

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MARCH 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 7:42 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,  
David Gagnon, John Dempsey, Lawrence Alice  
Alts: Mark Friese, Gary Ritacco

MEMBERS ABSENT: Sharon Gabiga, Larry Thibeault

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

A motion was made by R. Giroux second by G. Ritacco to skip to agenda item #6, Old Business.

VOTE: UNANIMOUS MOTION CARRIED

2. Previous Minutes

A motion was made by R. Giroux second by L. Alice to accept the previous minutes as presented.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Letter, to Staff J. Rabbitt from DiFrancesca & Steele, P.C. dated February 23, 2011, re: Stasia Synott – Versailles Road (Bawza Estate)
- b. Notice, from Linda Baah (Accounting) to Commission, dated February 25, 2011, re: outstanding balance for Cedarwood Development.
- c. Copy of Letter, from Towne Engineering to Crossing at Lisbon dated February 10, 2011, re: Lowe's & Aldi's.
- d. Publication, Connecticut Town & City

4. Bills and action thereon –

- a. Southeastern CT Council of Governments dated February 15, 2011, for services 10/01/10 – 12/31/10; \$21,692.07. Motion to pay by R. Giroux second by D. Gagnon.

VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO – Written report submitted by Ben Hull
- b. Regulations – Town Staff J. Rabbitt discussed flood insurance
- c. Zoning Map Subcommittee - No Resources Budgeted
- d. Regional Planning Commission – Brief discussion of Route 11

6. Old Business:

- a. Appl. Subdivision/ReSubdivision, Brenmoor Properties, LLC – Written request was sent by applicant to be tabled and continued at the next meeting. Motion to accept request and to table made by G. Ritacco second by R. Browne.

VOTE: UNANIMOUS MOTION CARRIED

- b. Appl. Special Permit: Lisbon Landing, LLC (Dick's) – L. Alice made a motion to accept the waiver requests second by R. Browne.

VOTE: UNANIMOUS MOTION CARRIED

Motion made by L. Alice second by J. Dempsey to approve with conditions.

VOTE: UNANIMOUS MOTION CARRIED

## APPLICATION FOR SPECIAL PERMIT

Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: January 31, 2011

Name and Address of Applicant: Lisbon Landing LLC

C/O W/S Development Associates, LLC 1330 Boylston Street, Chestnut Hill, MA 02467

The undersigned does hereby request a Special Permit as required by Section 6.4.17, 6.4.22, 11.5.1e of the Lisbon Zoning Regulations.

Location of Property 160 River Road ( Lot B)

Owner of Record of Property Lisbon Landing LLC, C/O W/S Development

Description of Proposed Use Review front elevations and site plan of the proposed new Dick's Sporting Goods building adjacent to Cinema

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

Signature of Applicant:



To be completed by the Commission:

Application No. \_\_\_\_\_

Date of Submission: 2/1/2011

Date of Receipt: 2/8/2011

Date of Action: 3/1/2011

Fee Paid: \$ 560.00

Date of Public Hearing: 3/1/2011

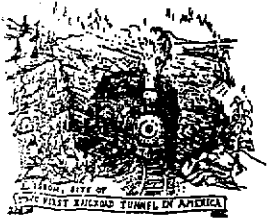
Approved: with attached conditions Denied: \_\_\_\_\_

Reasons for denial or modifications: \_\_\_\_\_

Signature



(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 - LISBON LANDING (Retail K - Dick's) - 3/1/2011

1. A preconstruction meeting should be held with Commission/town staff (Planner, Engineer, ZEO, Building Official) with building contractor prior to any construction, grading and/or excavation activity associated with the construction of Retail K.
2. Full architectural renderings (24" x 36" - mylar) shall be filed as part of the special permit and plan set.
3. Shop drawings of all signs approved on the façade shall be submitted and reviewed by town staff to determine compliance with approvals prior to installation.
4. Shop drawings and samples of building materials including colors (markups) shall be submitted to staff and reviewed to determine compliance with Commission approval prior to installation.
5. The applicant shall modify the drawings to show a fence containing significant architectural detail verse the proposed chain link fence presently proposed to be installed between the Cinema and Dick's Sporting Goods. Final fence and gate detail shall be submitted to the Planning and Zoning Commission and reviewed by the Town Planner to determine compliance with regulations with regards to architectural character. A landscape plan (foundation plantings) for this area shall also be submitted meeting the requirements of the regulations shall be submitted per the regulations. Final plant type and locations shall be reviewed by the planner for compliance with the regulations. Final fence detail and access way treatment shall also be reviewed and approved by the Town's Fire Marshall. Final sidewalk width (minimum 5') and treatment (concrete verses bituminous) shall be reviewed and approved by Town Planner along with any associated storm drainage.
6. A note shall be added to the plans stating that: no outside retail storage, display, and/or sales is permitted beyond the areas depicted on the approved site plan. This note shall be placed on the site plan and the architectural renderings.

