

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, FEBRUARY 3, 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 7:16 P.M.

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

MEMBERS ABSENT: Ryan Donaldson, David Gagnon  
Alternates: Lawrence Alice, James Labonne

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

OTHERS PRESENT: Carl Brown, Town of Lisbon Zoning Enforcement Officer

2. Previous Minutes – Motion by R. Giroux second by T. Danburg to accept previous minutes as presented. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter, from R. Kingsbury – zoning issue, turned over to ZEO

b. Letter, from Board of Selectmen to Commission, dated 1/14/2015 re: Proposal from Armetta to lease portion of 486 River RD. Motion by R. Giroux second by G. Ritacco to move the letter for discussion under agenda item 8.a. VOTE: UNANIMOUS, MOTION CARRIED

c. Letter, from Board of Selectmen to Commission, re: Wheelabrator to amend fuel delivery times. Motion by R. Giroux second T. Danburg to add letter under agenda item 8.b.

VOTE: UNANIMOUS, MOTION CARRIED

d. Letter, from Board of Selectmen to Commission, dated 1/22/2015 re: Open Space recommendation off South Burnham Highway. Motion by R. Giroux second by G. Ritacco to move the letter for discussion under agenda item 8.c.

VOTE: UNANIMOUS, MOTION CARRIED

e. Notice, Land Use Seminar at Wesleyan Saturday, March 21

f. CT Technology Transfer

g. Notice, Free Radon Kits available through Town Hall

4. Bills and action thereon

a. Malone & MacBroom, \$4500.00, dated 1/13/2015, inv# 70092 - TABLED

b. SECCG, \$12,259.64, dated 1/8/2015. Motion by K. Sperry second R. Giroux to pay.

VOTE: UNANIMOUS, MOTION CARRIED

c. Murtha Cullina, \$198.00, dated 1/26/2015, inv# 503980. Motion by K. Sperry second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations – NONE

1. Fines – NONE

c. Zoning Map Subcommittee – NONE

APPLICATION FOR CHANGE OF ZONING REGULATIONS OR BOUNDARIES  
Lisbon Planning and Zoning Commission

*To be completed by the Applicant:*

Date 11-24-14

Name of applicant James & Natasha Mills

Mailing address 21 Chiou Drive; Griswold, CT 06351

Name of owner of record \*James & Natasha Mills own property identified

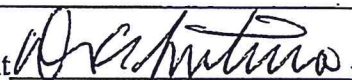
Mailing address as 111 Strawberry Street in the Town of Lisbon

Description of and purpose for proposed change: (In addition to a written description, the applicant shall submit a map clearly showing the boundaries of the proposed change when the change involves a zoning district boundary.)

Applicants are proposing a text amendment to Section 10.6.3 of the Lisbon Zoning Regulations to allow a maximum of 2 rear lot access strips to be created directly adjacent to one another on the same side of the road/street, only when certain specified conditions are met.

12 copies of the proposed text amendment are submitted herewith.

Signature of applicant

 AGENT  
BOUNDARIES, LLC

*To be completed by Commission:*

Application No. \_\_\_\_\_

Fee Paid \$ 560.00

Date of Submission 11/25/2014

Date of Receipt 12/2/2014

Date of Public Hearing 1/6/2015

Date of Commission Action 2/3/2015

Approved \_\_\_\_\_

Denied 2/3/2015

Reason for Change \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature



Robert Adams, Chairman

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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 – NONE
- c. Plan of Conservation and Development – NONE
- d. Application for Text Amendment – James & Natasha Mills, Applicants – Amendment to Section 10.6.3 of the Lisbon Zoning Regulations. Motion by K. Sperry second R. Giroux to approve. VOTE: K. SPERRY NO; R. GIROUX YES; G. RITACCO NO; S. GABIGA ABSTAIN; B. HULL ABSTAIN; T. DANBURG ABSTAIN; R. ADAMS NO: MOTION FAILED
- e. Application for Special Permit - Lisbon Industrial Park, LP – TABLED

7. New Business

- a. Receipt of New Applications – NONE
- b. Referrals – NONE

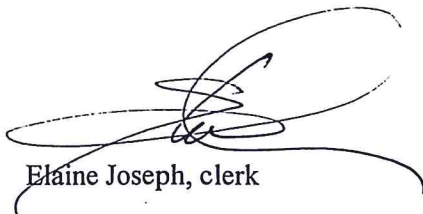
8. Any other business which may properly come before the commission –

- a. DOT Lease to Armetta – TABLED
- b. Wheelabrator Fuel Delivery Amendment – Current times: 7 am – 5 pm M-F and 7 am – noon Saturdays. Proposed amendment: 5 am – 7 pm M-F and 5 am – 2 pm Saturdays. Motion by K. Sperry second T. Danburg to table in order to seek further information.  
VOTE: UNANIMOUS MOTION CARRIED
- c. Open Space Recommendation – Motion by G. Ritacco second T. Danburg to table.  
VOTE: UNANIMOUS MOTION CARRIED  
Motion by S. Gabiga second R. Giroux to add “Special Town Meeting” to agenda item 8.d.  
VOTE: UNANIMOUS MOTION CARRIED
- d. Special Town Meeting – review by K. Sperry

9. Public Comment - NONE

10. Adjournment - Motion made by R. Giroux second by G. Ritacco to adjourn at 8:22 P.M.

VOTE: UNANIMOUS MOTION CARRIED

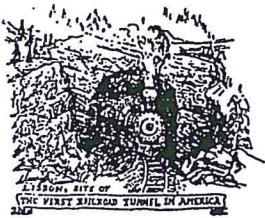


Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 02/10/2015 AT 2:25pm  
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, February 3, 2015, the following action was taken:

1. An application by James & Natasha Mills for a proposed text amendment to section 10.6.3 of the Town's Zoning Regulations, to allow a maximum of 2 rear lot access strips to be created adjacent to one another on same side of road/street when certain specified conditions are met. DENIED

Dated at Lisbon, Connecticut this 10<sup>th</sup> day of February 2015

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 02/10/2015 AT 2:25 pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Laurie Tirocchi*