MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JUNE 7, 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, David Gagnon, John Dempsey, Sharon Gabiga, Lawrence Alice Alts: Gary Ritacco, Mark Friese
MEMBERS ABSENT:	Kim Sperry, Larry Thibeault
STAFF PRESENT:	James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

Motion made by G. Ritacco 2nd by S. Gabiga to skip to Item #7 New Business then return to back to item #2. VOTE: UNANIMOUS MOTION CARRIED

2. Previous Minutes
   A motion was made by R. Browne second by J. Dempsey to accept the previous minutes as presented. VOTE: UNANIMOUS MOTION CARRIED
   Motion made by G. Ritacco 2nd by R. Browne to add Lisbon Zoning Board of Appeals Dziengiel Application to item #8 under Executive Decision. VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence
   a. Letter, KWP Associates, dated 6/7/11 re: Rawson Gravel Removal
   b. Letter, Conservation Commission, dated 5/19/11 re: Barber Farm Subdivision
   c. Copies of Letters, from Lisbon Zoning Board of Appeals, re: Lisee, Derjue & Dziengiel Applications
      A motion was made by G. Ritacco 2nd byR. Browne to add ZBA Dziengiel Application to item #8 (Any Other Business), under Executive Session. VOTE: UNANIMOUS MOTION CARRIED
   d. Letter, State of CT Dept of Transportation, 5/18/11 re: B&W Paving & Landscaping (Winner Ford)
   e. Fax, from Towne Engineering to T. Sparkman, C. Brown & T. Wheeler, dated 5/17/11 re: Aldi's
   f. Copy, Notice of Decision, Conservation Commission, to R. Adams, 5/3/11 re: approval application #11-3, Dziengiel property, 102 Kendall Road
   g. CT Town & City

4. Bills and action thereon –
   a. Minuteman Press, P.O #84108, 6/7/11, $80.00. Motion to pay by R. Browne 2nd by S. Gabiga. VOTE: UNANIMOUS MOTION CARRIED
   b. The Bulletin – 5/14/11, $154.58, Motion to pay by R. Giroux 2nd by L. Alice. VOTE: UNANIMOUS MOTION CARRIED
   c. The Bulletin – 5/14/11, $159.83, Motion to pay by J. Dempsey 2nd by R. Giroux. VOTE: UNANIMOUS MOTION CARRIED
   d. Murtha Culina – 5/20/11, $946.00, Motion to pay by G. Ritacco 2nd by L. Alice. VOTE: UNANIMOUS MOTION CARRIED
   e. Murtha Culina – 5/20/11, $462.00, Motion to pay by G. Ritacco 2nd by S. Gabiga. VOTE: UNANIMOUS MOTION CARRIED

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, June 7, 2011
page 2. Bills (cont.)

f. Murtha Culina – 5/20/11, $176.00, Motion to pay by R. Giroux 2nd by L. Alice.
VOTE: UNANIMOUS MOTION CARRIED

g. Motion was made by G. Ritacco 2nd by L. Alice to approve a line item transfer of $14,000.00 to line item # 51730. VOTE: R. BROWNE ABSTAINED, MOTION CARRIED

5. Reports:
   a. ZEO – Written report submitted by Ben Hull. A motion was made by R. Giroux 2nd by G. Ritacco to have the camper removed from Michaels. VOTE: UNANIMOUS MOTION CARRIED
   b. Regulations – A motion was made by J. Dempsey 2nd by G. Ritacco to nominate R. Giroux as Chairman of the Regulations Committee. VOTE: UNANIMOUS MOTION CARRIED
   Special Meeting/Workshop scheduled for Tuesday, June 14, 2011, 6:00 PM with the following items: Driveways, Signs (P&Z Notices), Slopes, and General Revisions to Regulations
   c. Zoning Map Subcommittee – NONE
   d. Regional Planning Commission – NONE

6. Old Business:
   a. Blight Ordinance – NONE

7. New Business:
   a. Receipt of New Applications - A motion was made by G. Ritacco 2nd by M. Friese to add applications #4, #5, #6, #7, #8, and #9 to the agenda. VOTE: UNANIMOUS MOTION CARRIED

1. Appl. Subdivision/Resubdivision - Tucker Development Group, LLC – A motion was made by J. Dempsey 2nd by L. Alcie to accept for review. VOTE: UNANIMOUS MOTION CARRIED
Public Hearing set for July 5, 2011, 6:30 PM.

