

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, NOVEMBER 13, 2018  
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 7:02 P.M.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Gary Ritacco, Kim Sperry, Benjamin Hull, III, Trevor Danburg, Sharon Gabiga, Cheryl Blanchard, Timothy Minor (ALT)  
MEMBERS ABSENT: John Dempsey  
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

Timothy Minor was seated for John Dempsey by Chairman Adams.

2. Previous Minutes – (Public Hearing and Regular Meeting of 10/2/2018 and Joint Land Use Workshop of 10/16/2018) - Motion by R. Giroux second by T. Danburg to approve the previous minutes. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Letter: from CT DOT to John Faulise, Boundaries, Inc., dated 11/8/2018 re: Site Line Plan for 134 Newent Road
- b. Summons, from Superior Court re: Savin Gasoline and 102 River Road. Motion by R. Giroux second by C. Blanchard to add "Superior Court Summons" to agenda item 8.a.

VOTE: UNANIMOUS, MOTION CARRIED

- c. Copy, ZBA Notice of Public Hearing on November 27, 2018 re: 8 Gavin Way
- d. Letter: from CT DOT re: Modifications to existing gas station, 102 River Road
- e. Permit, from State of CT to Wheelabrator re: Water Diversion
- f. Letter, from CT Siting Council re: structure replacements
- g. Memo, Lisbon Quarterly Newsletter – Submissions due November 9
- h. Federation of Planning and Zoning Agencies Quarterly Newsletter
- i. Profit & Loss Report, (July – October, 2018) #51730 (Purchased Services) \$54,000.00 / #51750 (Supplies & Expenses) - \$1730.59

4. Bills and action thereon

- a. Halloran & Sage, \$340.00, inv#11275164 dated 10/12/2018. Motion by G. Ritacco second by B. Hull to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. SECCoG, \$16936.76, re: 7/1/2018 through 9/30/"2019" – Motion by R. Giroux second by G. Ritacco to pay once date ("2019") is corrected. VOTE: UNANIMOUS, MOTION CARRIED

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c. Halloran & Sage, \$680.00, inv#11277940, dated October 1, 2018 through October 30, 2018, re: 102 River Road; FOIA Request. Motion by R. Giroux second by K. Sperry to pay.

VOTE: UNANIMOUS, MOTION CARRIED

d. The Bulletin, \$169.16, inv#00253548, dated 10/11/2018 re: NoD, 102 River Road. Motion by T. Danburg second by B. Hull to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports

- a. Briefing on SCCOG/SECHA 2018 Regional Housing Needs Assessment – Susie Roberts and Amanda Kennedy were present to give the current statistics regarding current housing costs and income needs in the Eastern CT region.
- b. ZEO – Carl Brown had nothing new to report
- c. Regulations
  - 1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Mr. Murphy. This needs to be completed by May 2019.
- d. Zoning Map Subcommittee - NONE
  - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016
- e. Update Regarding Planning and Zoning Actions for Compliance with Lisbon Small Cities Housing Rehab Program Grant Requirements – Mr. Murphy gave a brief update on the 2015 grant to upgrade housing for low and moderate income home owners. 13 projects totaling \$380,000.00. The Department of Housing is looking for an explanation regarding a schedule for regulation amendments to address housing affordability issues.

6. Old Business:

- a. Regional Planning Commission – R. Giroux reported on the October 22 meeting re: Bike and walking paths through Eastern CT.
- b. Zoning Permit Application- Nadeem Khalid - Gulf Station, 102 River Road for review of Architectural Improvements per required Modification – Mr. Khalid presented architectural renderings of proposed elevations. Motion was made by R. Giroux and seconded by K. Sperry to approve the request of Nadeem Khalid for P & P Investments, LLC for exterior building and sign modifications at 102 River Road, Lisbon consisting of clapboard, cupola, stone veneer and limited stucco elements, along with remodeling of the existing wall sign as shown on plans dated August 8, 2018 in accordance with the provisions of sections 2.8 and 10.13 of the zoning regulations with the modification that the clapboard siding element on the front and side elevations shall be by a “Hardy Board” or equal specification and shop drawings shall be submitted to and reviewed by town staff to determine compliance with this approval prior to installation.

VOTE: UNANIMOUS, MOTION CARRIED

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7. New Business

- a. Receipt of New Applications – NONE
- b. Referrals
  - i. Town of Canterbury, Planning and Zoning Commission – For a Proposed Subdivision by Thomas Teixeira, 551 Lisbon Road – No Comments
  - ii. Town of Griswold, Planning and Zoning Commission – Proposed Zoning Text Change Sections 4.2.7 (Accessory Uses and Buildings), 21 (Road Side Stands) and 4.2.5 (Farming Text Revisions) – No Comment
- c. Request for Release of Performance Bond – Aldi, 175 River Road – Motion made by R. Giroux seconded by K. Sperry to authorize release of the performance surety in the form of a certified check in the amount of \$3,000 provided by the applicant in the matter of the soil and erosion control measures associated with the special permit application approval for the approved 2,024 square feet expansion and related improvements at Aldi's Market at 175 River Road.  
VOTE: UNANIMOUS, MOTION CARRIED
- d. Request for Release of Performance Bond – Timothy Minor, 204 N. Burnham Highway Pond Project – Mr. Minor recused himself and left his seat to sit in the audience with the public. Motion was made by B. Hull and seconded by T. Danburg to authorize release of the remaining performance surety in the form of passbook account # 1251928421 in the amount of \$25,000 provided by Timothy Minor in the matter of the original special permit application of N/F PSK Realty and subsequent application of Timothy Minor for a Completion of Operations Plan approval for the pond excavation and satisfactory site restoration at 202-204 North Burnham Highway.  
VOTE: UNANIMOUS, MOTION CARRIED

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

- a. Superior Court Summons – Mr. Murphy updated the Commission and stated that the response for return of record is due by December 4, 2018.

Motion by B. Hull second by G. Ritacco to add "8.4.2. of the Regulations" to agenda item 8.b.

VOTE: UNANIMOUS, MOTION CARRIED

- b. 8.4.2. of the Regulations - Discussion regarding interpretation of buildable area criteria.

9. Public Comment – NONE

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10. Adjournment - Motion made by R. Giroux second by T. Danburg to adjourn at 8:43 P.M.

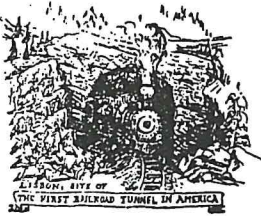
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 11/20/18 AT 9:30am  
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, November 13, 2018, the following action was taken:

1. Zoning Permit, 102 River Road - Review of architecture and sign remodeling proposal per required modification. APPROVED

Dated at Lisbon, Connecticut this 20<sup>th</sup> day of November, 2018

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 11/20/18 AT 9:30am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Laurie Tirocchi*