

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JULY 3, 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 7:37 P.M.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Gary Ritacco, Kim Sperry,  
Benjamin Hull, III, Trevor Danburg, Sharon Gabiga,  
Timothy Minor (ALT)

MEMBERS ABSENT: Cheryl Blanchard, John Dempsey

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 K. Sperry second by T. Danburg to approve the previous minutes of 6/5/2018 with the following corrections: 6/5/2018 Regular Meeting Minutes, agenda item 7.a.1 & 7.a.2, noted for the record, the correct spelling of Nadeem “Khalid”; Page 2 of the 6/5/2018 Public Hearing Minutes, paragraph #7 “concession” should read “consent”.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Letter, from Anonymous Neighbor, to Chairman Adams dated 6/4/18 re: 21 Lisbon Heights Road, Lisbon, CT, non-compliance of zoning regulations. Motion by G. Ritacco second by K. Sperry to have Carl Brown, ZEO, check out the situation.

VOTE: UNANIMOUS, MOTION CARRIED

- b. Hand out, Eastern CT Association of Realtors

- c. Notice of Decision, Lisbon Zoning Board of Appeals 6/26/2018 re: Application #18-01, 224 Kimball Road – Dennis Tetreault (Sec 8.4 Side Yard Setback to allow the construction of a 16' x 24' shed, 6' from the property line instead of 20' requirement in the R-40 Zone)

- d. Publication, The Connecticut Landscape Architect, Spring 2018

- e. Article, Making Room for Home Based Businesses

- f. Budget Report (July 2017 through June 11, 2018) - Balances:

LI #51730 (Purchased Services) \$10,105.30 / LI #51750 (Supplies & Expenses) \$236.15

Motion by R. Giroux second by S. Gabiga to add “additional appropriation” to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

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4. Bills and action thereon – Motion by G. Ritacco second by T. Danburg to move “Bills” to agenda item 8.b.  
VOTE: UNANIMOUS, MOTION CARRIED
5. Reports:
  - a. ZEO – 197 Bundy Hill – the barn was torn down and the debris was buried out back. A demolition permit was pulled.
  - b. Regulations
    1. MS4 Storm Water Regulation/Ordinance Update – NONE
  - 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 – Next meeting 7/23/2018
  - b. Special Permit Application – Nadeem Khalid – Gulf Station, 102 River Road, for installation of Drive Through and other Site Improvements - Motion by K. Sperry second by G. Ritacco to table.  
VOTE: UNANIMOUS, MOTION CARRIED
  - c. Zoning Permit Application – Nadeem Khalid – Gulf Station, 102 River Road, for installation of new Building, Free Standing and Canopy Signage. Motion by K. Sperry second by G. Ritacco to table.  
VOTE: UNANIMOUS, MOTION CARRIED
7. New Business
  - a. Receipt of New Applications - NONE
  - b. Application for Special Permit by Dakota Construction, LLC, by Boundaries, LLC – 31 Strawberry Street (lot #39), to create a rear lot per former section 9.8 – Motion by B. Hull second by K. Sperry to approve the application by Dakota Construction, LLC, 11 Zvingilas Court, Griswold, Connecticut 06351 for a Special Permit to allow a single family residence to be built on a “Flag Lot” at 31 Strawberry Street, Lisbon, CT, pursuant to Section 11 of the zoning regulations and Connecticut General Statutes 8-26a, under which the Commission has determined the application is governed by the Lisbon Planning and Zoning Regulations in effect on June 2, 1987, the date of approval of the Subdivision by the Commission, including former zoning regulation Section 9.8 thereof, “Flag Lots” with the following conditions:
    1. A tree protection detail shall be included on the final plan for the 24” mature tree at the corner of the proposed home.
    2. Updated information regarding issuance of the inland wetlands permit shall be clarified on the final plan.

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Findings and Reasons for Approval: The Commission finds that the proposed application, as conditioned, meets the intent of section 11.1, inclusive, in that the proposed use and lot is arranged in a manner that protects the public health, safety and welfare, is of such character that it harmonizes with the area, does not adversely affect traffic, traffic flow or road capacity, protects the environment and can be accommodated by the Town's infrastructure, and it is consistent with future development envisioned in applicable regulations, including provisions in sections 8 and 9 regarding the protection of nonconforming lots in previously approved subdivisions.

VOTE: R. GIROUX ABSTAINS, MOTION CARRIED

b. Referrals – NONE

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

- a. Line Item Request – Motion by R. Giroux second T. Danburg to request a line item transfer of \$610.00 from line item #51730 Purchased Services to line item #51750 Supplies & Expenses to pay outstanding bills from 2017/2018 FY.

VOTE: UNANIMOUS MOTION CARRIED

- b. The Bulletin, \$363.56, dated 6/18/2018, inv #00249046 re: NoPH Khalid, 102 River Road. Motion by T. Danburg second by S. Gabiga to pay.

