

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, OCTOBER 4, 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 7:47 PM.

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

2. Previous Minutes

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

3. Correspondence

a. c: Letter, Randy Brown, Gavin Estates Subdivision to Commissioners, Lisbon Planning & Zoning Commission, 9/22/2011, re: Surety Reduction.

A motion was made by L. Alice second by R. Browne to add Gavin Estates Surety Reduction Request under item 8a.

VOTE: UNANIMOUS MOTION CARRIED

b. c: Letter, Mark Coen, Brenmor Properties LLC to Robert Adams, Chairman Planning & Zoning Commission, 9/28/2011 re: Request for 90 Day Filing Extension.

A motion was made by G. Ritacco second by R. Giroux to add Brenmor Request for 90 Day Filing Extension into February 2012 under item 8b.

VOTE: UNANIMOUS MOTION CARRIED

c. c: Letter Robert DeLuca, CLA Engineers, Inc. to James Rabbitt, Lisbon Town Planner, 9/28/2011 re: Barber Farm Subdivision Request for Bond Reduction.

A motion was made by R. Giroux second by G. Ritacco to add Barber Farm Subdivision Review and Maintain \$350,000.00 Bond under item 8c.

VOTE: UNANIMOUS MOTION CARRIED

d. c: Check (\$3000.00), Atty R. Ortega for Tucker Development Group, 9/8/2011 re: Open Space Fee

e. 2012 Schedule of Meetings Request – Motion was made by R. Browne second by R. Giroux to add Schedule of Meetings under item 8d.

VOTE: UNANIMOUS MOTION CARRIED

f. Lisbon Quarterly

g. Notice, CT Conference of Municipalities, Bulletin for Workshop

h. Notice, CT Conference of Municipalities: Policy Committee Meeting

4. Bills and action thereon –

a. The Bulletin, inv#00105684, 9/16/2011, \$173.37, re: Tucker Development Group, Notice of Decision Motion to pay by R. Giroux second by L. Alice

VOTE: UNANIMOUS MOTION CARRIED

b. CLA Engineers, inv#16, 9/1/2011, \$955.00, re: Barber Farm Subdivision. Motion to pay from Surety Account by G. Ritacco second by L. Alice

VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

a. ZEO – Written report submitted by Ben Hull.

b. Regulations – Workshop scheduled for Tuesday, October 19, 6:00 PM.

c. Zoning Map Subcommittee – NONE

d. Regional Planning Commission – NONE

2012 SCHEDULE OF MEETINGS

In accordance with the provisions of Connecticut State Statutes #1-255
Notice is hereby given that the regularly scheduled meeting of the

PLANNING AND ZONING COMMISSION
(Name of Board or Commission)

will be held on the following dates:

January 3rd

July 3rd

February 7th

August 7th

March 6th

September 4th

April 3rd

October 2nd

May 1st

November 6th

June 5th

December 4th

The above meetings will be held at 7:00 o'clock P m in the
Lisbon Town Hall in Lisbon.

Signed: [Signature] Chairman

[Signature] Secretary

Chairman and Secretary of all administrative and executive boards, commissions, agencies, bureaus or other bodies must file with the Town Clerk no later than January 31st of each year a schedule of the regular meetings of such bodies for the ensuing year, and no such meeting may be held sooner than thirty (30) days after the schedule has been filed. Thus, it is imperative that the Chairman not later than December 1, 2011 a schedule of the regular meetings that will be held in 2012 .

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 6-6-11

Name and Address of Applicant: PSK Realty LLC, Paul Klausner
28 Ethel Acres, Lisbon CT 06351

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

Location of Property 202 Moell Brookman Hwy.

Owner of Record of Property PSK Realty LLC

Description of Proposed Use POND

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

Signature of Applicant: [Signature]

To be completed by the Commission:

Application No. _____

Date of Submission: 6/6/2011

Date of Receipt: 7/5/2011

Fee Paid: \$1000.00 cash

Date of Action: 10/4/2011

Date of Public Hearing: 8/2; 9/6; 10/4/2011

Approved: 10/4/2011 with conditions (see attached)

Denied: _____

Reasons for denial or modifications: _____

Signature [Signature]

R. Adams, Chairman

(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. 8-3d, Connecticut General Statutes.)



PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

CONDITIONS OF APPROVAL
SPECIAL PERMIT - PSK REALTY, LLC 10/4/2011

1. Grading on sheet 6 of 8 needs to be modified to match detail for emergency spill way width of spillway and final grades conflict with present detail.
2. The proposed grading and plantings need to be modified. Existing work is proposed within 100 setback. This area is presently forested and does not need to be disturbed. The plans shall be modified to limit disturbance (clearing, grading and excavation)to proposed elevation 136 along the northerly perimeter of the proposed excavation.
3. The removal of excavated material from the site shall be limited to one operator/contractor. All loam/topsoil shall remain on the site until a final as-built for the site is approved by staff with regards to compliance with the approved plans.
4. The applicant shall show a minimum of twenty-two (22) 4"x4" pressure treated post delineating the proposed grades and limits of disturbance. The posts shall be shown on the plans. Final locations to be reviewed and approved by Town Planner.
5. Existing stonewall on the south side of the proposed pond needs to be shown on the plans per the regulations.
6. Watercourse flow/channel on the north and east side of the proposed excavation needs to be shown on the plans per the regulations.
7. Sheets 5, 6, and 8, shall reference maximum depth of excavation shall be elevation 117 (final pond bottom elevation 118).
8. Level spreader elevations (detail sheet) need to be modified to reflect 132 elevation or sheet 6 of 8 needs to be modified.
9. Gravel access drive detail shall be modified to reflect grass surface verses gravel surface sheet 6 of 8 in order to fix conflict sheet 8 of 8.
10. Sheet 6 of 8 shall be modified to detail RCP flared end section as well as sheet 8 of 8, cross section through pond.
11. Emergency spillway shown in phase two shall be incorporated into phase one.
12. All costs associated with the review and processing of the application are paid in full by the applicant prior to the signing of mylars and filing of a special permit.