2. Appl. Special Permit – Tucker Development Group, LLC – A motion was made by J. Dempsey 2nd by L. Alice to accept for review. VOTE: UNANIMOUS MOTION CARRIED
Public Hearing set for July 5, 2011, 6:35 PM.

3. Appl. Zoning Permit – Darcie Roy/National Sign – A motion was made by J. Dempsey 2nd by R. Browne to approve the application on condition that the Town Planner review shop drawings of the signage and compare consistency to Sleepy's signage. VOTE: UNANIMOUS MOTION CARRIED
APPROVED WITH CONDITIONS

4. Appl. Special Permit – KWP Associates / Rawson Materials - to be added under the July 5, 2011 agenda and reviewed at the meeting under "New Business – Receipt of New Applications".

5. Appl. Special Permit – PSK Realty - to be added under the July 5, 2011 agenda and reviewed at the meeting under "New Business – Receipt of New Applications".

6. Appl. Zoning Amendment Application – P& Z Commission – motion by J. Dempsey 2nd by R. Browne to accept for review. VOTE: UNANIMOUS MOTION CARRIED
Public Hearing scheduled for July 5, 2011, 6:40 PM.

TOWN OF LISBON

(For single and two-family homes and accessory buildings or uses.)

NO:_____ Date: 5/28/11

****

To be filled in by the Applicant:

Application is hereby made for a Zoning Permit for the use described herein and shown in accompanying plans.

Applicant: Darcie Roy/National Sign Address: 780 Four Rod Rd Berlin CT 06037

Phone Number: 203-949-1154 or 203-641-9590

Property Owner: Clone Associates, LLC Address: 1765 Merriman Rd Akron, OH 44313

Location of Property: 175 River Rd

Land Records Book: Volume 143 Page 350 Land Records Map 14 Lot 42-5

Lot Size in Sq. Feet 1.82 Acres Total Building Floor Area in Sq. Feet_____ Zone IP2

Existing Use of Land or Building: Retail / Food Market

Proposed Use of Land or Building: Retail / Food Market

(Applications for permitted single-family/two-family dwellings and accessory buildings or expansions or additions of such buildings on residential lots shall complete the plot plan on the reverse side of this form.)

******ATTENTION******

A permit issued on the basis of this application certifies conformance with the LISBON ZONING REGULATIONS. Other permits may be required, such as those concerning driveways, wetlands and water and sewer facilities, fire protection, building code and health code. (Obtaining the additional permits is the responsibility of the Applicant.)

Signature of Applicant: Darcie Roy Date: 5/28/11

Signature of Owner: See attached letter Date:_____
(If different than applicant.)

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To be filled in by the Zoning Enforcement Officer: FEE COLLECTED BY BUILDING OFFICIAL UPON ISSUING OF BUILDING PERMIT FEE.

Approved: YES Disapproved:_____ Date: 6/7/2011 Fee Paid: $ 210.00

Reason for Disapproval: _____

_____ Sanitarian _____ Wetlands Signature:_____ Ben Hull, Zoning Enforcement Officer

APPROVED WITH CONDITIONS (see attached)

R. ADAMS

TOWN OF LISBON ZONING PERMIT APPLICATION

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)

To be completed by the Applicant: Date:

Applicant Arnco Sign Co Address 1133 So Broad St Wallingford CT 06492
Property Owner Lisbon Landing LLC Address 1330 Boylston St. Chestnut Hill, MA 02467
Location of Property 160 Kinsley Rd Lisbon CT Rd., St., or Ave.
Land Records Map of 20 Lot# 14 Vol. Page
Lot Size in Square Feet Total Building Floor Area in Square Feet
Existing Use of Land or Building Zone

Proposed Use of Land or Building Install one sign reading Michaels the arts and craft store. Sign square footage is 162-27

(The Applicant shall submit site plans as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant

To be completed by the Commission:

Application No.
Date of Submission June 7, 2011
Date of Receipt June 7, 2011
Date of Action June 7, 2011
Approved with conditions (see attached) Denied
Fee Paid $210.00
Reason for denial or modification

Signature
R. ADAMS

(A permit issued on the basis of this application certifies conformance with the Lisbon Zoning regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.)

