

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 5, 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 7:06 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Benjamine Hull, III,
John Dempsey, Kim Sperry, Gary Ritacco, Ryan Donaldson
Alternates:

MEMBERS ABSENT: Sharon Gabiga, Lawrence Alice; Alternates: Larry Thibeault,
David Gagnon

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

2. Previous Minutes

A motion was made by J. Dempsey second by K. Sperry to accept the regular minutes as presented.
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. CT Federation of Planning and Zoning Agencies re: 3/14/13 conference
- b. Letter, from Uncas Health dated 1/30/2013 re: Brenmor application
- c. CCM Quarterly
- d. CT Landscape Architecture Magazine

4. Bills and action thereon –

- a. Murtha Cullina, 1/22/2013, inv #458782 \$366.50. Motion by J. Dempsey second by G. Ritacco to pay. VOTE: UNANIMOUS MOTION CARRIED
- b. Murtha Cullina, 1/22/2013, inv #458782 \$1364.00. Motion by G. Ritacco second by J. Dempsey to pay. VOTE: UNANIMOUS MOTION CARRIED
- c. SECCG, 1/14/2013, 10/1/12-12/31/12, \$18,310.30. Motion by R. Giroux second by K. Sperry to pay. VOTE: UNANIMOUS MOTION CARRIED
- d. The Bulletin, 1/17/2013, \$131.59 re: Brenmor notice of decision. Motion by R. Giroux second by G. Ritacco to pay. VOTE: UNANIMOUS MOTION CARRIED
- e. CLA Engineers, 1/28/2013, \$210.00 (41 School house Road). Motion by G. Ritacco second by J. Dempsey to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO – NONE
- b. Regulations – NONE
- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

6. Old Business:

- a. Subdivision/Resubdivision – Timothy Bresnan, School House Road –
Motion by G. Ritacco second by J. Dempsey to approve the application by Timothy P. Bresnan, for a 2-lot subdivision on School House Road with the following modifications to the plans and items to be completed prior to the signing of the mylars for subdivision plans titled and dated as follows (per Staff's report prepared for the meeting – confirmation of revision dates required):

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TUESDAY, FEBRUARY 5, 2013
page 2. (Old Business cont.)

PROPERTY/BOUNDARY SURVEY
SUBDIVISION PLAN
PREPARED FOR
TIMOTHY P. BRESNAN.

Name:	Sheet:	Date:	Last Revision
MS	1 of 3	7/31/2012	2/5/2013
MS	2 of 3	7/31/2012	2/5/2013
MS	3 of 3	7/31/2012	2/5/2013

1. Required sightline improvements and new drainage necessary for the creation of proposed lots #1 is predicated on the applicant's ability to remove some trees and re-grade the slopes along the existing Town Road. The applicant shall be required to install necessary drainage, remove trees, and reconstruct the road shoulder as shown on the plans prepared by Mark Sullivan necessary to create adequate sightline or as necessary based on the final location of the driveways to the individual lots. If the work is not done prior to the recording of the mylars the Commission shall require sufficient financial security to ensure that the necessary work is completed as part of the approvals as noted on the plans. The financial security shall be paid prior to the signing and recording of the mylars, or a caveat shall be placed on the land records requiring the improvements be completed or financial security posted with the Town prior to the issuance of a building permit on an individual lot. The amount of financial security should be a total of \$15,000. The amount of the security shall be sufficient to ensure the completion of the improvements.
2. The applicant shall submit final language for all lands to be deeded to the Town. Final deed(s) shall be submitted in a recordable form.
3. The applicant shall be required to pin/monument lots prior to the signing of mylars or provide financial security for pins/monuments.
4. The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$4,000 for proposed lot #2. This amount may be paid in a lump sum or as ownership/title is transferred a payment of \$4,000 must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.

