

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 4, 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 7:38 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 K. Sperry second by T. Danburg to approve the previous Public Hearing Minutes and Regular Meeting Minutes of 8/7/2018. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Copy, Letter: from Conservation Commission to K&H Properties, dated August 31, 2018 re: Letter of approval, 397 N. Burnham Highway

b. Copy, Letter: from Conservation Commission to Hatch Construction, dated August 31, 2018 re: Letter of approval, 133 Strawberry Street

c. Copy, Letter: from Conservation Commission to Hatch Construction, dated August 31, 2018 re: Letter of approval, 139 Strawberry Street

d. Budget Report (July 2018) – Balances:

LI #51730 (Purchased Services) \$54,000.00 / LI #51750 (Supplies & Expenses) - \$2137.81

4. Bills and action thereon

a. CT Federation of Planning & Zoning Agencies, \$110.00, dated 3/1/2018 re: annual dues. Motion by G. Ritacco second by J. Dempsey to pay. VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$135.22, inv#002551231, dated 8/15/2018 re: NoD (Aldi). Motion by R. Giroux second by S. Gabiga to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – Brief discussion of Lowes not being approved for outdoor sales.

b. Regulations

1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Mr. Murphy, to note that he has begun drafts of Illicit Discharge Ordinance to comply with State requirements.

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- c. Zoning Map Subcommittee - NONE
 - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 –
Mr. Murphy presented a map of zoning on Route 12 (land-use pattern). Monarch building is listed as a commercial warehouse in tax records for commercial “use”, but not commercially zoned. He also talked about other existing BV zoned properties and options for zoning amendments to address commercial uses in the southern segment of Route 12.
Workshop scheduled for Tuesday, September 11, 2018 at 5:30 P.M.
- 6. Old Business:
 - a. Regional Planning Commission – R. Giroux reported that the Housing Alliance and Amanda Kennedy from SCCoG would be here at the November meeting.
 - b. Special Permit Application – Nadeem Khalid – Gulf Station, 102 River Road, for installation of Drive Through and other Site Improvements - TABLED
 - c. Zoning Permit Application – Nadeem Khalid – Gulf Station, 102 River Road, for installation of new Building, Free Standing and Canopy Signage – John Faulise, of Boundaries, Inc., submitted signage information for the record. he stated they are reducing signage by 50% of what is currently there at the site. - TABLED
- 7. New Business
 - a. Receipt of New Applications - NONE
 - b. Referrals
 - 1. Zoning Board of Appeals – Application #18-02, Nicholas Verguson, 57 Town House Road, for variance of section 8.4, Side Yard requirements. Motion by R. Giroux second by G. Ritacco to not comment on the application. VOTE: UNANIMOUS, MOTION CARRIED
- 8. Any other business which may properly come before the commission – Mr. Murphy reported that construction at Aldi is now complete.
- 9. Public Comment – NONE
- 10. Adjournment - Motion made by R. Giroux second by T. Danburg to adjourn at 8:29 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 09/11/2018 AT 2:45pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

