

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 6, 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 7:03 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco,
David Gagnon, Trevor Danburg

MEMBERS ABSENT: Benjamin Hull, III, Sharon Gabiga Ryan Donaldson
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 G. Ritacco to accept previous minutes as presented. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter, from CLA Engineers, R. DeLuca, Town Engineer to Commission, dated 12/2/2014 re: review, 180 Newent Road

b. Letter, from Board of Selectmen to Commission, dated 12/10/2014 re: land acquisition on Kendall Road (Lisbon Country Club property). Motion by G. Ritacco second by T. Danburg to move the letter for discussion under “New Business”. VOTE: UNANIMOUS, MOTION CARRIED

c. Memo, standard mileage reimbursement rate change to 57.5 cents per mile

d. Notice, FOIA Training January 12, 2015 in Essex

e. Last Green Valley membership drive

f. CT Construction Magazine

g. CT Landscape Architect

4. Bills and action thereon

a. The Bulletin, \$339.68, dated 12/23/2014 re: Notice of Public Hearing. Motion by K. Sperry second R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$103.92, dated 12/11/2014. Motion by G. Ritacco second T. Danburg to pay.

VOTE: UNANIMOUS, MOTION CARRIED

c. Malone & MacBroom, \$2250.00, dated 12/8/2014, inv# 69643. Motion by D. Gagnon second by G. Ritacco to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – C. Brown gave verbal report on the following: 542 River Road (plan for demolition of burnt structure); cease & desist of activity at 111 Strawberry (removal of loam without permit and excavating too close to high tensile power lines). Motion by G. Ritacco second T. Danburg to add “111 Strawberry Street” under “Any other business”. VOTE: UNANIMOUS, MOTION CARRIED

b. Regulations – Land Use Seminar at Wesleyan University, Middletown on Saturday, March 21 (contact Staff J. Rabbitt for application).

1. Fines – NONE

c. Zoning Map Subcommittee – NONE

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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 – A meeting will be scheduled in the next two weeks and Staff will provide information at next month's meeting.
- c. Plan of Conservation and Development – Verbal report by Staff J. Rabbitt. Questionnaire to be released within a month for residents. A special workshop to be scheduled on February 2nd or 9th at 6:30 PM in the Town Hall.
- d. Application for Text Amendment – James & Natasha Mills, Applicants – Amendment to Section 10.6.3 of the Lisbon Zoning Regulations. K. Sperry would like Staff J. Rabbitt or Chairman B. Adams to seek counsel as to the appropriateness of the text amendment at this time. Motion by R. Giroux second G. Ritacco to table until February 3rd meeting.

VOTE: K. SPERRY NO; MOTION CARRIED

7. New Business

- a. Receipt of New Applications –
 - 1. Application for Special Permit - Lisbon Industrial Park, LP, (Boundaries LLC, agent), 425 South Burnham Highway – Brief introduction by Attorney Mark Branse of Branse & Willis, LLC, 148 Eastern Blvd, Suite 301, Glastonbury, CT, of the application which is a modification to the Special Permit Application approved by the Commission on April 3, 2012. John Faulise, Jr, L.S. and Michael F. Sparfven of Boundaries, LLC, 179 Pachaug River Drive, Griswold, CT, were also present to clarify. Chairman R. Adams scheduled a public hearing for Tuesday, February 3, 2015 at 6:30 P.M.
- b. Referrals – NONE
- c. Michelle Allen – 40 Rex Road – John Dempsey of 93 North Burnham Highway was present to represent his daughter, Michelle Allen. He desired clarification from the Commission before he goes before the Zoning Board of Appeals, for the purpose of rebuilding his daughter's burned house on 40 Rex Road. Staff J. Rabbitt stated that section 9.5.2 of the Zoning Regulations allows a complete rebuild of the structure within the original footprint of that structure, no larger. The regulations do not allow the structure that Michelle Allen would like to build.

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

- a. Land Acquisition – Chairman R. Adams re-read the letter dated 12/10/2014 from the Board of Selectmen regarding the proposed land acquisition of the former Lisbon Country Club Golf Course at 77, 78, and 94 Kendall Road. Motion by K. Sperry second G. Ritacco to write a letter to Board of Selectmen in support of the acquisition, and that the acquisition meets with the intent of the Plan of Conservation and Development. VOTE: UNANIMOUS, MOTION CARRIED Staff J. Rabbitt to write letter.
- b. 111 Strawberry Street – John Faulise, JR, L.S. of Boundaries, LLC, spoke on behalf of his clients regarding the cease and desist order. He stated that the activity has since ceased and that he believes the seller victimized his clients, the buyers of the property.

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9. Public Comment - NONE

10. Adjournment - Motion made by R. Giroux second by T. Danburg 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 1/13/2015 AT 2:00pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Margaret Wakely, Asst