

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 4, 2012
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 7:41 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Benjamine Hull, III,
John Dempsey, Sharon Gabiga, Lawrence Alice, Kim Sperry,
Ryan Donaldson, Gary Ritacco. Alternate: David Gagnon
MEMBERS ABSENT: Alternate: Larry Thibeault
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 approve the regular minutes as presented.
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Letter, from G.C. Lisbon, LLC to Commission, dated 8/24/2012 re: Refund request for bond deposits of \$5000.00 and \$500.00. Motion by J. Dempsey second by R. Giroux to allow Staff to release funds upon favorable review of items. VOTE: UNANIMOUS MOTION CARRIED
- b. Copy, Check for \$13,000.00 from Chinigo, Leone & Maruzo, LLP dated 8/13/12 re: Lot transfer
- c. CCM Convention Materials
- d. Carrot Top Industry Catalog

4. Bills and action thereon – NONE

5. Reports:

- a. ZEO – NONE
- b. Regulations – Verbal report by K. Sperry. Motion by R. Giroux second by G. Ritacco to move to item 8b. VOTE: UNANIMOUS MOTION CARRIED
- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

6. Old Business:

- a. Subdivision/Resubdivision – Brenmor Properties, LLC - TABLED
- b. Zoning Enforcement – Verbal update by Staff

7. New Business:

- a. Receipt of New Applications – NONE
- b. Referrals – NONE

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

- a. Raymond Benjamin – Jessie Benjamin stood to represent her father and mother, Raymond and Esther Benjamin of 184 Newent Road. She explained to the Commission, what her definition of “rabbity” is, which, she sated, is owned by the Benjamins; she stated that no butchering happens on the farm;

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 4, 2012
page 2. (8.a. cont.)

she stated that the rules for keeping animals were written in 1970. She also stated that chickens are defined as "fowl", and are not "something like geese".

- b. Regulations Workshop – K. Sperry gave a summary of the workshop discussion, citing the research of surrounding towns and their regulations. She stated she was comfortable with the Town's current regulations as they are written. She and R. Giroux stated that they do not feel it is necessary to start changing the regulations, or putting a number on the amount of rabbits a person can keep; they are comfortable with the current regulations of a five-acre minimum to have "farm" animals. They are not uncomfortable with having a few pets in a cage on smaller parcels, and feel it should be left to the Zoning Enforcement Officer to determine what is a pet and what is not. The homeowner has a right to appeal within 15 days of a violation notice if one is given, or may apply for a text amendment to the zoning regulations. K. Brown stated what his approach to the regulations is and has been: that so long as the pet or animal owner is not taking away their neighbor's rights by having the animals, he, as ZEO, should not have issue with the homeowner. If and when a neighbor starts to complain, then he is obligated to take action. Chairman R. Adams clarified what the Commission decided on the issue, without a vote: To leave the regulations stand as they are, and to let K. Brown, Zoning Enforcement Officer, be responsible for the determination of what is a pet and what is not, and at what amounts; if and when there is a violation, those people have the right to go before the Zoning Board of Appeals; or they have the opportunity to write (and apply for) a regulation if they care to do so, within 15 days of the notice.
9. Public Comment - Raymond Benjamin of 184 Newent Road made comments in reference to agenda items 8.a. and 8.b.
10. Adjournment - Motion made by J. Dempsey second by R. Giroux to adjourn at 8:25 PM.

VOTE: UNANIMOUS MOTION CARRIED

Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 09/11/12 AT 1:18pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
