

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, AUGUST 5, 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 7:04 P.M.
MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco, David Gagnon, Trevor Danburg, Benjamin Hull, III
MEMBERS ABSENT: Ryan Donaldson, Sharon Gabiga.
Alternates: James Labonne, Lawrence Alice
STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner
2. Previous Minutes – Motion by R. Giroux second by G. Ritacco to accept previous minutes as presented.
VOTE: UNANIMOUS. MOTION CARRIED
3. Correspondence
 - a. Copy, letter: from Zoning Board of Appeals re: approval of 29 Strnad Road application
 - b. Copy, letter: from Zoning Board of Appeals re: approval of 62 Ross Hill Road application
 - c. Letter, from CLA Engineers, dated 7/8/2014 re: 180 Newent Road
 - d. Letter, CT Siting Council re: 26 Mell Road
 - e. Approval, Board of Finance, line item transfer
 - f. Newsletter, CT Federation of Planning and Zoning Agencies
4. Bills and action thereon – NONE
5. Reports:
 - a. ZEO – Staff J. Rabbitt gave brief review of 210 N. Burnham Highway (removal of boundary wall)
 - b. Regulations – Brief update by Staff J. Rabbitt
 1. Fines – NONE
 - c. Zoning Map Subcommittee – NONE
 - d. Regional Planning Commission – will add to agenda item 6.c. next month under “Plan of Conservation and Development”.Motion by K. Sperry second D. Gagnon to rearrange agenda to 6.b. then 7.e.
VOTE: UNANIMOUS. MOTION CARRIED
6. Old Business:
 - a. Zoning Enforcement -
 - I. Pending Litigation
 - a. Executive Session (as needed) - Motion to enter into executive session for 1.A.i, ii, & iii by T. Danburg second K. Sperry, with Town Planner J. Rabbitt to remain.
VOTE: UNANIMOUS MOTION CARRIED
 - i. John Gwiazdowski – 180 Newent Road
 - ii. Rick Gwiazdowski – 555 River Road
 - iii. Brenmore Properties – 8-30g Ames Road SubdivisionOut of executive session, 8:24 p.m. No motions made, no actions taken.

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b. 2-Lot Subdivision – 41 School House Road – Motion by R. Giroux second by T. Danburg to approve the application by TIMOTHY P. BRESNAN for a 2 lot subdivision on School House Road with the following modifications to the plans and items to be completed prior to the signing of the mylars for subdivision plans titled and dated:

PROPERTY/BOUNDARY SURVEY
SUBDIVISION PLAN
PREPARED FOR
TIMOTHY P. BRESNAN.

Name:	Sheet:	Date:	Last Revision
MS	1 of 3	7/31/2012	2/5/2013
MS	2 of 3	7/31/2012	2/5/2013
MS	3 of 3	7/31/2012	2/5/2013

1. Required sightline improvements and new drainage necessary for the creation of proposed lots #1 is predicated on the applicant's ability to remove some trees and re-grade the slopes along the existing Town Road. The applicant shall be required to install necessary drainage, remove trees, and reconstruct the road shoulder as shown on the plans prepared by Mark Sullivan necessary to create adequate sightline or as necessary based on the final location of the driveways to the individual lots. If the work is not done prior to the recording of the mylars the Commission shall require sufficient financial security to ensure that the necessary work is completed as part of the approvals as noted on the plans. The financial security shall be paid prior to the signing and recording of the mylars, or a caveat shall be placed on the land records requiring the improvements be completed or financial security posted with the Town prior to the issuance of a building permit on an individual lot. The amount of financial security should be a total of \$15,000. The amount of the security shall be sufficient to ensure the completion of the improvements.

2. The applicant shall submit final language for all lands to be deeded to the Town. Final deed(s) shall be submitted in a recordable form.

3. The applicant shall be required to pin/monument lots prior to the signing of mylars or provide financial security for pins/monuments.

4. The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$4,000 for proposed lot #2. This amount may be paid in a lump sum or as ownership/title is transferred a payment of \$4,000 must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.

VOTE: UNANIMOUS. MOTION CARRIED

c. Plan of Conservation and Development – Report by Staff J. Rabbitt. The RFQ will be published in the Bulletin.

d. Gavin Estates, G. C. Lisbon LLC – release of surety – Letter dated 8/5/2014 from Staff J. Rabbitt to N. Gosselin, Town Treasurer re: release of \$5000.00 down to \$750.00 surety, to be associated with the condition of four trees on the site.

