given to the Town on a quarterly reporting schedule.

17. The applicant shall submit final architectural renderings of proposed weight station building and C&D facility prepared by a Connecticut licensed architect prior to any clearing and/or grubbing on the site.

18. The applicant shall submit final architectural drawings of proposed weight station building and C&D facility prepared by a Connecticut licensed architect prior to the issuance of a building permit. The building shall be consistent with the approved renderings (Architectural style - New England Barn, pitched roof, etc). The final building plans shall be submitted to the Planning and Zoning Commission to be reviewed by staff to determine consistency with overall approved design.

19. Any proposed changes to the approved lighting plan shall be reviewed by the Town Planner for consistency with the approved lighting plan (sheet 35 and 40). Final design shall be modified to eliminate conflicts with final landscape plan.

(cont page 4)

page 4 (cont)

20. All landscaped islands shall have a minimum of 6" of loam, mounded and planted with lawn seed mix.

21. All planting beds and/or shrubs shall be mulched and ringed with a minimum of 24" of sod/lawn seed mix. A detail shall be added to the plans supporting this requirement on sheet 32 of 40.

22. Planting list (Sheet 32 of 40) shall be revised to detail B&B tree stock to be 2-2.5" Diameter Breast Height (DBH) having a clearing truck height of at least 7 feet to be consistent with requirements of regulations.

23. The applicant shall modify landscape plans to show irrigation coverage for landscaped areas as required by the regulations to include the middle island for the truck entrance.

24. The applicant shall modify the landscape plan (sheet 31 of 40) to include 20 endless summer hydrangea (3 gal). in the middle island of the truck entrance. The plants shall be center in the island in a 2' bed surrounded by 2' of turf on all sides. A detail shall be provided on sheet 32 of 40.

25. All clearing and grubbing shall be undertaken in accordance with phased E&S plans.

26. Shop drawings for trash racks shall be submitted to the Planning and Zoning Commission to be reviewed and approved by the Town Engineer prior to installation.

27. The applicant shall supply copies of other approvals from the following agency prior to any construction activities on the site

State of Connecticut Department of Energy and Environmental Protection (DEEP)

- Industrial Storm Water Discharge Permit.
- Erosion and Sediment Control Plan.
- Dam Safety review and approval (jurisdictional determination will need to be made by DEP).

28. Weekly progress reports and E&S inspection summaries shall be performed by the contractor and supplied to the Town.

29. All change orders which correspond to changes in the approved plans shall be supplied to the Town.

30. The applicant shall file the site plan (mylar) with the Town Clerk and supply three signed paper copies to the Planning and Zoning Commission. (cont page 5)

page 5 (cont)

31. The facility operator shall maintain/keep a copy of the approved plans including conditions available for inspection on site in a prominent location.

32. Minor field adjustments to grading lighting, underground utilities and landscaping may be made based on field conditions upon written approval from the Town Planner, who has been given the authority on behalf of the Town's Planning and Zoning Commission to act on their behalf. The Town Planner cannot approve any change that jeopardizes the integrity of the original design (approved plans).

33. A final as-built for the project shall be submitted to the Town of Lisbon. This as-built shall include but not be limited to final topography, limits of disturbance, location and inverts for storm drainage and sewer lines, water lines (including meter pits), gas line locations (propane locations), electrical line and final boundary plan.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 7, 2015
page 2 (cont)

5. Reports:
 - a. ZEO – NONE
 - b. Regulations – NONE
 1. Fines – NONE
 - c. Zoning Map Subcommittee – NONE
6. Old Business:
 - a. Zoning Enforcement – NONE
 1. Pending Litigation -
 - a. Executive Session (as needed) -
 - ii. Rick Gwiazdowski – 555 River Road
 - iii. Brenmore Properties – 8-30g Ames Road Subdivision
 - i. John Gwiazdowski – 180 Newent
 - b. Definition of Temporary Structures – Brief review by Staff J. Rabbitt
 - c. Plan of Conservation and Development – NONE
 - d. Application for Special Permit - Lisbon Industrial Park, LP. – Motion by R. Giroux second G. Ritacco to approve the application with the 33 conditions and changes to conditions that Town Planner suggested under item #5 (see attached conditions of approval).

