

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JULY 1, 2014  
7:00 P.M.

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order by Vice-Chairman Ronald Giroux, at 7:10 P.M.

MEMBERS PRESENT: Ronald Giroux, Ryan Donaldson, Gary Ritacco  
David Gagnon, Trevor Danburg, Sharon Gabiga,  
Benjamin Hull, III, James Labonne (Alternate)

MEMBERS ABSENT: Robert Adams, Kim Sperry, Lawrence Alice (Alternate)

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner  
Atty. Mike Zizka, Murtha Cullina, Lisbon Town Attorney

ALSO PRESENT: Carl Brown, Town of Lisbon Zoning Enforcement Official  
John Gwiazdowski, Selectman

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

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. CT Landscaping Architect
- b. Letter, from GC Lisbon, Gavin Estates Subdivision Surety Release Request
- c. Copy, letter: from Conservation Commission re: approval of 29 Strnad Road application
- d. Copy, letter: from Conservation Commission re: approval of 180 Newent Road application
- e. Memo, Board of Finance re: 10 year cost projections due July 31

4. Bills and action thereon –

- a. South Eastern CT Council of Governments dated 6/26/2014, \$6543.02. Motion to pay by S. Gabiga second D. Gagnon.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

- a. ZEO – Carl Brown handed out a list of names and addresses where letters of violations were sent. He said some property owners have already started to clean up their properties.
- b. Regulations – NONE
  - 1. Fines – NONE
- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

6. Old Business:

a. Zoning Enforcement -

1. Pending Litigation

- a. Executive Session (as needed) - Motion to enter into executive session at 7:20 p.m. by R. Donaldson second by T. Danburg, with Town Planner J. Rabbitt and Town Attorney Mike Zizka 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 Subdivision

Out of executive session, 8:06 p.m. No motions made, no actions taken.

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Vice-Chairman R. Giroux called a recess at 8:06 p.m. and called the meeting to order again at 8:14 p.m.

b. Plan of Conservation and Development – Staff J. Rabbit said it was being reviewed by the Town Hall. The goal is to have it completed by spring of 2015.

7. New Business:

a. 2-Lot Subdivision – 41 School House Road – Mark Sullivan requesting a re-approval of an application approved by the Commission a year and a half ago. Stated that their attorney never filed the mylars with the town. He stated that there are no changes, would just like to file the mylars. This matter was tabled until the next meeting.

b. Receipt of New Applications – NONE

c. Referrals – NONE

d. Gavin Estates, GC Lisbon LLC – Release of Surety – Motion was made by G. Ritacco second by S. Gabiga to release the surety pending a favorable review by the Town Engineer.

VOTE: UNANIMOUS MOTION CARRIED

e. Definition of Temporary Structures – Motion to table by T. Danburg second by G. Ritacco.

VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission – Motion by S. Gabiga second by T. Danburg to add “John Gwiazdowski” to 8.a. and “Brenmore” to 8.b.

VOTE: UNANIMOUS MOTION CARRIED

a. John Gwiazdowski – Town Engineer R. DeLuca was present to discuss the plans approved by the Lisbon Conservation Commission for the restoration of 4.3 acres, for erosion control measures, at 180 Newent Road. He recommends installing sediment basins in two locations, as well as softening the grade behind the barn. He recommends postponing the project until the fall for optimal results for seeding purposes, and would like to be able to inspect the project at various times before, during and at the closure of the project. Town Planner recommends the Engineer’s fees incurred during inspections be paid by J. Gwiazdowski. An as-built plan post-restoration would also be required. Motion was made by T. Danburg second by D. Gagnon to approve the plans for erosion control based on Town Engineer’s recommendations and the six “conditions” as outlined by Town Planner, which will be forwarded in a letter to Town Attorney for court purposes.

VOTE: UNANIMOUS MOTION CARRIED

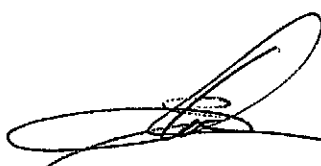
b. Brenmore – Attorney Mike Zizka briefly reviewed the options open to the Commission. Motion was made by T. Danburg second by R. Donaldson to petition to appeal the judge’s decision.

VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment – NONE

10. Adjournment - Motion made by R. Donaldson second by S. Gabiga to adjourn at 8:45 P.M.

VOTE: UNANIMOUS MOTION CARRIED

  
Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Ronald Giroux, Vice-Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 07/08/2014 AT 12:35  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Maryanne Wakely, asst*