MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 8, 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 7:04 PM.

MEMBERS PRESENT:	Robert Adams, Ronald Giroux, Benjamine Hull, III, Lawrence Alice, John Dempsey, Kim Sperry, Gary Ritacco, Sharon Gabiga Alternate: David Gagnon
MEMBERS ABSENT:	Ryan Donaldson, Alternate: Larry Thibeault
STAFF PRESENT:	Attorney Mike Zizka, Murtha Cullina LLP, Lisbon Town Counsel; James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner; Bob DeLuca, CLA Engineers, Lisbon Town Engineer

2. Previous Minutes
   A motion was made by G. Ritacco second by R. Giroux to accept the regular minutes as presented.
   VOTE: UNANIMOUS MOTION CARRIED
   Alternate D. Gagnon was seated for S. Gabiga (entered at 7:10 P.M.), then seated for R. Donaldson.

3. Correspondence
   a. Memo: Town standard mileage increase rate increase
   b. Letter, from State of Connecticut Siting Council to Chairman R. Adams re: Sprint Spectrum notice of intent to modify existing telecommunications facility at 6 Mell Road
   c. Copy: 2013 Town Meeting Schedule

4. Bills and action thereon –
   a. Murtha Cullina, 12/19/2012, inv #457239 $858.00. Motion by J. Dempsey second by G. Ritacco to pay. VOTE: UNANIMOUS MOTION CARRIED
   b. Murtha Cullina, 12/19/2012, inv #457239 $11.97 (reimbursement for UPS) 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 – Brenmor Properties, LLC – Motion by R. Giroux, second by L. Alice to deny application based on Issues and Potential Conditions of Approval #1 (lack of conformance with Town road standards), #2 (outlet pipe location not complying with Town ordinance), and #4 (road layout does not comply with fire safety standards).
   VOTE: B. HULL ABSTAINED; MOTION APPROVED BY UNANIMOUS VOTE OF OTHER VOTING MEMBERS

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
Lisbon Planning and Zoning Commission

1. Name of Applicant Brenmor Properties, LLC

Address P.O. Box 577
Gales Ferry, CT 06335
Phone 860-464-5678

2. Name of Property Owner Same

Address

Phone

(To be filled in by Commission.)
Application No.
Subdivision x Resubdivision
Date Submitted 5/29/2012
Date of Receipt 6/5/2012
Date of Hearing 8/7; 9/4; 10/2
(if required) 11/7; 11/13/2012
Date of Action 1/8/2013 DENIED
Fee Paid $ 8310.00
Submitted to Town Clerk
Time Extension See File
(if any)

Robert Adams, Chairman

3 Name of Subdivision The Residences at Lisbon

4 Location of Subdivision Ames Road and Route 169 (196 South Burnham Highway)

Assessors Map Map 9 Block 85 Lot # 1

5 Total area of property to be subdivided 12.92 acres

6 Number of new lots proposed 19

7 Average Lot Size 29,620 square feet

8 Are new or relocated roads proposed? No

9 Are public water or sewer systems proposed? No

10 Zoning Category R-40 Moderate Density Residential

11 Name of Connecticut Registration No. Of Land Surveyor(s) and/or Engineer(s) Peter Gardner, Dieter & Gardner. Land Surveyor CT number 14208.

12 Application is submitted pursuant to General Statutes § 8-30g.

12.(cont.) 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.

BY: Timothy S. Hollister,
Attorney for Applicant/Owner (Authorization Letter attached)

(Signed) Timothy S. Hollister * Date 5-24-12
(Applicant)

(Signed)_____ Date_____
(Owner)

13. The applicant/owner 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.

BY: Timothy S. Hollister,
Attorney for Applicant/Owner

(Signed) Timothy S. Hollister Date 5-24-12
(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.

* Authorization Letter attached.

2187821v2

b. Subdivision/Resubdivision – Timothy Bresnan, School House Road – TABLED

c. Zoning Enforcement - NONE
   1. Pending Litigation
      a. Executive Session (as needed)

d. Tilcon Bond – NONE

7. New Business:
   a. Receipt of New Applications – NONE

   a. Referrals – NONE

   c. Annual Report – K. Sperry to have it completed by January 10th.

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

9. Public Comment - NONE

10. Adjournment - Motion made by L. Alice second by R. Giroux to adjourn at 8:39 PM.
VOTE: UNANIMOUS MOTION CARRIED

Approved: _____
Robert D. Adams, Chairman

Elaine Joseph, acting clerk

RECEIVED FOR RECORD AT LISBON
CT ON 01/15/2013 AT 11:30a.m.
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Maryann Mekely, assistant

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, January 8, 2013 the following actions were taken:

1. An application to subdivide a 12.92 acre property located on Ames Road and Route 169 (196 South Burnham Highway) into 19 single-family residential house lots. The application for subdivision was submitted pursuant to Connecticut General Statutes 8-30g. The owner of the property is Brenmor Properties, LLC and listed in the assessor's records as Map 9 / Block 85 / Lot 1. DENIED

Dated at Lisbon, Connecticut this 15th day of January 2013

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 01/15/2013 AT 11:31 a.m.
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Marjorie Mahaley, assistant