

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 3, 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 7:00 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Ryan Donaldson,
John Dempsey, Gary Ritacco, Sharon Gabiga
MEMBERS ABSENT: Lawrence Alice, Benjamin Hull, III Alternates: David Gagnon,
Larry Thibeault
STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes

A motion was made by R. Giroux second by K. Sperry to accept the previous minutes as presented.
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Letter, from Raymond Benjamin to Commission, dated 7/2/2012 re: request for names.
- b. Letter, from Raymond Benjamin to Commission, dated 7/3/12 re: letter dated 4/17/12. Motion to move to item 8a by K. Sperry second R. Giroux. VOTE: UNANIMOUS MOTION CARRIED
- c. Memo, from Board of Finance dated 6/27/12 re: Purchase Order Policy
- d. Brochure, CT Environmental Review
- e. Magazine, CT Technology Transfer

4. Bills and action thereon –

- a. Murtha Culina, 5/22/2012, #445434, \$170.00, re: Gavin Estates. Motion was made by R. Giroux second by G. Ritacco to pay once it is known which variance is being billed for.
VOTE: UNANIMOUS MOTION CARRIED
- b. Murtha Culina, 6/20/2012, #447016, \$176.00, re: Gavin Estates. Motion was made by R. Giroux 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:

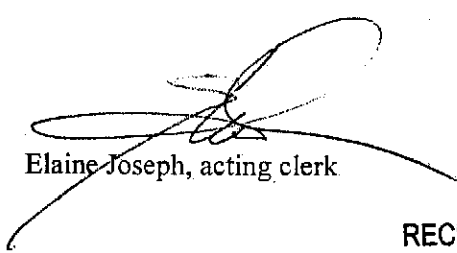
- a. Subdivision/Resubdivision – Brenmor Properties, LLC - TABLED
- b. Zoning Enforcement - Motion was made by J. Dempsey second by R. Donaldson to adjust the order of the agenda and add the item to 8c. VOTE: UNANIMOUS MOTION CARRIED

7. New Business:

- a. Receipt of New Applications – NONE

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 3, 2012
page 2. (New Business cont.)

- b. Referrals – Town of Sprague, proposed text changes to the Town of Sprague Zoning Regulations concerning Agriculture and off-premise signs. A motion was made J. Dempsey second by G. Ritacco to have Staff J. Rabbitt write a letter of No Impact. VOTE: UNANIMOUS MOTION CARRIED
A motion was made by R. Giroux second by G. Ritacco to add “Boy Scout Signage” to item 8b. VOTE: UNANIMOUS MOTION CARRIED
8. Any other business which may properly come before the commission –
- a. Raymond Benjamine – Raymond and Jessie Benjamine were present to discuss their rabbit keeping and other zoning issues. It was recommended that the Benjamines draw up a sketch of their property including setbacks for buildings for informational purposes. “Raymond Benjamine” to be added to next month’s agenda. A Regulations Committee Meeting was scheduled for Tuesday, July 24 at 6:00 PM. Agenda: Agriculture - Discussion of Regulation Change. VOTE: UNANIMOUS MOTION CARRIED
- b. Boy Scout Signage – Eagle Scout Greg Turcott was present, to discuss his Eagle project for the Fall Festival Committee. He has plans to build a sign in front of the Lisbon Meadows Park Barn. Selectman Tom Sparkman approved it for 12 square feet, but he would like a bigger sign. R. Jolly from the Lisbon Community Center, as well as Greg’s father, were present and spoke at the meeting on his behalf. A motion was made by J. Dempsey second by G. Ritacco to interpret Regulation 15.6.d to mean that each non-profit organization can have a sign if they are an independent property defined by their lease, if a municipal property. VOTE: UNANIMOUS MOTION CARRIED
A motion was made by G. Ritacco second by R. Giroux that 12 square feet does not include temporary sign and applicant can work with Town Planner to achieve architectural design. VOTE: UNANIMOUS MOTION CARRIED
- 99 River Road – Better Value Tanks (behind building) – a motion was made by G. Ritacco second by R. Giroux to draft a letter to the owners of 99 River Road and cc to Carl Brown, to proceed with caution, and give rights to Carl Brown to determine the ballards. VOTE: UNANIMOUS MOTION CARRIED
- c. Pending Litigation – Motion by R. Giroux second by G. Ritacco to go into Executive Session over litigation with 180 Newent Road. Town Planner and ZEO to stay. VOTE: UNANIMOUS MOTION CARRIED
- a. Executive session – 8:37 PM – 8:51 PM. No votes taken.
9. Public Comment - Jessie Benjamin of 184 Newent Road spoke on behalf of her father and mother, Raymond & Esther Benjamin, asking for a letter from the Board stating the Board will not divulge the complaintant against them.
10. Adjournment - Motion to adjourn made by J. Dempsey second by R. Giroux to adjourn at 8:56 PM. VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 07/10/12 AT 12:40 pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK *dt*