

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, August 7, 2018  
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 7:00 P.M.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Gary Ritacco, Kim Sperry, Benjamin Hull, III, Trevor Danburg, Sharon Gabiga, Cheryl Blanchard, John Dempsey, Timothy Minor (ALT)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes – Motion by G. Ritacco second by B. Hull to approve the previous Public Hearing Minutes and Regular Meeting Minutes of 7/3/2018. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Memo, from CCCM re: Municipal Training “FOIA” on Wednesday, August 29. Motion by K. Sperry second by S. Gabiga to add “Land Use Training Workshop” to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by R. Giroux second by K. Sperry to add “Lowe’s Home Improvement – Pick-up and Delivery” to agenda item 8.b.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by G. Ritacco second by R. Giroux to add “Route 12 – Monarch Area” to agenda item 8.c.

VOTE: UNANIMOUS, MOTION CARRIED

b. Copy, approval of line item transfer of \$610.00 from line item #51730 Purchased Services to line item #51750 Supplies & Expenses to pay outstanding bills from 2017/2018 FY.

c. Budget Report (July 2017 through June 2018 (reported July 10, 2018)) - Balances:

LI #51730 (Purchased Services) \$11,145.30 / LI #51750 (Supplies & Expenses) -\$609.75

4. Bills and action thereon

a. SECCoG \$12641.67, dated 7/9/2018, for 4/1/2018-6/30/2018. Motion by R. Giroux second by G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

b. Halloran & Sage, 41040.00, inv#11266639, dated 7/9/2018. Motion by S. Gabiga second by T. Danburg to pay.

VOTE: UNANIMOUS, MOTION CARRIED

c. The Bulletin, \$134.19, inv#12698400, dated 7/10/2018 re: NoD (Dakota Construction). Motion by R. Giroux second by G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED



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5. Reports:

- a. ZEO – Carl Brown, ZEO, submitted photos of the property that was complained about last month in the anonymous letter.
- b. Regulations
  1. MS4 Storm Water Regulation/Ordinance Update – Mr. Murphy reported no change to the chart he gave the Commission. Board of Selectmen must adopt that Discharge ordinance once it is completed.
- c. Zoning Map Subcommittee - NONE
  1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 - NONE
- d. Comments or Questions Regarding Regulatory Issues Relating to Medical Marijuana Dispensaries – Mr. Murphy stated in his memo to the Commission that the State is considering licensing throughout the state. Chairman Adams said the Commission would entertain the idea of a zoning amendment application.

6. Old Business:

- a. Regional Planning Commission – R. Giroux is the new Chairman of the RPC, and reported on discussions of grants for Trails, Preservation and Brownfields at their 7/23 meeting. Motion by T. Danburg second by G. Ritacco to bring Amanda Kennedy to the September or October meeting to discuss possible grants. VOTE: UNANIMOUS, MOTION CARRIED
- b. Special Permit Application – Nadeem Khalid – Gulf Station, 102 River Road, for installation of Drive Through and other Site Improvements
- c. Zoning Permit Application – Nadeem Khalid – Gulf Station, 102 River Road, for installation of new Building, Free Standing and Canopy Signage – Request for extension or action required – Public Hearing continued to September 4, 2018 at 6:30 P.M.  
Motion by T. Danburg second by K. Sperry to table 6.b. and 6.c.

VOTE: UNANIMOUS, MOTION CARRIED

7. New Business

- a. Receipt of New Applications (see agenda items 7.b. and 7.c.)
- b. Application for Zoning Permit – Aldi, Inc., 175 River Road, for the installation of wall signage – Roy of National Sign Corp. was present. They will be removing the old signage and installing a new, 75 square feet sign (non-illuminated) with the new Aldi logo. Motion by T. Danburg second by S. Gabiga to approve. VOTE: UNANIMOUS, MOTION CARRIED

**TOWN OF LISBON  
ZONING PERMIT APPLICATION**

PLEASE CHECK THE APPROPRIATE LINE(S) AND COMPLETE THE REQUIRED APPLICATION(S):

- ☐ SITE PLAN REVIEW OF PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 2.5 AND SECTION 12  
☐ PLANNING AND ZONING COMMISSION ADMINISTRATIVE REVIEW OF CHANGES TO COMMERCIAL/INDUSTRIAL  
☐ BUILDINGS AND PROPERTIES IN ACCORDANCE WITH SECTION 2.8 AND SECTION 10.13  
☒ SITE PLAN REVIEW OF ASSOCIATED SIGNAGE IN ACCORDANCE WITH SECTION 15.8

