

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MARCH 6, 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 8:42 PM.

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

2. Previous Minutes

A motion was made by J. Dempsey second by R. Giroux to accept minutes as presented.  
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

a. Letter: from M. Frieze to First Selectman, dated March 1, 2012 re: Letter of Resignation. Motion by L. Alice second by J. Dempsey to put it under item 8 to search for a new alternate.

VOTE: UNANIMOUS MOTION CARRIED

- b. c: Notice of Decision, from Conservation Commission, dated 2/27/2012 re: Gavin Estates
- c. Letter: from Laurie Tirocchi, Town Clerk to R. Adams, Chairman dated 2/24/2012 re: term date error
- d. c: Letter, from T. Sparkman to R. Deluca, P.E. dated 2/22/2012 re: Appointment of CLA Engineers, Inc. as Lisbon's Town Engineer.
- e. Memo: from BoF to all Cost Center Managers and Town Employees dated 2/13/2012 re: BoF Suggestion Box
- f. c: Letter from B. Adams to T. Sparkman dated 2/8/2012 re: Hoydila property acquisition
- g. Newsletter: Clearscapes

4. Bills and action thereon –

a. Murtha Culina, 2/29/2012, \$132.00, re: Cedarwood Development. Motion was made by J. Dempsey second by G. Ritacco to pay.

VOTE: UNANIMOUS MOTION CARRIED

b. CT Federation of Planning and Zoning Agencies, 3/1/2012, \$90.00, re: Membership Dues. Motion was made by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

a. ZEO – Written report submitted by Ben Hull. A motion was made by J. Dempsey second by R. Giroux to send letter to B. Hull asking about the hardship at 16 Blissville Road.

VOTE: UNANIMOUS MOTION CARRIED

- b. Regulations – Verbal report by Staff J. Rabbitt. Regulations Committee Meeting Workshop scheduled for Thursday, March 22, 5:30 PM.
- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

APPLICATION FOR SPECIAL PERMIT  
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 10/11/11

Name and Address of Applicant: Tessa Bernstein, c/o McDonald's Corporation  
690 Canton Street, Suite 310, Westwood, MA 02090

The undersigned does hereby request a Special Permit as required by Section  
5A.2 of the Lisbon Zoning Regulations.

Location of Property 95 River Road, Lisbon, CT

Owner of Record of Property McDonald's Corporation

Description of Proposed Use Modifications to an existing restaurant with a drive-thru.  
Modifications to include upgrading existing building facade, remodel interior of  
existing dining room/restroom areas insuring full ADA compliance, and install  
a new side-by-side ordering system, reconfigure existing parking, curbing and  
landscaped area resulting in full ADA compliant access on-site.

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

Signature of Applicant:

Alan J. Micale, P.E.  
Ayoub Engineering, Inc.  
Agent for McDonalds Corp.

Stephen Frederic  
REGIONAL CONSTRUCTION MANAGER

To be completed by the Commission:

Application No.

Date of Submission: 10/31/2011

Date of Receipt: 11/1/2011

Fee Paid: \$1060.00

Date of Action: 3/6/2012

Date of Public Hearing: 12/6/2012; 1/3/2012; 2/7/2012; 3/6/2012

Approved:

Denied: DENIED

Reasons for denial or modifications: Non-compliance regulations sections  
11.5.3; 13.11; 13.3; 12.6.7; 10.13; 13.4; and 13.8

Chairman, Robert Adams Signature

(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. 8-32, Connecticut General Statutes.)

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)

To be completed by the Applicant:

Date: 10/25/11

Application is hereby made for a Zoning Permit for the use described herein and shown in the accompanying plans.

Applicant Alan J. Micale, P.E.  
Ayoub Engineering, Inc.  
Agent for McDonalds Corp.

Address 414 Benefit Street  
Pawtucket, RI 02861

Property Owner McDonald's Corporation

Address 690 Canton Street, Suite 310  
Westwood, MA 02090

Location of Property 95 River Road, Lisbon, CT

Rd., St., or Ave.

Land Records Map of 15

Lot # 031A

Vol.         

Page         

Lot Size in Square Feet 61,461

Total Building Floor Area in Square

Feet 5,253

Existing Use of Land or Building Restaurant

Zone Business Village District

Proposed Use of Land or Building Modifications to an existing restaurant with a drive-thru. Modifications to include upgrading existing building facade, remodel interior of existing dining room/restroom areas insuring full ADA compliance, and install a new side-by-side ordering system, reconfigure existing parking, curbing and landscaped area resulting in full ADA compliant access on-site.

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

Signature of Applicant 

Alan J. Micale, P.E., Ayoub Engineering, Inc.  
Agent for McDonalds Corporation

To be completed by the Commission:

Application No.         