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7. Surety in the amount of \$10,000 (irrevocable letter of credit, performance/insurance bond and/or cash) shall be posted with the Town of Lisbon prior to any construction/deconstruction, grading and/or excavation activity at the site. In addition to the \$10,000 surety, \$2,000 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.
8. The applicant shall submit \$2,500 to the Town of Lisbon to be used as a deposit for site inspections associated with the site. However, the final dollar amount necessary to complete the inspection is subject to the actual time required to insure compliance with the approved site plan. Consequently, all costs associated with the review and inspection of the project with regards to compliance with the Planning and Zoning Commission's approved site plan is necessary to receive a Certificate of Zoning Compliance which is required to receive a Final Certificate of Occupancy shall be the responsibility of the applicant.
9. Final as-built should be submitted to the Town to determine compliance with the approved plans. As-built shall include final grades, curbing, landscaping, buildings, signage, utilities, (depth, size, location, type) and drainage. As-built may include additional information deemed necessary by town staff to determine compliance with approvals.
10. That all costs associated with the review and processing of the application shall be paid in full by the applicant prior to the signing of mylars and filing of a special permit.

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page 2. Old Business (cont.)

- c. Appl for Change of Zoning Regulations or Boundries: PSK Realty, LLC - TABLED
- d. Blight Ordinance – NONE

7. New Business:

a. Receipt of New Applications

1. Appl. Special Permit – Rawson Materials, Inc (Sigfridson) – WITHDRAWN

A motion was made by G. Ritacco second by L. Alice to request \$15,000.00 deposit from the applicant to meet with Staff J. Rabbitt. Motion was withdrawn. A motion was made by G. Ritacco second by L. Alice to request \$5000.00 deposit and to be designated to a special line item.

VOTE: R. BROWNE OPPOSED MOTION CARRIED

- b. Referrals - Town of Canterbury, dated 2/9/11, re: Proposed special exception for gravel removal and construction of bridge, Sigfridson Property on Depot Road. Motion made by J. Dempsey second by G. Ritacco to have Staff J. Rabbitt send letter of potential of conflict.

VOTE: UNANIMOUS MOTION CARRIED

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

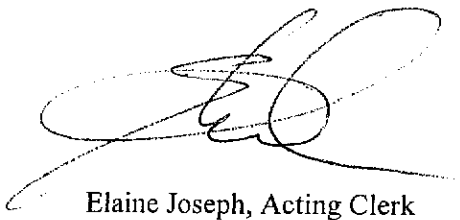
- a. Motion by R. Giroux second by R. Browne to add "Electrical Lines on Preston Allen Road" to the agenda.

VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment – Esther Benjamine, 184 Newent Road stated that the town should require more information on their Special Permit Applications to avoid confusion.

10. Adjournment - Motion to adjourn made by G. Ritacco second by L. Alice at 8:42 PM.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Acting Clerk

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

RECEIVED FOR RECORD AT LISBON.  
CT ON 3/2/2011 AT 2:35 PM  
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 & Zoning Commission**

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, March 1, 2011 the commission took the following action:

1. Application for Special Permit: Lisbon Landing, LLC, 160 River Road, to approve front elevations and site plan of the proposed new Dick's Sporting Goods building adjacent to Cinema.

**APPROVED WITH CONDITIONS**

Dated at Lisbon, Connecticut this 8<sup>th</sup> day of March 2011.

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON.  
CT ON 3/8/2011 AT 2:35pm  
ATTEST. BETSY M. BARRETT, TOWN CLERK