VOTE: UNANIMOUS MOTION CARRIED

b. Zoning Enforcement - NONE

1. Pending Litigation

- a. Executive Session (as needed) - Motion by G. Ritacco second by K. Sperry to go into executive session at 7:40 P.M. to discuss litigation of John & Marci Gwiazdowski, with Staff J. Rabbitt to remain present. VOTE: UNANIMOUS MOTION CARRIED
Regular meeting resumed at 8:08 P.M. with no motions made.
- b. A Special Meeting was scheduled for Monday, February 11, 2013 at 5:00 P.M. Agenda: Litigation with Attorney Kari Olson
- c. Tilcon Bond - NONE

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
Lisbon Planning and Zoning Commission

1. Name of Applicant Timothy Bresnan

Address 41 SCHOOL HOUSE RD

Lisbon CT 06351

Phone 861-2673

2. Name of Property Owner SAME

Address SAME

Phone -

(To be filled in by Commission.)

Application No. _____

Subdivision X Resubdivision _____

Date Submitted 10/9/2012

Date of Receipt 11/7/2012

Date of Hearing N/A

(if required)

Date of Action 2/5/2013

Fee Paid \$60.00

Submitted to City Clerk

Time Extension _____

(if any)

APPROVED WITH CONDITIONS


Roberts Adams, Chairman

3. Name of Subdivision BRESNAN

4. Location of Subdivision SCHOOL HOUSE RD

Land Records map of 7 Lot # 38

5. Total area of property to be subdivided 25 acres

6. Number of new lots proposed 1

7. Average Lot Size 6.55 ± 18.44

8. Are new or relocated roads proposed? No

9. Are public water or sewer systems proposed? No

10. Zoning Category R 40

11. Name of Connecticut Registration No. Of Land Surveyor(s) and/or Engineer (s) _____

Mark H. Sullivan # 70064

12. The undersigned hereby acknowledges that this application to the best of his knowledge conforms to the Subdivision Regulations of the Town of Lisbon and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Lisbon Planning and Zoning Commission, or its agents, to enter upon the property to be subdivided for the purpose of inspection and enforcement.

(Signed) [Signature] Date 10-9-12
(Applicant)

(Signed) [Signature] Date 10-9-12
(Owner)

13. The undersigned warrants and guarantees that all of the improvements as shown on the final approved subdivision map will be installed in a good and workman like manner, and individually and severally guarantee to provide all necessary funds with respect too thereto.

(Signed) _____ Date _____
(Applicant)

(Signed) _____ Date _____
(Owner)

This application, together with three copies of the proposed subdivision or resubdivision and the required fee, should be submitted to the Zoning Enforcement Office, the Chairman or Secretary of the Lisbon Planning and Zoning Commission, or the Lisbon Town Clerk.



PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

CONDITIONS OF APPROVAL - 2/5/2013

2-LOT SUBDIVISION - 41 School House Road (Timothy P. Bresnan, Applicant)

Items to be completed prior to the signing of the mylars for subdivision plans titled and dated as follows (per Staff's report - confirmation of revision dates required):

PROPERTY/BOUNDARY SURVEY
SUBDIVISION PLAN
PREPARED FOR TIMOTHY P. BRESNAN.

Name:	Sheet:	Date:	Last Revision
MS	1 of 3	7/31/2012	2/5/2013
MS	2 of 3	7/31/2012	2/5/2013
MS	3 of 3	7/31/2012	2/5/2013

1. Required sightline improvements and new drainage necessary for the creation of proposed lots #1 is predicated on the applicant's ability to remove some trees and re-grade the slopes along the existing Town Road. The applicant shall be required to install necessary drainage, remove trees, and reconstruct the road shoulder as shown on the plans prepared by Mark Sullivan necessary to create adequate sightline or as necessary based on the final location of the driveways to the individual lots. If the work is not done prior to the recording of the mylars the Commission shall require sufficient financial security to ensure that the necessary work is completed as part of the approvals as noted on the plans. The financial security shall be paid prior to the signing and recording of the mylars, or a caveat shall be placed on the land records requiring the improvements be completed or financial security posted with the Town prior to the issuance of a building permit on an individual lot. The amount of financial security should be a total of \$15,000. The amount of the security shall be sufficient to ensure the completion of the improvements.
2. The applicant shall submit final language for all lands to be deeded to the Town. Final deed(s) shall be submitted in a recordable form.
3. The applicant shall be required to pin/monument lots prior to the signing of mylars or provide financial security for pins/monuments.
4. The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$4,000 for proposed lot #2. This amount may be paid in a lump sum or as ownership/title is transferred a payment of \$4,000 must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.