Date of Submission: 10/31/2012

Date of Receipt: 11/1/2011

Fee Paid: \$ 560.00

Date of Action: 3/6/2012

Approved:         

Denied: DENIED

Reasons for denial or modifications: Non compliance with regulations sections 11.5.3; 13.11; 13.3; 12.6.7; 10.13; 13.4 and 13.8

Chairman Robert Adams

Signature 

(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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6. Old Business:

- a. Special Permit – Lisbon Industrial Park, L.P. – TABLED
- b. Special Permit – McDonalds Corporation (Tessa Bernstein) – Motion was made by K. Sperry second by G. Ritacco to approve the application. VOTE: As with recommendation of Town Planner's report, siting non-compliance of regulations, sections 11.5.3; 13.11; 13.3; 12.6.7; 10.13; 13.4; and 13.8 – G. Ritacco NO; K. Sperry NO; R. Giroux NO; S. Gabiga NO; R. Donaldson NO; J. Dempsey NO; L. Alice NO; R. Adams NO –  
VOTE: UNANIMOUS, MOTION DENIED
- c. Zoning Permit – McDonalds Corporation (Alan J. Micale, Ayoub Engineering, Inc, Agent) – Motion was made by J. Dempsey second by G. Ritacco to approve the application. VOTE: As to the recommendation of Town Planner's report, siting non-compliance with regulations sections 11.5.3; 13.11; 13.3; 12.6.7; 10.13; 13.4; and 13.8 – G. Ritacco NO; K. Sperry NO; R. Giroux NO; S. Gabiga NO; R. Donaldson NO; J. Dempsey NO; L. Alice NO; R. Adams NO –  
VOTE: UNANIMOUS, MOTION DENIED
- d. Zoning Enforcement
  1. Pending Litigation – Moving forward
    - a. Executive Session (as needed) – NONE
- e. Blight Ordinance – NONE

7. New Business:

- a. Receipt of New Applications –
  1. Zoning Permit (Commercial) Application – J. Penrose, III, Health & Fitness Center at Lisbon Landing, 160 River Road Suite A20, Map #20, Lot#14, Volume #0091, page 0624  
Motion was made by G. Ritacco second by J. Dempsey to delegate to Zoning Enforcement Officer with consultation of Town Planner, since it is not a complicated application.  
VOTE: UNANIMOUS MOTION CARRIED
  2. Text Amendment Application – Zoning Regulation 11.5.4 – Public Hearing Signage
  3. Text Amendment Application – Subdivision Regulations (Underground Utilities)
  4. Text Amendment Application – Zoning Regulations (Underground Utilities)  
Motion to accept the three Text Amendment Applications by G. Ritacco second by R. Donaldson  
VOTE: UNANIMOUS MOTION CARRIED

Public Hearings set for 6:50 PM, 6:55 PM and 7:00 PM.
- b. Referrals – NONE

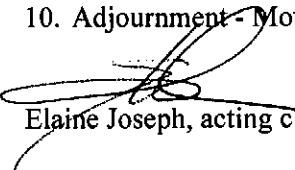
8. Any other business which may properly come before the commission –

- a. Gavin Estates Subdivision – Staff J. Rabbitt gave verbal report and recommendation. Motion to reduce Gavin Estates bond to \$85,000.00 provided he leave a balance of \$5000.00 in his account, made by L. Alice second by J. Dempsey.  
VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment - NONE

10. Adjournment - Motion to adjourn made by L. Alice second by K. Sperry at 9:59 PM.

VOTE: UNANIMOUS MOTION CARRIED

  
Elaine Joseph, acting clerk

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

RECEIVED FOR RECORD AT LISBON

CT ON 03/13/12 AT 11:40am  
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, March 6, 2012 the following actions were taken:

1. An application by Tessa Bernstein, c/o McDonalds Corporation for a Special Permit to expand drive thru from one lane with two order points to two lanes (side by side) including associated pavement, landscaping and parking modifications. Property is located at 95 River Road (Route 12), as shown on Map #15 as Lot #31-A DENIED
2. An application by Alan J Micale, P.E., Ayoub Engineering, Inc, (Agent for McDonalds Corporation) for a Zoning Permit to make modifications to the existing restaurant with a drive-thru. Modification to include upgrading existing building façade, remodel interior of dining room/restroom areas insuring full ADA compliance, and install a new side-by-side ordering system, reconfigure existing parking, curbing and landscaped area resulting in full ADA compliant access. Property is located at 95 River Road (Route 12), as shown on Map #15 as Lot #31-A DENIED

Dated at Lisbon, Connecticut this 13<sup>th</sup> day of March 2012.

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 03/13/12 AT 11:40am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK