

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, APRIL 1, 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, Ryan Donaldson,  
David Gagnon, Trevor Danburg, Sharon Gabiga,  
Gary Ritacco, Benjamin Hull, III

MEMBERS ABSENT: Lawrence Alice, James Labonne (Alternates)

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

2. Previous Minutes – Motion to accept previous minutes by T. Danburg second by R. Giroux.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Copy: Letter, dated 3/12/2014 from Board of Selectmen to Harry Heller, Attorney re: Barber Farm Subdivision/Tucker Development installation of walking trails

b. Copy: Letter, from Board of Selectmen to Donna Harris, Chairman Lisbon Farmers Market Committee, dated 3/12/2014 re: the review and consideration of changes to the zoning regulations for the Lisbon Farmers Market

4. Bills and action thereon –

a. Boundaries, inv #7579, \$30.00, dated 3/20/2014. Motion by R. Giroux second by T. Danburg to pay.

VOTE: UNANIMOUS MOTION CARRIED

b. Murtha Cullina, inv #485187, \$110.00, dated 3/25/2014. Motion by K. Sperry second by R. Giroux to pay.

VOTE: UNANIMOUS MOTION CARRIED

c. Murtha Cullina, inv #485187, \$902.00, dated 3/25/2014. Motion by G. Ritacco second by R. Donaldson to pay.

VOTE: UNANIMOUS MOTION CARRIED

d. Murtha Cullina, inv #485187, \$462.00, dated 3/25/2014. Motion by R. Giroux second by K. Sperry to pay.

VOTE: UNANIMOUS MOTION CARRIED

e. Murtha Cullina, inv #485187, \$1276.00, dated 3/25/2014. Motion by R. Giroux second by G. Ritacco to pay.

VOTE: UNANIMOUS MOTION CARRIED

f. CT Federation of Planning and Zoning Agencies (dues) \$90.00. Motion by G. Ritacco second by K. Sperry to pay.

VOTE: UNANIMOUS MOTION CARRIED

g. Norwich Bulletin, \$119.99. Motion by R. Giroux second by T. Danburg to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – Carl Brown reported on three “junk yard” complaints – 174 Kimball RD, 134 Lee RD and one on North Burnham Highway.

b. Regulations –

1. Fines – NONE

c. Zoning Map Subcommittee – NONE

d. Regional Planning Commission – NONE

## 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: 3/24/14

Applicant Ct Sign - David Lemming Address 23 Sulgrave Rd. Essex, Ct 06426  
Property Owner Lisbon Landing LLC Address 1330 Baylston St. Chestnut Hill, Ma 02467  
Location of Property 160 River Rd. Rd., St., or Ave.  
Land Records Map of 20 Lot# 104 Vol. 91 Page 624  
Lot Size in Square Feet \_\_\_\_\_ Total Building Floor Area in Square Feet \_\_\_\_\_  
Existing Use of Land or Building \_\_\_\_\_ Zone \_\_\_\_\_

Proposed Use of Land or Building Install non-illuminated sign  
on rear elevation for weight watchers.

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

Signature of Applicant

David Lemming - Ct Sign

To be completed by the Commission:

Application No. \_\_\_\_\_  
Date of Submission 3/24/2014  
Date of Receipt 4/1/2014  
Date of Action 4/1/2014  
Approved WITH CONDITIONS (attached)  
Reason for denial or modification \_\_\_\_\_

Fee Paid \$ 560.00

Denied \_\_\_\_\_

Signature

[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.)

CONDITIONS OF APPROVAL - April 8, 2014  
Zoning Permit - 160 River Road (Weight Watchers)  
CT Sign, David Hemming, Applicant

1. Dimensions of Non-Illuminated sign to be 11  $\frac{3}{4}$ " tall by 9'5  $\frac{3}{4}$ " long. Black channel lettering not to exceed 2" thick.
2. Installation to be contingent upon removal of the bar lighting currently installed on rear of building.

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 1, 2014  
page 2 (cont)

6. Old Business:

a. Zoning Enforcement -

1. Pending Litigation

a. Executive Session (as needed) - Motion to enter into executive session by G. Ritacco second by T. Danburg regarding 180 Newent Road, at 7:19 P.M., Town Planner 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, 7:39 P.M. No motions made, no action taken.

b. Plan of Conservation and Development - Review by Staff J. Rabbitt. Motion by G. Ritacco second D. Gagnon to put out references for preparation of an RFQ.

VOTE: UNANIMOUS MOTION CARRIED

7. New Business:

a. Receipt of New Applications -

1. Zoning Permit Application - CT Sign (David Hemming, applicant) - 160 River Road - John Morrison was there representing the applicant, for the installation of a non-illuminated sign for Weight Watchers at the back of the building (adjacent to Panera Bread). Motion made by K. Sperry second R. Donaldson to allow applicant to install a sign 11 3/4" tall by 9'5 3/4" long, black channel lettering not to exceed 2" thick, contingent upon the removal of the bar lighting currently installed on rear of building. VOTE: G. RITACCO OPPOSED, MOTION CARRIES

b. Referrals - Town of Canterbury - Regulation Text Amendment - No language presented with notice. Motion by G. Ritacco second by T. Danburg to table.

VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission - Motion by R. Giroux second D. Gagnon to add "Budget" to agenda item 8.a. VOTE: UNANIMOUS MOTION CARRIED


a. Discussion - Line item for "Planning Services" is precariously low. Motion by R. Donaldson second D. Gagnon to ask Board of Finance for an additional appropriation of \$20,000.00.

VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment - NONE


10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 8:49 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 04/08/2014 AT 10:00am  
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, April 1, 2014 the following action was taken:

Zoning Permit - Application by David Hemming, CT Sign for installation of non-illuminated signage on rear elevation at 160 River Road (Weight Watchers), listed in the Assessor's records as Map 20, Lot #104, Vol. 91, pg. 624.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 8<sup>th</sup> day of April 2014

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 04/08/14 AT 10:00am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*L. Tirocchi*