

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, DECEMBER 3, 2013  
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, Sharon Gabiga, Gary Ritacco, Ryan Donaldson, Benjamin Hull, III, David Gagnon  
Trevor Danburg, James Labonne (Alternate)

MEMBERS ABSENT:

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

2. Previous Minutes – Motion to accept previous minutes by R. Giroux second by G. Ritacco.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

a. Copy: letter, from Board of Selectmen to CLA Engineers, dated 12/3/2013 re: R. Deluca appointed as Town Engineer

4. Bills and action thereon –

a. Murtha Cullina, inv# 478195, \$1144.00, dated 10/4/2013. Motion by R. Giroux second by D. Gagnon to pay.

VOTE: UNANIMOUS MOTION CARRIED

b. Murtha Cullina, inv# 478195, \$44.00, dated 10/4/2013. Motion by R. Donaldson second by S. Gabiga to pay.

VOTE: UNANIMOUS MOTION CARRIED

c. Murtha Cullina, inv# 478195, \$880.00, dated 10/4/2013. Motion by G. Ritacco second by R. Giroux to pay.

VOTE: UNANIMOUS MOTION CARRIED

d. The Bulletin, 11/27/2013, re: legal notice – no charge

5. Reports:

a. ZEO – verbal update by Carl Brown

b. Regulations –

1. Fines – verbal update by J. Rabbitt

c. Zoning Map Subcommittee – NONE

d. Regional Planning Commission – Motion by K. Sperry second G. Ritacco to appoint R. Giroux as a representative and R. Donaldson as alternate representative to the Regional Planning Commission

VOTE: UNANIMOUS MOTION CARRIED

6. Old Business:

a. Zoning Enforcement - NONE

1. Pending Litigation

a. Executive Session (as needed)

i. John Gwiazdowski – 180 Newent Road

ii. Rick Gwiazdowski – 555 River Road

b. Plan of Conservation and Development – verbal update by J. Rabbitt

c. 17 River Road – Pam Reeves was present to give update on conditions of approval being met. The handicap parking spot is being worked on, everything else is complete.

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7. New Business:

- a. Receipt of New Applications – NONE
- b. Referrals – NONE
- c. Concord Equity Group – Request for Waiver of Open Space Fees – Motion by D. Gagnon second by R. Donaldson to have Staff J. Rabbitt draft a letter for review by Counsel, to be brought back for review by Commission at next month's meeting.

VOTE: UNANIMOUS MOTION CARRIED

- d. Request for Bond Release – Weight Watchers/Panera Bread – Motion by G. Ritacco second K. Sperry to release bond, predicated by: if Town is owed fees, those fees be paid first.

VOTE: UNANIMOUS MOTION CARRIED

- e. Tucker Development Group / Barber farm Subdivision – Request for Release of Maintenance Bond – Motion by R. Giroux second by D. Gagnon to authorize release of bond once Town Engineer is satisfied with condition of site.

VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission - Motion by K. Sperry second S. Gabiga to add "Aldi Surety Release" to item 8.a.

VOTE: UNANIMOUS MOTION CARRIED

- a. Aldi Surety Release - Motion by G. Ritacco second by R. Giroux to release the surety.

VOTE: UNANIMOUS MOTION CARRIED

Motion by R. Donaldson second by G. Ritacco to add "Election of Officers" to item 8.b.

VOTE: UNANIMOUS MOTION CARRIED

- b. Election of Officers –

Motion by G. Ritacco second by R. Donaldson to make R. Adams Chairman.

VOTE: UNANIMOUS MOTION CARRIED

Motion by K. Sperry second by G. Ritacco to make R. Giroux Vice- Chairman.

VOTE: UNANIMOUS MOTION CARRIED

Motion by R. Giroux second by G. Ritacco to make K. Sperry Secretary.

VOTE: UNANIMOUS MOTION CARRIED

Motion by D. Gagnon second by S. Gabiga to add "Filling Vacancy" to item 8.c.

VOTE: UNANIMOUS MOTION CARRIED

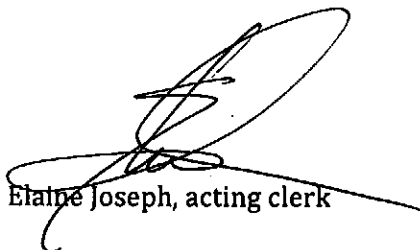
- c. Motion by R. Donaldson second S. Gabiga to appoint Lawrence Alice as Democratic Alternate.

VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment - NONE

10. Adjournment - Motion made by R. Donaldson second by R. Giroux to adjourn at 8:03 P.M.

VOTE: UNANIMOUS MOTION CARRIED

  
Elaine Joseph, acting clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 12/10/13 AT 9:00am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