VOTE: D. GAGNON ABSTAINED, MOTION CARRIED
 - e. DOT Lease to Armetta – Motion by K. Sperry second T. Danburg to table.

VOTE: UNANIMOUS MOTION CARRIED
 - f. Wheelabrator Fuel Delivery Ammendment – Motion by G. Ritacco second T. Danburg to send a letter (cc: BoS) stating that any amendments must come before the Planning and Zoning (Staff J. Rabbitt to write letter).

VOTE: UNANIMOUS MOTION CARRIED
 - g. Open Space Recommendation – Motion by K. Sperry second G. Ritacco to send letter to Conservation Commission (cc: BoS).

VOTE: UNANIMOUS MOTION CARRIED
 - b. Pending Litigation -
 - c. Executive Session (as needed) -
 - d. Rick Gwiazdowski – 555 River Road
 - e. Brenmore Properties – 8-30g Ames Road Subdivision
 - f. John Gwiazdowski – 180 Newent
 - b. Definition of Temporary Structures – Brief review by Staff J. Rabbitt
 - c. Plan of Conservation and Development – NONE
 - d. Application for Special Permit - Lisbon Industrial Park, LP. – Motion by R. Giroux second G. Ritacco to approve the application with the 33 conditions and changes to conditions that Town Planner suggested under item #5 (see attached conditions of approval).

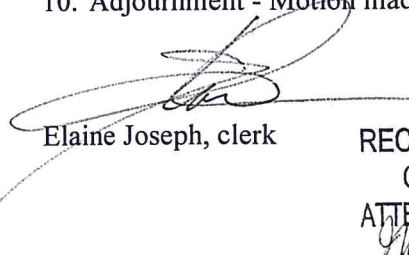
VOTE: D. GAGNON ABSTAINED, MOTION CARRIED
 - e. DOT Lease to Armetta – Motion by K. Sperry second T. Danburg to table.

VOTE: UNANIMOUS MOTION CARRIED
 - f. Wheelabrator Fuel Delivery Ammendment – Motion by G. Ritacco second T. Danburg to send a letter (cc: BoS) stating that any amendments must come before the Planning and Zoning (Staff J. Rabbitt to write letter).

VOTE: UNANIMOUS MOTION CARRIED
 - g. Open Space Recommendation – Motion by K. Sperry second G. Ritacco to send letter to Conservation Commission (cc: BoS).

VOTE: UNANIMOUS MOTION CARRIED
7. New Business
 - a. Receipt of New Applications – NONE
 - b. Referrals – NONE
 - c. Timothy P. Bresnan – Corrected Notice of Caveat – Motion by G. Ritacco second T. Danburg to correct the caveat for 41 School House Road VOTE: UNANIMOUS MOTION CARRIED
 - d. Board Vacancies – No Recommendations
 - e. Monarch Property – introduction of new owner at 363 River Road, Eric Anderson. Non-conforming property – will need site plan applications to add additional businesses per Staff.
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 G. Ritacco to adjourn at 8:33 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, clerk

Approved: _____

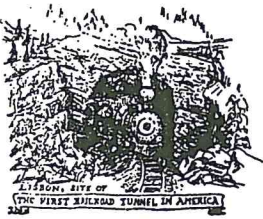
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 04/14/2015 AT 2:46 pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK


Laurie Tirocchi, Attest



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, April 7, 2015 the following action was taken:

Application for a Special Permit for a Construction and Demolition Recycling Facility, located at 425 South Burnham Highway, (Route 169) on a parcel of land owned by Lisbon Industrial Park, L.P., Map #2, Lot #11. Applicant, Lisbon Industrial Park, L.P. The Project is located just southeast of the existing Wheelabrator Lisbon Inc. waste-to-energy facility on the east side of the access road to the existing facility. APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 14th day of April 2015.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 04/14/2015 AT 2:46
ATTEST. LAURIE TIROCCHI, TOWN CLERK

Mayorie Wakely, Asst