

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JUNE 5, 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 7:16 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Lawrence Alice,  
Gary Ritacco, Benjamine Hull, III, Sharon Gabiga,

MEMBERS ABSENT: John Dempsey, Ryan Donaldson. 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 G. Ritacco second by R. Giroux to accept minutes as presented.  
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Letter, from Heller, Heller & McCoy, dated 5/16/2012 re: Barber Farm Subdivision/Tucker Development Group, LLC (Mell Rd & River RD). Motion to move to item 6c by G. Ritacco second by R. Giroux. VOTE: UNANIMOUS MOTION CARRIED
- b. C.: Land Use Inventory from SECCG
- c. c: Letter, to E & R Benjamin from ZEO Carl Brown, dated 5/2/2012 re: zoning violations
- d. c: Letter, to E & R Benjamin from ZEO Carl Brown, dated 5/8/2012 re: zoning compliance
- e. Letter, from Towne Engineering, Inc to Lisbon Planning & Zoning Commission, dated 5/3/2012 re: Gavin Estates Subdivision As-Builts
- f. Brochure, Pipe-Line Safety
- g. Brochure, SEC Water Authority
- h. Brochure, CT Landscape Architect

4. Bills and action thereon –

- a. Towne Engineering, INC, 5/2/2012, #21784 \$1528.75, re: Gavin Estates. Motion was made by K. Sperry second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED
- b. The Bulletin, 4/6/2012, \$246.16 re: Notice of Decision. Motion by R. Giroux second K. Sperry to pay. VOTE: UNANIMOUS MOTION CARRIED
- c. CLA Engineers, Inc., 5/1/2012, #22, \$787.50, re: Barber Farm Subdivision. Motion was made by R. Giroux second by G. Ritacco to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

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

APPLICATION FOR SPECIAL PERMIT  
Lisbon Planning and Zoning Commission

To be completed by Applicant:

Date 05/09/2012

Name and Address of Applicant K&H PROPERTIES  
59 BROAD BROOK RD, BROAD BROOK, CT 06016

The undersigned does hereby request a Special Permit as required by Section \_\_\_\_\_  
of the Lisbon Zoning Regulations.

Location of Property 169 BURNHAM HWY  
Owner of Record of Property K&H PROPERTIES  
Description of Proposed Use GRAVEL PIT  
SAND-GRAVEL-ROCK

(The applicant shall submit, with this completed application, a site plan as prescribed in Section 10  
of the Lisbon Zoning Regulations.)

Signature of Applicant

Sheldon A. Gulcher of K+H Properties

To be completed by the Commission:

Application No. \_\_\_\_\_

Date of Submission 5/22/2012

Fee Paid \$ 1060.00

Date of Receipt 6/5/2012

Date of Action 6/5/2012

Date of Public Hearing N/A

Approved One-year extension Denied \_\_\_\_\_  
of Special Permit

Reason for denial or modification \_\_\_\_\_

Signature

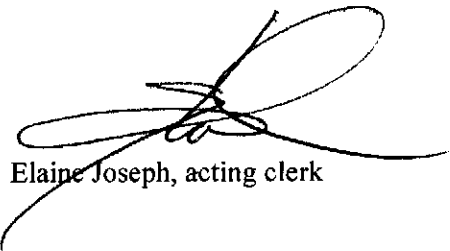
Robert Adams

Robert Adams, Chairman

(No approved Special Permit shall be effective until a copy of this completed form is recorded in the  
land records of the Town of Lisbon. The Town clerk shall index the same in the Grantor's Index  
under the name of the record owner and the record owner shall pay for such recording. Sec. 8-3d,  
Connecticut General Statutes.)

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6. Old Business:
  - a. Zoning Enforcement
    1. Pending Litigation – NONE
      - a. Executive Session (as needed) – NONE
  - b. Blight Ordinance – Remove from Agenda
  - c. Barber Farm Subdivision – Motion was made by R. Giroux second by G. Ritacco to send 8-24 to selectmen pending punch list from Staff. VOTE: UNANIMOUS MOTION CARRIED  
Motion by L. Alice second by G. Ritacco to allow the selectmen to accept a maintenance surety as a replacement for the existing construction surety upon acceptance of the Road by the Town of Lisbon in consultation with Town Staff regarding the financial amount and type of maintenance surety. VOTE: UNANIMOUS MOTION CARRIED
7. New Business:
  - a. Receipt of New Applications –
    1. Special Permit - K&H Properties – motion to approve the one-year extension request for excavation permit by G. Ritacco second L. Alice VOTE: UNANIMOUS MOTION CARRIED
    2. Subdivision/Resubdivision – Brenmor Properties, LLC – Attorney Beth Bryan Critton of Shipman & Goodwin, LLP, was there to represent the applicant. A public hearing was scheduled for Tuesday, August 7, 2012 at 6:30 PM in the Town Hall, 1 Newent Road.
  - b. Referrals – NONE  
A motion was made by R. Giroux second by K. Sperry to add Gavin Estates Surety to the agenda under item 8a. VOTE: UNANIMOUS MOTION CARRIED
8. Any other business which may properly come before the commission –
  - a. Gavin Estates Surety – Staff J. Rabbitt asked for authorization to allow the selectmen to accept a dollar amount supported by town ordinance for payment of the road for a one year period, on consultation with town Staff. Motion by R. Giroux second by G. Ritacco to allow selectmen to change the surety to allow maintenance for one year. VOTE: UNANIMOUS MOTION CARRIED
9. Public Comment - Jessie Benjamin of 184 Newent Road spoke on behalf of her father and mother, Raymond & Esther Benjamin, regarding poultry, fowl, and rabbits on their property.
10. Adjournment - Motion to adjourn made by G. Ritacco second by R. Giroux to adjourn at 8:10 PM. VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, acting clerk

Approved: \_\_\_\_\_  
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 06/12/2012 AT 1:40pm  
ATTEST, LAURIE TIROCCHI, TOWN CLERK  
*Maryanne O'Reilly, asst.*



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, June 5, 2012 the following action was taken:

1. An application by Herb Holden, K&H Properties, for a one year extension of the Special Permit to operate a gravel pit (sand-gravel-rock) on property located at 397 North Burnham Highway (Route 169), as shown on Map #18 as Lot #003-0000. APPROVED

Dated at Lisbon, Connecticut this 12<sup>th</sup> day of June 2012.

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 06/12/2012 AT 1:40pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

*Mayaue M. Maki, asst.*