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: 2/1/13

Applicant LISBON LANDING LLC Address 1330 BOYLSTON STREET, CHESTNUT HILL, MA
Property Owner LISBON LANDING LLC Address 1330 BOYLSTON STREET, CHESTNUT HILL, MA 02467
Location of Property 160 RIVER ROAD Rd., St., or Ave.
Land Records Map of 20 Lot# 14 Vol. _____ Page _____
Lot Size in Square Feet _____ Total Building Floor Area in Square Feet _____
Existing Use of Land or Building RETAIL SHOPPING CENTER Zone _____

Proposed Use of Land or Building DEMISE THE EXISTING 2476 SQ. FT. OF UNUSED STORAGE SPACE BEHIND PANERA BREAD INTO TWO SEPARATE STORAGE SPACES. 1000 SQ. FT. TO BE USED AS FIVE BELOW STORAGE AND 1476 SQ. FT. TO REMAIN AS UNUSED SPACE. ONE REAR DOOR WILL BE ADDED TO ACCESS THE FIVE BELOW STORAGE SPACE.

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

Signature of Applicant Donald Little AS AGENT FOR LISBON LANDING LLC

To be completed by the Commission:

Application No. _____ Fee Paid \$560.00
Date of Submission 2/4/2013
Date of Receipt 2/5/2013
Date of Action 2/5/2013
Approved 2/5/2013 Denied _____
Reason for denial or modification _____

Signature Robert Adams

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.)

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7. New Business:

a. Receipt of New Applications –

1. Resubmission – Brenmor Properties, LLC

Public Hearing scheduled for 3/5/2013 6:30 P.M. at Lisbon Town Hall.

2. Zoning Permit – Lisbon Landing, LLC (David Saurette, Agent), 160 River Road; Demise the existing 2476 square feet of unused storage space behind Panera Bread into two separate storage spaces. 1000 square feet to be used as five below storage and 1476 square feet to remain as unused space. One rear door will be added to access the Five Below storage space. Motion by G. Ritacco second by K. Sperry to approve the application.

VOTE: UNANIMOUS MOTION CARRIED

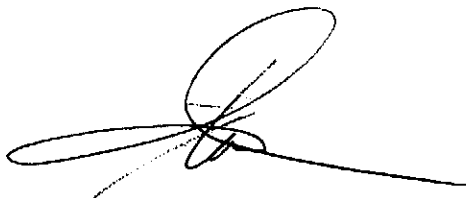
b. Referrals – NONE

8. Any other business which may properly come before the commission - NONE

9. Public Comment - NONE

10. Adjournment - Motion made by J. Dempsey second by R. Giroux to adjourn at 8:52 P.M.

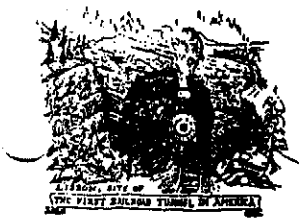
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 02/13/13 AT 11:02 am
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, February 5, 2013 the following actions were taken:

1. An application for a 2-lot Subdivision of a 25 acre property on School House Road, listed in the Assessor's records as Map # 7, Lot # 1. Applicant: Timothy P. Bresnan. APPROVED WITH CONDITIONS
2. An application for a Zoning Permit, Lisbon Landing, LLC, 160 River Road, to demise the existing 2476 sq. feet of unused storage space behind Panera Bread into two separate spaces. Listed in the Assessor's records as Map #20, Lot #14. Applicant: David Saurette, Agent. APPROVED

Dated at Lisbon, Connecticut this 13th day of February, 2013

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

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CT ON 02/13/13 AT 11:02am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
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