**PROJECT DESCRIPTION:**

Replace 51.6 sq existing wall signage with new 75 sq wall  
sign. Reface existing 19.3 sq tenant panels (2) in existing  
ground sign

PROJECT NAME: Aldi ACREAGE: 1.83 ZONING DISTRICT: IP-2  
LOT IN SQUARE FEET: \_\_\_\_\_ TOTAL FLOOR AREA IN SQUARE FEET: \_\_\_\_\_

**PARCEL IDENTIFICATION INFORMATION**

STREET ADDRESS OF PROPERTY IF AVAILABLE: 175 River Rd  
MAP / BLOCK / LOT: 14 / 0421 / 0005  
VOLUME / PAGE: 173 / 350

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- APPLICANT: National Sign Corp  
TELEPHONE: 860-829-9000 EMAIL: scott@nationalsign.com  
➤ APPLICANT'S AGENT (IF ANY): Darrie Ray  
TELEPHONE: 203-944-1154 EMAIL: jdroy7@a.comcast.net  
➤ OWNER / TRUSTEE: Aldi, Inc  
TELEPHONE: 860-647-8211 EMAIL: \_\_\_\_\_  
➤ ENGINEER / SURVEYOR / ARCHITECT: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, OR ITS CONSULTANT TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT: [Signature] PRINTED NAME OF APPLICANT/AGENT: Darrie Ray  
DATE: 7/11/18

SIGNATURE/RECORD OWNER: [Signature] PRINTED NAME/RECORD OWNER: Bruno Lourenco  
DATE: 7/11/18

APPLICATION SUBMITTAL DATE: 8/31/18 FEE(S) PAID: yes \$160.00 + \$60.00

OFFICIAL DAY OF RECEIPT: 8/7/18

\*P & Z COMMISSION ACTION: approved DATE: 8/7/18

CHAIR'S SIGNATURE: [Signature]

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH ANY DIRECTIVES, MODIFICATIONS AND/OR CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

\_\_\_\_\_  
Zoning Enforcement Officer DATE: \_\_\_\_\_

(\* Any modifications, directives or conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached)

RECEIVED  
JUL 23 2018  
BY: [Signature]

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- c. Application for Special Permit – K&H Properties, 397 N. Burnham Highway, for the removal of earth products in accordance with section 10.4 of the regulations – Schedule Public Hearing – Motion by G. Ritacco second by T. Danburg to accept for review and schedule a Public Hearing for October 4, 2018 at 6:30 P.M. VOTE: UNANIMOUS, MOTION CARRIED
  - d. Referrals
    - 1. Town of Canterbury – Proposed zoning and subdivision regulation amendments - review
  - e. Discussion Regarding Submission Requirements for Applications to the Planning and Zoning Commission – All members received updated applications and check lists for review.
8. Any other business which may properly come before the commission
- a. Land Use Training Workshop – Send letter to Zoning Board of Appeals to determine interest by them with a focus on “chapter 124 – Planning & Zoning Law”, and dates available.
  - b. Lowe’s Home Improvement – Pick-up and Delivery – R. Giroux reported that half the parking lot was closed off during the spring due to wood chips being stored there. He also reported that big blue, square boxes are on the columns, and that customers are pulling up to the fire lane to pick up items ordered over the Internet. Mr. Murphy will follow up.
  - c. Route 12 – Monarch Area – G. Ritacco would like to see that area rezoned, possibly to BV1. It is a commercial property without being “commercially zoned”. Mr. Murphy to review site history and approach the property owner. He will follow up and provide options to the Planning and Zoning Commission.
9. Public Comment – Mr. Robert Browne, Selectman, reminded the Commission of the Special Meeting on August 9 at 7:00 P.M. re: Authorization of appraisal service for the incinerator.
10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 8:34 P.M.


VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 08/15/18 AT 9:28  
ATTEST. LAURIE TIROCCHI, TOWN CLERK

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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 7, 2018, the following action was taken:

1. Application for Zoning Permit by National Sign Corp. for Aldi, Inc., 175 River Road – new 75 square feet sign and accompanying tenant panels. APPROVED

Dated at Lisbon, Connecticut this 15<sup>th</sup> day of August, 2018

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 8/15/18 AT 9:20am  
ATTEST. LAURIE TIROCCCHI, TOWN CLERK  
*Laurie Tiroccchi*