

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, NOVEMBER 1, 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 7:00 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,
Gary Ritacco, Sharon Gabiga, Alt: Mark Friese
MEMBERS ABSENT: Larry Thibeault, David Gagnon, John Dempsey, Lawrence Alice
STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes

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

3. Correspondence

a. c: Letter, CT Department of Transportation to AYOUB Engineering, Inc., 10/27/2011, re: McDonalds, 97 River Road

A motion was made by G. Ritacco second by R. Browne to add "Surety & Billing" under item 8, Any Other Business...
VOTE: UNANIMOUS MOTION CARRIED

b. c: Email, N. Walsh, Lisbon Town Hall to D. Scarnati, Cedarwood Development, , 9/20/2011 re: unpaid invoices.

c. c: Email, L. Baah, Lisbon Town Hall to D. Scarnati, J. Rabbitt, SECCOG , 9/7/2011 re: unpaid invoices, Gavin Estates

d. c: Letter, H. Manke, UKS to Chairman R. Adams, Lisbon Planning & Zoning Commission, 10/25/11, re: Lisbon Industrial Pak, L.P., withdrawal of application

f. Letter, Bank of America to Beneficiary, Town of Lisbon, 10/19/11 re: Re-instatement of automatic extension

g. c: Letter, Lisbon Conservation Commission to Lisbon Board of Selectmen, 10/18/11, re: open space at Lisbon Industrial Park

h. c: Letter, Towne Engineering to Randy Brown, Clearwater Home Improvement, GC Lisbon, LLC. 10/6/11, re: Gavin Subdivision, 65 Sullivan Road

4. Bills and action thereon –

a. SECCG, 10/25/2011, \$16,611.81, re: for services rendered 7/1/11 – 9/30/11, Motion to pay by G. Ritacco second by K. Sperry
VOTE: UNANIMOUS MOTION CARRIED

b. Towne Engineering, inv#21635, 10/13/2011, \$9048.22, re: Project #10-055 Gavin Estates Subdivision. Staff. J. Rabbitt recommended moving this to "Any Other Business"

c. CLA Engineers, inv#17, 10/3/2011, \$3,200.00, re: Barber Farm Subdivision, Motion to pay by S. Gabiga second by R. Giroux
VOTE: UNANIMOUS MOTION CARRIED

d. The Bulletin, inv#12698400, 10/12/2011, \$126.20, re: Notice of Decision, PSK Realty, LLC, Motion to pay by G. Ritacco second by R. Browne
VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

a. ZEO – Written report submitted by Ben Hull.

b. Regulations – K. Sperry submitted a draft on utilities. Staff J. Rabbitt provided language for a

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proposed text amendment to the Zoning Regulations. A motion was made by R. Browne second by K. Sperry to make an application for text change VOTE: UNANIMOUS MOTION CARRIED
Signage & Posting for Public Hearings – a motion was made by G. Ritacco second by R. Browne to have language drafted by Staff J. Rabbitt. VOTE: UNANIMOUS MOTION CARRIED
Regulations Subcommittee Workshop scheduled for Tuesday, November 15, 6:00 PM. Agenda: Surety & Billing; Public Hearing Signage; Fines

- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

6. Old Business:

- a. Special Permit – Casco (Jack Reynolds, Agent) – TABLED
- b. Special Permit – Lisbon Industrial Park, L.P. – **WITDRAWN 10/25/2011**
- d. Blight Ordinance – TABLED

7. New Business:

- a. Receipt of New Applications –
 - 1. Special Permit – Lisbon Industrial Park, L.P. - Motion was made by R. Browne second by R. Giroux to schedule public hearing for December 6, 2011 at 6:45 PM.
VOTE: UNANIMOUS MOTION CARRIED
 - H. Manke, UKS, representative of Lisbon Industrial Park, L.P. submitted a check for \$500.00 (application fee)
 - 2. Zoning Permit – McDonalds – Motion was made by R. Giroux second by S. Gabiga to schedule a public hearing for December 6, 2011, at 6:35 PM
 - 3. Special Permit – McDonalds – Motion was made by R. Browne second by G. Ritacco to schedule a public hearing for December 6, 2011, at 6:40 PM.
- b. Referrals – Town of Preston, 10/5/11, re: Change to the Preston Zoning Regulations – no impact

A motion was made by R. Giroux second by G. Ritacco to add “Wineries” to item 8b

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by G. Ritacco second by R. Browne to add “Lawsuits” to item 8c

VOTE: UNANIMOUS MOTION CARRIED

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

- a. Surety & Billing – Staff J. Rabbitt stated that the process needs to be improved and language needs to be clarified. A motion was made by G. Ritacco second by R. Giroux to have Randy Brown, Gavin Estates, send \$15,000.00 to cover arrears for past due and forthcoming inspection fees.
Motion made by G. Ritacco second by R. Giroux to pay Cedarwood’s bill to Towne Engineering and send letter to Cedarwood demanding the money, and to take legal steps to collect the funds.
VOTE: UNANIMOUS MOTION CARRIED
- b. Wineries – Motion made by R. Giroux second by R. Browne to send the Zoning Enforcement Officer to investigate
VOTE: UNANIMOUS MOTION CARRIED
- c. Lawsuits – Motion made by R. Giroux second by R. Browne to send the Zoning Enforcement Officer to investigate the Rose City Taxi employee sleeping at a property on Tunnel Hill Road.
VOTE: UNANIMOUS MOTION CARRIED

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9. Public Comment - NONE

10. Adjournment - Motion to adjourn made by R. Browne second by G. Ritacco at 8:37 PM.

VOTE: UNANIMOUS MOTION CARRIED

Approved: _____
Robert D. Adams, Chairman

Elaine Joseph, Acting Clerk

RECEIVED FOR RECORD AT LISBON.
CT ON 11-4-2011 AT 11:35 AM
ATTEST. BETSY M. BARRETT, TOWN CLERK