

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MAY 6, 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,  
David Gagnon, Trevor Danburg, Sharon Gabiga,  
Gary Ritacco, Benjamin Hull, III, James Labonne (Alternate)  
MEMBERS ABSENT: Ryan Donaldson, Lawrence Alice (Alternate)  
STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner  
Kari Olson, Joseph Schwartz of Murtha Cullina, Lisbon Town Attorneys
2. Previous Minutes – S. Gabiga requested a correction to the “Members Present” and list herself as “absent” on April 1, 2014 rather than “present”. Motion by R. Giroux to accept previous minutes as corrected, second by K. Sperry. VOTE: UNANIMOUS, MOTION CARRIED
3. Correspondence
  - a. Letter, from Farmer’s Market Committee to Planning and Zoning Commission re: outline for change of zoning regulations. Motion to add Farmer’s Market to item 8.a. “Any Other Business” by K. Sperry second G. Ritacco. VOTE: UNANIMOUS, MOTION CARRIED
  - b. Approval, from Board of Finance re: \$19,900.00 appropriation.
  - c. Letter, from CT Siting Council re: 26 Mell Road
  - d. Memo, “Lisbon Quarterly” submissions due May 17
4. Bills and action thereon –
  - a. South Eastern CT Council of Governments dated 4/10/2014, \$15,777.29. Motion by G. Ritacco second by S. Gabiga to pay. VOTE: UNANIMOUS MOTION CARRIED
  - b. Norwich Bulletin, \$124.16, dated 4/9/2014 re: Notice of Decision (CT Sign/Weight Watchers). Motion by K. Sperry second by J. Labonne to pay. VOTE: UNANIMOUS, MOTION CARRIED
5. Reports:
  - a. ZEO – Carl Brown reported on numerous blight violations. He will give 60 days for property owners to come in to compliance once Notice of Violation has been sent.
  - b. Regulations – Staff J. Rabbitt presented a revised copy of the regulations and asked Commission members to review.
    1. Fines – NONE
  - c. Zoning Map Subcommittee – NONE
  - d. Regional Planning Commission – R. Giroux gave brief report of their meeting. Colchester looking to add a “Future Expansion” zone.
6. Old Business:
  - a. Zoning Enforcement -
    1. Pending Litigation
      - a. Executive Session (as needed) - Motion to enter into executive session with Town Attorneys by G. Ritacco second by T. Danburg at 7:23 P.M.: Town Planner J, Rabbitt and ZEO C. Brown 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, 9:03 P.M.

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page 2 (Old Business, cont)

Motion by R. Giroux second J. Labonne to go to line item 8.a. "Farmers Market".

VOTE: UNANIMOUS MOTION CARRIED

b. Plan of Conservation and Development – Review by Staff J. Rabbitt. Motion by G. Ritacco second by J. Labonne to have Staff J. Rabbitt review RFQ with First Selectman.

VOTE: UNANIMOUS MOTION CARRIED

c. Referrals – Town of Canterbury – Regulation Text Amendment – Motion by G. Ritacco second by R. Giroux of No Adverse Effect.

VOTE: UNANIMOUS MOTION CARRIED

7. New Business:

a. Receipt of New Applications – NONE

b. Referrals – NONE

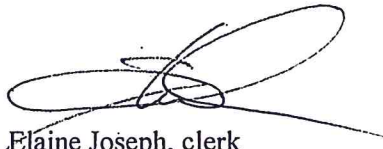
8. Any other business which may properly come before the commission –

a. Farmer's Market - Lisbon Farmer's Market Committee Chairman, D. Harris, presented a proposed outline of what products and activities the Committee would like to offer at future markets, to also be added to the Zoning Regulations as a text amendment for permitted use, at a future date. No Text Amendment Application was submitted at this time.

9. Public Comment – NONE

10. Adjournment - Motion made by G. Ritacco second by R. Giroux to adjourn at 9:37 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 05/13/14 AT 1:25 pm  
ATTEST. LAURIE TROCCHI, TOWN CLERK  
