

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 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 7:24 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Lawrence Alice,
Gary Ritacco, Sharon Gabiga, John Dempsey

MEMBERS ABSENT: Larry Thibeault, Alt: Mark Friese

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 Ryan Donaldson to Chairman R. Adams, dated 1/3/12 re: Appointment to the board as a Democrat.

b. Letter: from Gilbert Milone, Chairman, Lisbon Democratic Town Committee to Chairman R. Adams, dated 12/16/11 re: recommendation of R. Donaldson to fill Democratic vacancy.

A motion was made by G. Ritacco second by K. Sperry to add under item 8b, "Any other business"

VOTE: UNANIMOUS MOTION CARRIED

c. Letter: from Benjamine E. Hull, III to Thomas Sparkman, First Selectman, dated 12/12/11 re: Consideration for vacancy on the Board as a Republican. A motion was made by G. Ritacco second by L. Alice to add under item 8b, "Any other business". VOTE: UNANIMOUS MOTION CARRIED

d. Letter: from W/S Development Associates, LLC to Commission, dated 12/29/11 re: Extension Request, Michael's Special Permit. A motion was made by R. Giroux second by L. Alice to add W/S Extension Request under item 8c, "Any other business".

VOTE: UNANIMOUS MOTION CARRIED

e. Lisbon Conservation Committee re: G.C. Lisbon, LLC application #11-06, Denied without Prejudice

f. Letter: from Bank of America to Commission, dated 12/22/11 re: Amendment to Irrevocable Standby Letter of Credit, Tucker Development Group, LLC

g. Letter: from CLA Engineers, Inc. to Staff J. Rabbitt, SECCoG, dated 12/14/11 re: C&D Recycling Facility Review (CLA-4883)

h. Letter: from Heller, Heller & McCoy to Commission dated 11/8/11 re: Resubdivision Lot #15 Barber Farm Subdivision

i. Newsletter: CT Federation of Planning and Zoning Agencies

j. CT Landscape Architect magazine, Fall 2011

4. Bills and action thereon –

a. CLA Engineers, 12/1/2011, \$367.50, re: C&D Recycling. Motion was made by R. Giroux second by J. Dempsey to pay. VOTE: UNANIMOUS MOTION CARRIED

b. CLA Engineers, 11/1/2011, \$262.50, re: C&D Recycling. Motion was made by G. Ritacco second by J. Dempsey to pay. VOTE: UNANIMOUS MOTION CARRIED

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 3, 2012
page 2. (bills cont.)

- c. CLA Engineers, 12/1/2011, \$2582.00, re: Barber Farm Subdivision Review. Motion was made by G. Ritacco second by J. Dempsey to pay. VOTE: UNANIMOUS MOTION CARRIED
- d. Towne Engineering, inv#21574, 8/1/2011, \$5645.00 Motion to pay by G. Ritacco second by K. Sperry to pay. VOTE: UNANIMOUS MOTION CARRIED
- e. Towne Engineering, inv#21635, #21650, 12/1/2011 Motion to pay up to December 1, 2011 by G. Ritacco second by K. Sperry. VOTE: UNANIMOUS MOTION CARRIED

A motion was made by G. Ritacco second by L. Alice to send a letter to Randy Brown to pay \$4000.00 (to pay up to December 1) for current invoices, plus an additional \$5000.00 deposit for additional inspections, at which point instruction will be given to inspector and engineer to inspect.

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by G. Ritacco second by L. Alice to send a letter drafted by Staff J. Rabbitt, to Cedarwood Development and c.c. to Lowes, Target and Aldi, regarding Job #10-107 (\$5850.00) and #07-077 (\$2086.87).

VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

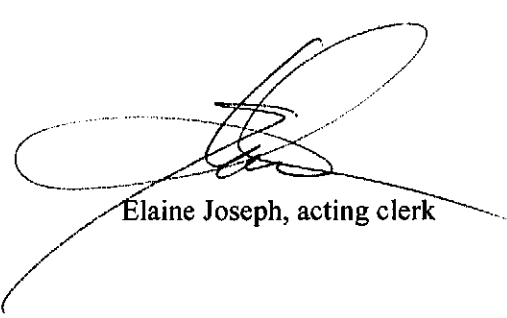
- a. ZEO – Written report submitted by Ben Hull. A motion was made by L. Alice second by R. Giroux to add “Notice of Violation” to item 8d under “Any Other Business”.
VOTE: UNANIMOUS MOTION CARRIED
- b. Regulations – Regulations Committee Special Meeting and Workshop scheduled for Wednesday, January 18, 2012 at 5:30 PM. Agenda – Signage & Fees.
- 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. FYI2012/2013 Budget (Supplies & Expenses) – Motion was made by J. Dempsey second by L. Alice for \$5000.00.
VOTE: UNANIMOUS MOTION CARRIED
- f. Blight Ordinance – NONE

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 3, 2012
page 3. (cont.)

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 – Keep on Agenda for next month
 - b. Vacancy Appointments – A motion was made by L. Alice second by K. Sperry to appoint Benjamine E. Hull, III for republican seat. VOTE: UNANIMOUS MOTION CARRIED
Ryan P. Donaldson and James Catino currently being considered for Democratic seats, as per the discretion of the Board of Selectmen.
 - c. Lisbon Landing Extension Request (Michaels) – A motion was made by L. Alice second by K. Sperry to extend the Special Permit for Façade Changes for one year. VOTE: UNANIMOUS MOTION CARRIED
 - d. Notice of Violation – Staff J. Rabbitt to discuss with Town Counsel.
9. Public Comment - NONE
10. Adjournment - Motion to adjourn made by L. Alice second by G. Ritacco at 8:32 PM. VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 01/11/12 AT 9:32 AM
ATTEST. LAURIE TIROCCHI, TOWN CLERK
✓