CONDITIONS OF APPROVAL

SPECIAL PEARMIT - PSK REALTY, LLC 10/4/2011 (page 2 - cont.)

13. A preconstruction meeting shall be held with town staff (i.e., Planner, Engineer, ZEO, Building Official) prior to any construction, tree clearing, grading and/or excavation activity at the site.
14. The applicant shall submit an as-built for a particular phase or phases for review for reduction of surety, as each phase is completed prior to moving on to a subsequent phase. As-built shall include final grades and drainage. As-built may include additional information deemed necessary by town staff to determine compliance with approvals.
15. The applicant shall deposit an initial \$2,000 for construction inspections with the Town of Lisbon to be used to pay the cost to oversee excavation at the site regarding conformance with the approved site plan. The applicant shall be responsible for the actual costs associated with and inspection to insure conformance with the approved site plan. All costs shall be paid prior to the release of any surety posted for the project. If the cost to inspect the site exceeds the initial deposit, funds shall be withdrawn from the applicant's surety.
16. That surety in the amount of \$24,000 shall be posted with the Town of Lisbon prior to any construction, grading and/or excavation activity at the site for soil and erosion control measures. In addition to the \$24,000 surety, \$7,500 in cash (bank check) shall be given to the Town of Lisbon and held as an emergency contingency fund. The type of the final surety shall be reviewed and approved by the Planning and Zoning Commission's legal counsel. Surety may be broken down by phase(s), however, the applicant shall be required to post surety for a minimum of \$17,500 financial surety (\$7,500 cash and \$12,000 surety) to cover the costs associated with the phase one and the emergency spill way as well as associated drainage outlets.

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page 2. (cont)

6. Old Business:

- a. Special Permit – PSK Realty, LLC – Motion to Approve with Conditions made by L. Alice second by G. Ritacco R. BROWNE OPPOSED MOTION CARRIED
- d. Blight Ordinance – to go to Town Meeting

7. New Business:

- a. Receipt of New Applications –
 - 1. Special Permit – Casco (Jack Reynolds, Agent) – John Ginocchio representing the applicant, to change entrance features to Kohls. Motion was made by R. Browne second by R. Giroux to accept for review. VOTE: UNANIMOUS MOTION CARRIED
Public Hearing scheduled for November 1, 2011, 6:30 PM

A motion was made by G. Ritacco second by L. Alice to add 7.a.2 under “New Business”, Special Permit Application – Lisbon Industrial Park, LP VOTE: UNANIMOUS MOTION CARRIED

- 2. Hugh Manke of UKS, PC, represented the applicant Philip Armetta. He presented two checks, \$1060.00 Application Fee and \$5,000.00 Deposit for Review. A Motion was made by R. Browne second by L. Alice to accept for review. VOTE: UNANIMOUS MOTION CARRIED

Public Hearing scheduled for November 1, 2011, 6:45 PM

A motion was made by L. Alice second by G. Ritacco to re-arrange agenda and go to Item 8, “Any Other Business” VOTE: UNANIMOUS MOTION CARRIED

- b. Discussion of possible amendment to Zoning & Subdivision Regulations regarding Underground Utilities - Staff J. Rabbitt does not have language recommendations at this time.

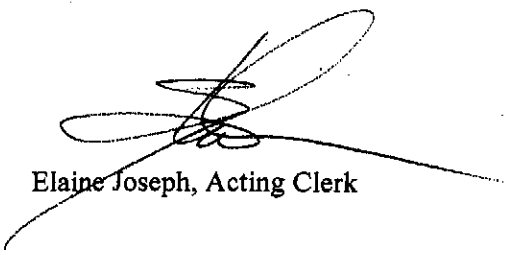
8. Any other business which may properly come before the commission –

- a. Gavin Estates Bond Reduction – motion by R. Browne second by L. Alice to reduce the bond to \$250,000.00 (to be retained by the town). G. RITACCO OPPOSED MOTION CARRIED
- b. Brenmor Estates Extension for Filing Request to February 2012 – motion by G. Ritacco second by L. Alice to allow up to 270 days (the maximum) of extension from original date of approval. VOTE: UNANIMOUS MOTION CARRIED
- c. Barber farm Subdivision Bond Reduction – motion made by R. Browne second by L. Alice to reduce bond to \$350,000.00 VOTE: UNANIMOUS MOTION CARRIED
- d. P&Z 2012 Schedule of Meetings: Jan 3; Feb 7; Mar 6; Apr 3; May 1; Jun 5; Jul 3; Aug 7; Sep 4; Oct 2; Nov 6; Dec 4

9. Public Comment - NONE

10. Adjournment - Motion to adjourn made by R. Giroux second by R. Browne at 8:43 PM.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, Acting Clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 10/11/2011 AT 2:35pm
ATTEST. BETSY M. BARRETT, 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, October 4, 2011 the following action was taken:

1. Application for a Special Permit for an excavation operation, 40,000+/- cu. yards (Section 10.4 – Excavation, Removal and Filling of Earth Materials of the Town's Zoning Regulations), located at 202 North Burnham Highway, (Route 169) on a parcel of land owned by PSK Realty, Map #11, Lot #57-10. - Applicant PSK realty, LLC.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 11th day of October 2011.

**Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission**

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CT ON 10/11/2011 AT 2:35pm
ATTEST. BETSY M. BARRETT, TOWN CLERK**