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
Lisbon Planning and Zoning Commission

1. Name of Applicant Timothy P. Bresnan
- Address 41 School House Rd
Lisbon, CT 06351
- Phone 860-861-2673
2. Name of Property Owner Timothy P. Bresnan
- Address 41 School House Rd
Lisbon, CT 06351
- Phone 860-861-2673
3. Name of Subdivision Bresnan
4. Location of Subdivision School House Road
- Land Records map of 7 Lot # 38
5. Total area of property to be subdivided 2.5 acres
6. Number of new lots proposed 1
7. Average Lot Size 6.55 ± 18.44
8. Are new or relocated roads proposed? no
9. Are public water or sewer systems proposed? no
10. Zoning Category R40
11. Name of Connecticut Registration No. Of Land Surveyor(s) and/or Engineer (s) Mark H. Sullivan # 70064
- (To be filled in by Commission.)

Application No. _____

Subdivision x Resubdivision _____

Date Submitted June 26, 2014

Date of Receipt July 1, 2014

Date of Hearing N/A

(if required)

Date of Action August 4, 2014

Fee Paid \$960.00


Submitted to _____

Time Extension _____

(if any)

APPROVED WITH CONDITIONS

(See attached)


Robert Adams, Chairman

SUBDIVISION - 41 School House Road - August 5, 2014
Conditions of Approval

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2. The applicant shall submit final language for all lands to be deeded to the Town. Final deed(s) shall be submitted in a recordable form.
3. The applicant shall be required to pin/monument lots prior to the signing of mylars or provide financial security for pins/monuments.
4. The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$4,000 for proposed lot #2. This amount may be paid in a lump sum or as ownership/title is transferred a payment of \$4,000 must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.

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- e. Definition of Temporary Structures – Motion by R. Giroux second by G. Ritacco to table.

VOTE: UNANIMOUS. MOTION CARRIED

7. New Business

- a. Receipt of New Applications – NONE

- b. Referrals – NONE

- c. SECCG FY2015 Technical Assistance Contracts – Motion by D. Gagnon second by K. Sperry to send letter of recommendation to First Selectman, to approve the contract.

VOTE: UNANIMOUS MOTION CARRIED

- d. Barber Farms Subdivision – Offer for Open Space – Staff J. Rabbitt reported that Josh Cummorford has abandoned thought of improving Open Space at this time.

VOTE: UNANIMOUS MOTION CARRIED

- e. Workshop/Preliminary Discussion – Cedarwood Development, signage – Atty. William Sweeney of Tobin, Carberry, O'Malley, Riley & Selinger, P.C., 43 Broad Street, New London, CT, was present to represent Cedarwood Development. He is looking for guidance from the Commission for possible text amendments to the regulations to allow for additional signage at the Crossing at Lisbon.

8. Any other business which may properly come before the commission – Motion by G. Ritacco second by K. Sperry to add "Contact ZEO to look at Tunnel Hill Road" to 8.a.

VOTE: UNANIMOUS MOTION CARRIED

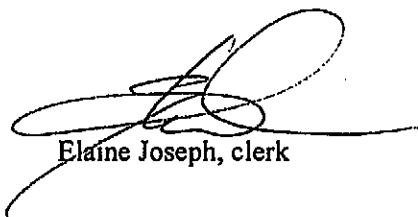
- a. Contact ZEO to look at Tunnel Hill Road - Motion by K. Sperry second R. Giroux to contact Carl Brown, Zoning Enforcement Officer, to look at Tunnel Hill Road.

VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment – NONE


10. Adjournment - Motion made by G. Ritacco second by R. Giroux to adjourn at 8:35 P.M.

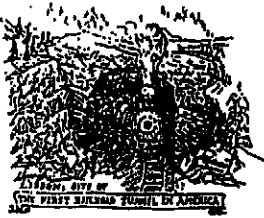
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 08/13/14 AT 10:45 AM
ATTEST. LAURIE TIROCCHI, TOWN CLERK




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, August 5, 2014 the following action was taken:

Application by Timothy Bresnan - 2-Lot Subdivision, 41 School House Road -listed in the Assessor's records as Map #7, Lot# 38, Vol. #111, page #866.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 13th day of August 2014.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 08/13/14 AT 10:50am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tiocchi