

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JUNE 4, 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 7:07 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Benjamine Hull, III, Kim Sperry, Gary Ritacco, Sharon Gabiga, Lawrence Alice, Ryan Donaldson, John Dempsey. Alternates: David Gagnon

MEMBERS ABSENT: Alternates: Larry Thibeault

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

ALSO PRESENT: Thomas W. Sparkman, First Selectman

A motion was made by L. Alice second by J. Dempsey to go from agenda item 2, Precious Minutes to 5a ZEO Reports to 7a Receipt of New Applications, then to 6 (Old Business)

VOTE: UNANIMOUS MOTION CARRIED

2. Previous Minutes

A motion was made by G. Ritacco second by S. Gabiga to accept the regular minutes as presented.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Copy: Notice of Decision, Conservation Commission dated 5/21/13
- b. Copy: Minutes, Conservation Commission dated 5/21/13 re: Cease and Desist, Paul Klauer
- c. Mailer: Call Before You Dig – now 48-hour notice required
- d. Letter: From Heller, Heller & McCoy, dated May 24, 2013 re: 188 Preston Allen Road, Lot #3 \$6500.00 Open Space fee payment.
- e. Memo: from Nate Walsh, Bookkeeper re: Appropriation or line item transfer needed. Motion was made by G. Ritacco second by J. Dempsey to ask for an additional \$35,000.00 appropriation to cover legal fees for ongoing litigation and project reviews for increased development.

VOTE: UNANIMOUS MOTION CARRIED

4. Bills and action thereon –

- a. Towne Engineering, Inc., 6/3/2013, #22065, \$268.75. Motion. by J. Dempsey second by K. Sperry to pay.

VOTE: UNANIMOUS MOTION CARRIED

- b. Murtha Cullina, 5/31/2013, inv #466978, \$149.00. Motion by J. Dempsey second by R. Donaldson to pay.

VOTE: UNANIMOUS MOTION CARRIED

- c. Murtha Cullina, 5/31/2013, inv #466978, \$2200.00. Motion by G. Ritacco second by L. Alice to pay.

VOTE: UNANIMOUS MOTION CARRIED

Motion was made by G. Ritacco second by R. Giroux to add 8c “Budget” to the agenda.

5. Reports:

- a. ZEO – Motion was made by G. Ritacco second by R. Donaldson to add “Letter from Atty. Olson to Paul Klauer”, item 8a.

VOTE: UNANIMOUS MOTION CARRIED

- b. Regulations – NONE

- c. Zoning Map Subcommittee – NONE

- d. Regional Planning Commission – NONE

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 4, 2013
page 2. (cont)

6. Old Business:

a. Zoning Enforcement - NONE

1. Pending Litigation

a. Executive Session (as needed) –

Motion by R. Giroux second by R. Donaldson to enter into executive session to discuss J. Gwiazdowski; Staff J. Rabbitt and T. Sparkman, First Selectman to remain. VOTE: UNANIMOUS MOTION CARRIED

Executive Session – 7:16 PM to 7:50 PM – No motions made

Motion by R. Giroux second by G. Ritacco to enter into Executive Session to discuss Brenmor Porperties; Staff J. Rabbitt and T. Sparkman, First Selectman to remain.

VOTE: UNANIMOUS MOTION CARRIED

Executive Session - 7:52 PM to 8:25 PM – No motions made

Motion was made by K. Sperry second by S. Gabiga to add 8b to the agenda, “J. Gwiazdowski, Action on Violation”.

VOTE: UNANIMOUS MOTION CARRIED

b. Tilcon Bond –

7. New Business:

a. Receipt of New Applications – Application of Change for Zoning Regulations or Boundaries – Spafas/Charles River Laboratories, Applicant – Public Hearing scheduled for Tuesday, July 2, 2013 at 6:30 PM.

b. Referrals – NONE

c. W.S. Development – Bonds, Request for Release – Motion by L. Alice second by J. Dempsey to release surety upon final review and approval by Staff.

VOTE: UNANIMOUS MOTION CARRIED

Motion by R. Giroux second by G. Ritacco to add the following items to Item 8, “Any other business”:

b. Tucker Development; c. Rear Building Signage; d. Hidden Hills Farm; e. RST

VOTE: UNANIMOUS MOTION CARRIED

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

a. Letter from Atty. Olson to Paul Klauer – A motion was made by L. Alice second J. Dempsey to authorize legal Counsel to call surety on behalf of the Commission in order to seek compliance.

VOTE: UNANIMOUS MOTION CARRIED

b. J. Gwiazdowski, Action on Violations – A motion was made by K. Sperry second by R. Giroux to have ZEO investigate activities at 180 Newent Road and discuss findings with Town Legal Counsel and take legal action including, but not limited to, an injunction.

VOTE: UNANIMOUS MOTION CARRIED

c. Budget – discussion

A motion was made by R. Giroux second by L. Alice to add 8d “Randy Brown-Gavin Estates Surety Release” to the agenda.

VOTE: UNANIMOUS MOTION CARRIED

d. Randy Brown-Gavin Estates Surety Release - Review by Staff J. Rabbitt, with four items remaining on punch list (file). Motion by J. Dempsey second by K. Sperry to allow Staff to handle review of the completion of the four punch list items and release surety upon completion.

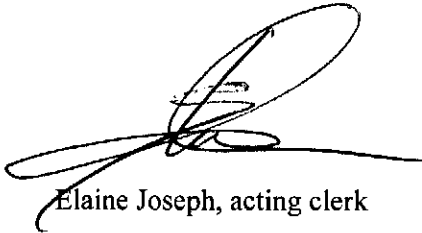
VOTE: UNANIMOUS MOTION CARRIED

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 4, 2013
page 3. (cont)

9. Public Comment - NONE

10. Adjournment - Motion made by L. Alice second by R. Giroux to adjourn at 9:04 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/11/13 AT 12:55pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi