

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 7, 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 8:15 PM.

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

MEMBERS ABSENT: Larry Thibeault, Alt: 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 L. Alice to accept minutes as presented.
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. c: Letter: from Rick Hamel, Fire Marshal to H. Schwartz, Heritage Trail Winery, LLC, dated 1/25/2012 re: inspection
- b. Letter: from Board of Selectmen to Chairman Robert Adams and Commission, dated 1/17/2012 re: potential purchase of Hoydila property, 223 North Burnham Highway. A motion was made by J. Dempsey second by G. Ritacco to add the Hoydila letter from the Board of Selectmen to "Any other business".
VOTE: UNANIMOUS MOTION CARRIED
- c. c: Letter: from Board of Selectmen to Ryan Donaldson, dated 1/11/2012 re: welcome as a Commission member.
- d. c: Letter: from Board of Selectmen to Benjamine E. Hull, III, dated 1/5/2012 re: welcome as a Commission member.
- e. Lisbon Town Hall Holiday Closing Schedule
- f. Memo, from Lisbon Quarterly re: submission deadline
- g. Annual Meeting Notice, from CT Federation of Planning & Zoning Agencies, re: Conference on March 15
- h. Notice, from CT Department of Transportation, re: OSHA Regulations

4. Bills and action thereon –

- a. Towne Engineering, Inc., 2/1/2012, \$12,369.52, re: Gavin Estates Subdivision, Cedarwood Development and Lowes. Motion was made by L. Alice second by G. Ritacco to pay Gavin Estates Subdivision portion only in the amount of \$4322.55, and to instruct Towne Engineering to cease further work, until an additional \$5000.00 is posted to continue inspections.
VOTE: UNANIMOUS MOTION CARRIED
- b. CLA Engineers, 1/2/2012, \$367.50, re: Barber Farm Subdivision. Motion was made by J. Dempsey second by K. Sperry to pay.
VOTE: UNANIMOUS MOTION CARRIED
- c. SECCG, Oct 1, 2011 – December 31, 2011, \$17,744.83, re: July 1, 2011. Motion was made by K. Sperry second by R. Giroux to pay.
VOTE: UNANIMOUS MOTION CARRIED

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5. Reports:

- a. ZEO – Written report submitted by Ben Hull. A motion was made by K. Sperry second by S. Gabiga to have Fire Martial check 160 River Road. VOTE: UNANIMOUS MOTION CARRIED
A motion was made by L. Alice second by G. Ritacco to have B. Hull contact Heritage Trail Winery in regard to renewing their winery & café permit, and to have B. Hull review the permit and investigate if they are making wine, and to have B. Hull ask them to come to the Commission to review the permit under all the approvals given to them.
VOTE: UNANIMOUS MOTION CARRIED
- b. Regulations – Verbal report by Staff J. Rabbitt, showing samples of zoning signage and costs.
- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

6. Old Business:

- a. Special Permit – Lisbon Industrial Park, L.P. – TABLED
- b. Special Permit – McDonalds Corporation (Tessa Bernstein) – TABLED
- c. Zoning Permit – McDonalds Corporation (Alan J. Micale, Ayoub Engineering, Inc, Agent) – TABLED
- d. Zoning Enforcement
 - 1. Pending Litigation – PENDING
 - a. Executive Session (as needed) – NONE
- e. Blight Ordinance – NONE

7. New Business:

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

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

- a. Gavin Estates Subdivision – Request from Randy Brown for a partial release of bond, \$286,845.00. Motion by L. Alice second by J. Dempsey to send Randy Brown a letter saying the commission has voted to cease all inspections until \$5000.00 deposit as originally requested, is posted.
VOTE: G. RITACCO OPPOSED, MOTION CARRIED
- b. Hoydila Property – A motion was made by G. Ritacco second by L. Alice to recommend the town acquire the entire parcel of property, as it meets the criteria for the Plan of Conservation and Development, has an historical value and meets the criteria of the corridor.
VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment - NONE

10. Adjournment - Motion to adjourn made by G. Ritacco second by R. Giroux at 9:33 PM.

VOTE: UNANIMOUS MOTION CARRIED

Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 02/10/2012 AT 9:30am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Maryou M. Kelly asst.