

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, DECEMBER 2, 2014  
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, Benjamin Hull, III, Sharon Gabiga

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

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

OTHERS PRESENT: Thomas Sparkman, First Selectman; Kari Olson, Town Attorney;  
Carl Brown, Town of Lisbon Zoning Enforcement Officer

2. Previous Minutes – Motion by R. Giroux second by S. Gabiga to accept previous minutes as presented.

VOTE: UNANIMOUS, MOTION CARRIED

Motion to change order of business from #3 “Correspondence” to #6.a. “Pending Litigation” by K. Sperry second T. Danburg

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Budget FY 2015/2016 - Motion by G. Ritacco second by T. Danburg to keep at \$65,000.00 for Purchased Services and \$4000.00 for Supplies and Expenses.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by R. Giroux second by K. Sperry to add “Signage Fees”, “Gas Station” and “Election of Officers” to agenda items 8.a., 8.b., and 8.c.

VOTE: UNANIMOUS, MOTION CARRIED

4. Bills and action thereon – NONE

5. Reports:

a. ZEO – NONE

b. Regulations – NONE

1. Fines – NONE

c. Zoning Map Subcommittee – NONE

6. Old Business:

a. Zoning Enforcement –

1. Pending Litigation -

a. Executive Session (as needed) - Motion by T. Danburg second by G. Ritacco to enter into Executive Session, for purpose of discussion with Town Attorney the subject of 180 Newent Road. First Selectman Thomas Sparkman, Town Attorney Kari Olson, ZEO Carl Brown and Town Planner Jamie Rabbitt to remain, at 7:06 PM.

VOTE: UNANIMOUS, MOTION CARRIED

\* Request Waiver of site plan submission, description of changes provided by attached documents.

## TOWN OF LISBON ZONING PERMIT APPLICATION

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)

To be completed by the Applicant:

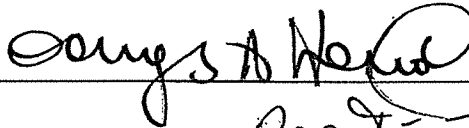
Date: 11-25-14

Applicant Hendels Inc Address 35 Great Neck Rd., Waterford, CT 06385  
Property Owner Hendels Shell Stations LLC Address 35 Great Neck Rd., Waterford, CT 06385  
Location of Property 114 River Road (Rd., St., or Ave.)  
Land Records Map of Lisbon Lot# \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_  
Lot Size in Square Feet 4.80 Total Building Floor Area in Square Feet \_\_\_\_\_  
Existing Use of Land or Building Gasoline / Convenience store Zone BV-2

Proposed Use of Land or Building ① Replace plastic numbers in street ID sign with 12" LED lighting, replace existing sign faces with new style design. No increase in area of sign size.  
② Replace "Shell" letters on canopy face with shell logo box, decrease in sign area (non-illuminated)

(The Applicant shall submit site plans as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant



Agent - Terry Crowley

To be completed by the Commission:

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

Fee Paid \$ 85<sup>00</sup>

Date of Submission 11/25/2014

Date of Receipt 12/2/2014

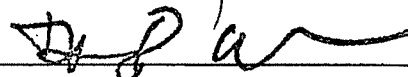
Date of Action 12/2/2014

Approved \_\_\_\_\_

Denied 12/2/2014

Reason for denial or modification Not permitted per zoning regulations

Signature

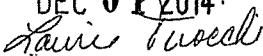


Robert Adams, Chairman

(A permit issued on the basis of this application certifies conformance with the Lisbon Zoning regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.)

RECEIVED

DEC 01 2014

  
Town of Lisbon  
Town Clerk's Office

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 2, 2014  
page 2 (Old Business, cont)

- ii. Rick Gwiazdowski – 555 River Road
- iii. Brenmore Properties – 8-30g Ames Road Subdivision
- i. John Gwiazdowski – 180 Newent Road

Out of Executive Session at 8:33 PM.

Motion to change order of business from #3 “Correspondence” to #7.a.1 and #7.a.2 “New Business – Receipt of New Applications” by K. Sperry second R. Giroux.

VOTE: UNANIMOUS, MOTION CARRIED

- b. Definition of Temporary Structures - NONE
- c. Plan of Conservation and Development – NONE
- d. Application – Dunkin Donuts, 114 River Road – Motion by G. Ritacco second T. Danburg to let ZEO Carl Brown handle signage with Dunkin Donuts.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

a. Receipt of New Applications –

- 1. Application for Text Amendment – James & Natasha Mills, Applicants – Amendment to Section 10.6.3 of the Lisbon Zoning Regulations. Motion by G. Ritacco second by R. Giroux to accept the application and schedule a public hearing for Tuesday, January 6, 2015 at 6:30 PM.

VOTE: UNANIMOUS, MOTION CARRIED

- 2. Zoning Permit Application – Hendels, Inc. - Terrance Crowley, Manager, Applicant – proposed changes to a 3' x 3' logo sign, to install LED lights. Motion by G. Ritacco second by R. Giroux to deny the application because internal LED lights do not comply with the Town's zoning regulations for signage.

VOTE: UNANIMOUS, MOTION CARRIED

b. Referrals - NONE

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

- a. Signage Fees – Signage Permit Fee of \$10.00 + \$60.00 State Fee, with an additional \$2.00 per square foot. It is the consensus of the Commission that the fee structure should be interpreted as such, per the town's zoning regulations.
- b. Gas Station – Pylon sign at 7-11 is being changed. ZEO will be asked to look into it.
- c. Election of Officers – Motion by G. Ritacco second D. Gagnon, to re-elect the current officers for another term: Robert Adams, Chairman; Ronald Giroux, Vice-Chairman; Kim Sperry, Secretary.

VOTE: UNANIMOUS, MOTION CARRIED

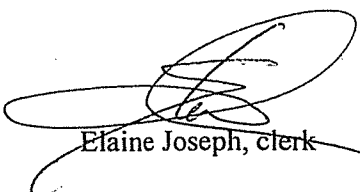
9. Public Comment - NONE

10. Adjournment - Motion made by R. Giroux second by G. Ritacco to adjourn at 9:49 P.M.

VOTE: UNANIMOUS MOTION CARRIED

Approved: \_\_\_\_\_

Robert Adams, Chairman

  
Elaine Joseph, clerk

RECEIVED FOR RECORD AT LISBON

CT ON 12/9/14

AT 2:30pm

ATTEST: LAURIE TIROCCHI, TOWN CLERK