VOTE: UNANIMOUS MOTION CARRIED

The Bulletin, \$482.34, dated 6/22/2018, inv#00249225 re: NoPH Dakota Construction, LLC, 31 Strawberry Street. Motion by S. Gabiga second by B. Hull to pay.

VOTE: UNANIMOUS MOTION CARRIED

Statement, Halloran & Sage, Land Use Counsel, 6/7/2018, #11263932 re: General Matters with summary \$560.00 (Prev. Balance \$520.00) \$1080.00 Total.

Motion by G. Ritacco second by T. Danburg to add "New Applications" to agenda item 8.c.

VOTE: UNANIMOUS MOTION CARRIED

Motion by R. Giroux second by S. Gabiga to add "Planner's Memo" to agenda item 8.d.

VOTE: UNANIMOUS MOTION CARRIED

- c. New Applications – Discussion. Add "Application Process" to next agenda.

- d. Planner's Memo – Survey of Regulatory Approaches for Permitting Medical Marijuana Dispensaries and Production Facilities - Distributed for review and comment

Mr. Murphy shared information about a relevant museum (National Building Museum) in Washington D.C.

9. Public Comment – NONE

TOWN OF LISBON  
PLANNING AND ZONING COMMISSION

NOTICE OF APPROVAL AND GRANT OF SPECIAL PERMIT

This is to certify that on July 3, 2018 the Planning and Zoning Commission of the Town of Lisbon granted a Special Permit in accordance with the provisions of sections 10.26 and 11 of the Lisbon Zoning Regulations as follows:

1. Owner of Record: Dakota Construction, LLC, 11 Zvingilas Court, Griswold, CT 06351
2. Applicant: Boundaries, LLC, 179 Pachaug River Drive, Griswold, CT 06351
3. Description of premises including street address, map, block and lot(s):  
31 Strawberry Street, Lisbon, CT; Map/Block/Lot: 17/005/0039
4. Description of special permit including relevant regulations authorizing activities and any conditions of approval:


Application for Special Permit to allow a single-family residence to be built on a "Flag Lot." The subject parcel, 31 Strawberry Street, Lisbon, CT, is shown as Lot 39 on the Jeremy Development Subdivision (Subdivision) and is located west of Strawberry Street, Lisbon, CT, map/block/lot 17/005/0039, lot area 2.95 acres, in the R-40 zoning district. The applicant submits the application pursuant to Section 11 of the zoning regulations and Connecticut General Statutes Section 8-26a, under which it claims to be governed by the Lisbon Zoning Regulations in effect on June 2, 1987, the date of approval of the Subdivision by the Commission, including Section 9.8 thereof, "Flag Lots."

Conditions of Approval:

1. A tree protection detail shall be included on the final plan for the 24" mature tree at the corner of the proposed home.
2. Updated information regarding issuance of the inland wetlands permit shall be clarified on the final plan.

Findings and Reasons for Approval: The Commission finds that the proposed application, as conditioned, meets the intent of section 11.1, inclusive, in that the proposed use and lot is arranged in a manner that protects the public health, safety and welfare, is of such character that it harmonizes with the area, does not adversely affect traffic, traffic flow or road capacity, protects the environment and can be accommodated by the Town's infrastructure, and it is consistent with future development envisioned in applicable regulations, including provisions in sections 8 and 9 regarding the protection of nonconforming lots in previously approved subdivisions.

Date: July 3, 2018

  
By: \_\_\_\_\_  
Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

**NOTE:** The Connecticut General Statutes and the Lisbon Zoning Regulations require that this NOTICE be recorded on the Land Records of the Town of Lisbon located in the office of the Town Clerk, indexed under the name of the record owner in order to become effective.

Received for Record: \_\_\_\_\_ at \_\_\_\_\_

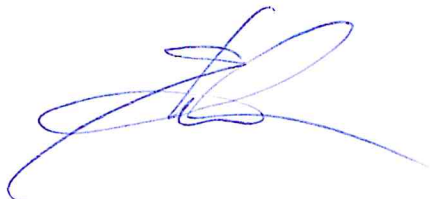
Attest: \_\_\_\_\_

Lisbon Town Clerk

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10. Adjournment - Motion made by T. Danburg second by R. Giroux to adjourn at 8:29 P.M.

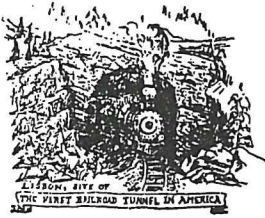
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 7/10/18 AT 9:05 am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Laurie Tirocchi*



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, July 3, 2018, the following action was taken:

1. Application for Special Permit by Dakota Construction, LLC, by Boundaries, LLC – 31 Strawberry Street (lot #39), to create a rear lot per former section 9.8.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 10<sup>th</sup> day of July, 2018

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 7/10/18 AT 9:01 am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Laurie Tirocchi*