

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, APRIL 7, 2015
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, April 7, 2015.

6:30 P.M. - 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.

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

MEMBERS ABSENT: Ryan Donaldson

Alternates: Lawrence Alice, James Labonne

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

The following Public Hearing was called to order by Chairman Robert Adams at 6:34 PM:

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.

Attorney Caleb Hamel of Branse & Willis, LLC, 148 Eastern Blvd, Glastonbury, CT, was present to represent the applicant. He submitted proof of notices to abutters (Exhibit A) for the record. Also present was David McKay of Boundaries, LLC, 179 Pachaug River Drive, Griswold, CT, who submitted copies of 3 letters (Exhibits B, C, and D) for the record. He then reviewed the storm water run-off and truck routing plan for the Commission.

Ben Hull questioned if this was for the staging phase of the site to which the answer was that is was for preparing the site for the future recycling facility.

Ron Giroux asked if the rock cut is still the same numbers as they last received, to which the answer from Staff J. Rabbitt was that some changes were made in the numbers but they are still hovering around the same amounts. Moving the driveway to the north has eliminated the original cut.

Staff J. Rabbitt noted for the record that a letter was received on March 3, 2015 at 15:46 (3:46 PM) from the applicant, granting a continuation of the public hearing. He then reviewed and submitted for the record a draft motion (Exhibit E), which included 33 items as conditions of approval. After review, he stated that sheets 1-40 of the plans were reviewed by Staff and received this morning. He also stated that interim plans were received throughout the last two months from the applicant.

Mr. McNally of Boundaries, LLC stated that the hours of operation are listed on the site plan.

Kim Sperry stated that the hours of operation for off-site removal in item #5 of the draft motion were

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not per the Town's regulations. (Section 10.4.5). Staff J. Rabbitt stated that the application is subject to site plan permit and said the hours were approved with the original application, and they mirror the original approval. Ron Giroux stated he does not recall the 9:00 PM hour thought it was 5:00 PM. He argued that the trucks have backing alarms and jake brakes that residents will be subjected to.

Staff J. Rabbitt read a letter into the record from the original application file, dated April 5, 2012. Condition #7 – hours of operation – this included removal of material for site preparation and the hours mirrored those of this current application.

Gary Ritacco stated he has less of a problem with the 9:00 PM time as it was already approved.

Kim Sperry wants to strike "on-site movement of material" from the conditions.

Ron Giroux asked for clarification of item #6, whether or not a contractor can bring in a sub-contractor, to which Staff J. Rabbitt stated there would be a general contractor for the site.

Chairman Robert Adams asked for Public Comment, to which there was none.

This Public Hearing was closed at 7:44 PM.



Elaine Joseph, clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 04/14/2015 AT 2:45 pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Margaret Wakeley, Asst