

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, SEPTEMBER 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 7:03 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,  
Gary Ritacco, John Dempsey, Lawrence Alice, Sharon Gabiga  
Alts: Mark Friese  
MEMBERS ABSENT: Larry Thibeault, David Gagnon  
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. Browne to accept minutes with typo correction.

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by J. Dempsey second by L. Alice to re-arrange the agenda and proceed to items 6b and 6a.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Letter, ALDI, dated August 25, 2011, re: request for re-imbursement of \$10,000.00 Emergency Contingency Fund
- b. Copy of Letter, CT DOT to Killingly Engineers Assoc., dated 8/31/11, re: Proposed Pond Excavation PSK Realty.
- c. Letter, Gavin Estates Subdivision to P&Z Commission, dated 8/16/11, re: release of \$186,575.00 of original bond
- d. Letter, Heller, Heller & McCoy to P&Z Commission, dated 9/6/11, re: request for reduction of the performance bond for Tucker Development Group, LLC. Staff J. Rabbitt to report back.
- e. Memo, Linda Baah, dated 8/5/11, re: needed deposits for Gavin Estates and Cedarwood Development
- f. Letter, Towne Engineering, dated 8/16/11, re: Gavin Estates road compaction
- g. Newsletter, Summer 2011, CT Federation of Planning and Zoning Agencies
- h. Copy of Letter, Lisbon Conservation Commission to Board of Selectmen, dated 8/16/2011 re: Open Space Recommendation, Hoydila Property, N. Burnham Highway. To be added to next month's agenda and Letter of Support to be written.

4. Bills and action thereon -

- a. Murtha Cullina - 8/24/11, invoice #430860, \$210.00, Motion to pay by G. Ritacco second by L. Alice  
VOTE: UNANIMOUS MOTION CARRIED
- b. The Bulletin - 8/10/11, invoice #00102926, \$126.20, Motion to pay by R. Giroux second by R. Browne  
VOTE: UNANIMOUS MOTION CARRIED
- c. The Bulletin - 8/21/11, \$255.62; \$124.89; and \$480.07, Motion to pay by R. Giroux second by G. Ritacco  
VOTE: UNANIMOUS MOTION CARRIED
- d. CLA Engineers - 8/1/11, invoice #15, \$3565.00, Motion to pay by L. Alice second by S. Gabiga  
VOTE: UNANIMOUS MOTION CARRIED
- e. Towne Engineering - 8/24/11, invoice #21592, \$9098.75, Motion to pay from Surety by G. Ritacco second by R. Giroux  
VOTE: UNANIMOUS MOTION CARRIED

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page 2. (Bills cont.)

A motion was made by G. Ritacco second by R. Giroux to look into The Bulletin invoice amounts of \$255.62 and \$480.07, 7/20 and 6/28 legal notices VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO – Written report submitted by Ben Hull.

A motion was made by R. Browne second by G. Ritacco to add "Underground Utilities" to the agenda VOTE: UNANIMOUS MOTION CARRIED

- b. Regulations – Meeting scheduled for Tuesday, September 20, 5:30 PM.  
c. Zoning Map Subcommittee – TABLED.  
d. Regional Planning Commission – "Save the Date" of October 27, 2011, Lake of Isles, \$55.00 per person

6. Old Business:

- a. Subdivision/Re-subdivision – Tucker Development Group, LLC – Motion by L. Alice second by G. Ritacco to approve with proposed draft motion of conditions made by Town Planner  
VOTE: R. BROWNE OPPOSED, MOTION CARRIED  
b. Special Permit – Tucker Development Group, LLC – Motion to approve by L. Alice second by G. Ritacco  
VOTE: R. BROWNE OPPOSED, MOTION CARRIED  
c. Special Permit – PSK Realty, LLC - TABLED  
d. Blight Ordinance – to go to Town Meeting per R. Browne

7. New Business:

- a. Receipt of New Applications - NONE  
b. Referrals – NONE

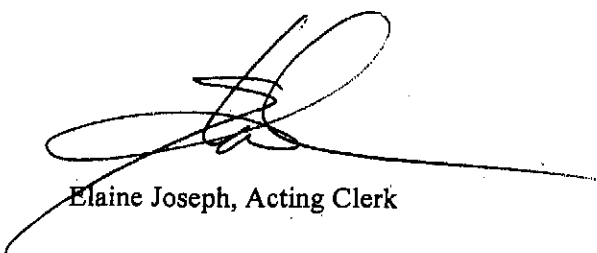
8. Any other business which may properly come before the commission –

- a. Underground Utilities – Staff J. rabbit gave verbal report of current regulations wording, which gives the applicant the choice of overhead or underground utilities. Feels it may be an intelligent choice to require all new developments and commercial entities to go underground in light of recent weather situations.

9. Public Comment - NONE

10. Adjournment - Motion to adjourn made by G. Ritacco second by L. Alice at 7:45 PM.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Acting Clerk

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

RECEIVED FOR RECORD AT LISBON.  
CT ON 9/14/2011 AT 1:05pm  
ATTEST. BETSY M. BARRETT, TOWN CLERK