

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, DECEMBER 6, 2011
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 8:53 PM.

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

MEMBERS ABSENT: Larry Thibeault, David Gagnon, Lawrence Alice, Alt: Mark Friesse

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

A motion was made by J. Dempsey second by G. Ritacco to add "vacancies" to item 8A.
VOTE: UNANIMOUS MOTION CARRIED

2. Previous Minutes

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

3. Correspondence

a. Memo: from T. Sparkman to Chairman R. Adams, dated 12/6/2011, re: Engineering Review Checks
A motion was made by J. Dempsey second by G. Ritacco to add this memo to item 8 under "any other business"
VOTE: UNANIMOUS MOTION CARRIED

b. Letter: from, Randy Brown, G.C. Lisbon, LLC to Lisbon Planning and Zoning Commission, dated 12/2/2011, re: Gavin Estates Subdivision, request for partial release of bond.
A motion was made by R. Giroux second by G. Ritacco to add Gavin Estates Bond Release under "fees" under item 8, "Any other business"
VOTE: UNANIMOUS MOTION CARRIED

c. Letter: from David Saurette, Agent for Lisbon Landing Phase II, LLC, to Lisbon Planning and Zoning Commission, dated 11/29/2011, re: Dick's Sporting Goods, Surety reimbursement and/or reduction. A motion was made by G. Ritacco second by J. Dempsey to give a reduction as per Staff J. Rabbitt's discretion.
VOTE: UNANIMOUS MOTION CARRIED

d. Letter: from Wayne A. Donaldson to Town Clerk, dated 11/9/2011, re: resignation from the Planning and Zoning Commission. A motion was made by J. Dempsey second by G. Ritacco to accept the resignation.
VOTE: UNANIMOUS MOTION CARRIED

e. Letter: from, Randy Brown, G.C. Lisbon, LLC to Lisbon Planning and Zoning Commission, dated 11/22/2011, re: Gavin Estates Subdivision, request for partial release of bond.

f. Memo: Lisbon Quarterly, request for submissions

4. Bills and action thereon –

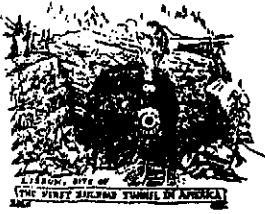
a. Towne Engineering, inv#21650, 11/1/2011, \$19,175.99, re: Project #10-055 Gavin Estates Subdivision. Motion by R. Giroux second by G. Ritacco to table under billing and add to agenda item 8a.
VOTE: UNANIMOUS MOTION CARRIED

b. CLA Engineers, 12/1/2011, \$2582.50, re: Barber Farm Subdivision. Motion was made by G. Ritacco second by R. Giroux to pay.
VOTE: UNANIMOUS MOTION CARRIED

c. CLA Engineers, invs#2 & #1, 12/1/2011 and 11/1/2011, \$367.50 & \$262.50, re: C&D Recycling P&Z Review. Motion was made by G. Ritacco second by R. Giroux not to pay until a line item is set up.
VOTE: UNANIMOUS MOTION CARRIED

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- d. CLA Engineers, inv#18, 11/1/2011, \$2,250.00, re: Barber Farm Subdivision Review. Motion was made by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED
 - e. The Bulletin, inv#00111352, 11/23/2011, \$600.04, re: Notice of Public Hearings (McDonalds and Lisbon Industrial Park applications). Motion to pay by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED
 - f. The Bulletin, 10/18/2011, \$408.76, re: Notice of Public Hearings (Kohl's and Lisbon Industrial Park applications). Motion to pay 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 R. Giroux second by J. Dempsey to send ZEO officer Ben Hull to Staff J. Rabbitt to discuss the winery, about specific needs for inspection, and to get list of violations from Staff for the winery location. VOTE: UNANIMOUS MOTION CARRIED
 - b. Regulations – Staff J. Rabbitt gave a verbal report about the procedures for fines and its difficulties. Suggested a Notice of Violations go in minutes and on town website, which would not drop off the agenda until violations are resolved. He also discussed proposed “Underground Utilities” language.
 - c. Zoning Map Subcommittee – NONE
 - d. Regional Planning Commission – NONE
6. Old Business:
- a. Special Permit – Casco (Jack Reynolds, Agent) – A motion was made by G. Ritacco second by R. Giroux to approve. Discussion ensued, with G. Ritacco stating that the applicant did not send a representative nor did they correspond as to their intentions for the public hearing, whether to finalize or to request to keep the public hearing open. VOTE: ALL OPPOSED, MOTION FAILED - DENIED
 - b. Special Permit – Lisbon Industrial Park, L.P. – TABLED
 - c. Special Permit – McDonalds Corporation (Tessa Bernstein) – TABLED
 - d. Zoning Permit – McDonalds Corporation (Alan J. Micale, Ayoub Engineering, Inc, Agent) – TABLED
 - e. Blight Ordinance – TABLED
7. New Business:
- a. Receipt of New Applications – NONE
 - b. Referrals – NONE
 - c. FYI2012/2013 Budget – Motion to set at \$48,000.00 by G. Ritacco second by J. Dempsey. VOTE: UNANIMOUS MOTION CARRIED
 - d. Annual Report Narrative – K. Sperry to compose Annual Report Narrative