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

CONDITIONS OF APPROVAL
SPECIAL PERMIT – DARCI ROY / NATIONAL SIGN CORPORATION - 6/7/2011

1. Town Planner shall first review shop drawings of signage and compare consistency to Sleepy's signage.

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

CONDITIONS OF APPROVAL
SPECIAL PERMIT – ARNCO SIGN COMPANY, INC. - 6/7/2011

1. Town Planner shall first review and approve shop drawings of signage.

7. Appl. Subdivision Application Text Change – P & Z Commission – motion by G. Ritacco 2nd by L. Alice to accept for review. VOTE: UNANIMOUS MOTION CARRIED
Public Hearing scheduled for July 5, 2011, 6:45 PM.

8. Appl. Zoning Permit – Arnco Sign Co. / Michaels – Motion made by R. Browne 2nd by R. Giroux to have Town Planner review shop drawings and approve signage.
VOTE: UNANIMOUS MOTION CARRIED

APPROVED WITH CONDITIONS

9. Request for Extension - Brenmor Properties, LLC – dated 5/25/11 - Motion by J. Dempsey 2nd by S. Gabiga to approve the 90-day extension request.
VOTE: UNANIMOUS MOTION CARRIED

APPROVED

b. Referrals –
1. Town of Norwich, dated May 19, 2011, repairs to existing dilapidated wall.
A motion was made by J. Dempsey 2nd by R. Browne to send letter of no impact.
VOTE: UNANIMOUS MOTION CARRIED

8. Any other business which may properly come before the commission -
A motion was made by G. Ritacco 2nd by R. Giroux to go into Executive Session to discuss the ZBA Dziengiel application and potential litigation. Staff J. Rabbitt to remain.
VOTE: UNANIMOUS MOTION CARRIED

Executive Session started 7:50 PM and ended 8:28 PM.
Motion made by G. Ritacco 2nd by L. Alice to talk with Counsel in regards to possible litigation against the ZBA's decision of the Dziengiel application. VOTE: UNANIMOUS MOTION CARRIED

A motion was made by G. Ritacco 2nd by L. Alice to set the Effective Date for Excavation / Pond Regulations for July 1, 2011. VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment - Esther and Jessie Benjamine, 182 Newent Road stated that the pool at 180 Newent Road does not have proper fencing around it and was a danger, and they have made a formal complaint with the town clerk about it. They also stated that riding lessons were being given on the property.

10. Adjournment - Motion to adjourn made by R. Giroux second by R. Browne at 8:30 PM.
VOTE: UNANIMOUS MOTION CARRIED

Approved: _____
Robert D. Adams, Chairman

Elaine Joseph, Acting Clerk

RECEIVED FOR RECORD AT LISBON,
CT ON 6/15/2011 AT 9:40 Am
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, June 7, 2011 the following action was taken:

1. Application Zoning Permit – Darcie Roy / National Sign Corporation – for additional signage for Aldi's Food Market, 175 River Road, Map 14 Lot #42-5, to be installed on back of building to be viewed from Route 12.

   APPROVED WITH CONDITIONS

2. Application Zoning Permit – Arnco Sign Company, Inc. – for the installation of one sign reading "Michaels the Arts & Crafts Store" of 162.27 square feet, at 160 River Road, Map 20 Lot #14.

   APPROVED WITH CONDITIONS

3. Request for Extension – Brenmor Properties, LLC – Request for a 90 day filing extension of the May 3, 2011 approval for a 4-lot subdivision of property at Route 169 & Ames Road.

   APRROVED

Dated at Lisbon, Connecticut this 15th day of June 2011.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON.
CT ON 6/15/2011 AT 9:40Am
ATTEST. BETSY M. BARRETT, TOWN CLERK