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, December 6, 2011 the following action was taken:

1. Application for a Special Permit for façade renovations (Kohl's), located at 160 River Road (Route 12) on a parcel of land owned by Lisbon Landing, LLC, Map 20 Lot 14. Applicant, Jack Reynolds, Casco, Agent of Owner. DENIED

Dated at Lisbon, Connecticut this 13th day of December 2011.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON.
CT ON 12-13-2011 AT 1:10pm
ATTEST. BETSY M. BARRETT, TOWN CLERK

APPLICATION FOR SPECIAL PERMIT

Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: _____

Name and Address of Applicant: JACK REYNOLDS - CASCO, AS
AGENT OF OWNER

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

Location of Property 160 RIVER ROAD - SUITE A100

Owner of Record of Property _____

Description of Proposed Use AMEND EXISTING APPROVED
SPECIAL USE PERMIT TO ALLOW EXTERIOR FACADE
UPGRADES.

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

Signature of Applicant: _____

To be completed by the Commission:

Application No. _____

Date of Submission: 9/19/2011Date of Receipt: 10/4/2011Fee Paid: \$ 560.00Date of Action: 12/6/2011Date of Public Hearing: 11/1/2011; 12/6/2011

Approved: _____

Denied: 12/6/2011

Reasons for denial or modifications: Representative did not appear nor
communicate at 12/6/2011 PH

R. ADAMS, CHAIRMAN

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.)

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8. Any other business which may properly come before the commission –
- a. Vacancies – Alternates will be contacted in regard to considering becoming full members. J. Dempsey to also contact Ben Hull, JR (R) and Jamie Catino (D) as to their interest in becoming a commission member.
 - b. Fees Return – Motion made by G. Ritacco second by R. Giroux to return the fees of \$5000.00 and \$500.00 (to Phillip Armetta and Paul Klauer, respectively), and to have Chairman R. Adams meet with the First Selectman to solidify the course of action before returning the fees.

VOTE: UNANIMOUS MOTION CARRIED

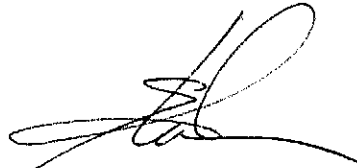
- c. Fees, Gavin Estates Bond Release – Motion made by K. Sperry second by S. Gabiga to have the Chairman meet with the selectman and counsel to look at collection options including permit revocation/caveats, stop work orders, collections, etc., and direct Towne Engineering and Building Official to cease all inspection activities at Gavin Estates and Cedarwood.

VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment - Esther Benjamine, 184 Newent Road, gave comment in regard to the commission making new rules and regulations, stating that when the commission has a business on file as an LLC, that the commission should be sure to get the certificate number for that LLC. This way, according to Mrs. Benjamine, that LLC can be followed through the state, and if addresses get changed, that certificate number will allow the commission to trace that LLC real quick. She states that when an application is filled out by an LLC, you do not know who the players are. If you go to the web page of the Secretary of State, she says, and have the name of the LLC and certificate number, it can be followed through.

10. Adjournment - Motion to adjourn made by J. Dempsey second by G. Ritacco at 10:16 PM.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

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