

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 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 7:07 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,
John Dempsey, Sharon Gabiga, Lawrence Alice
Alts: Mark Friese, Gary Ritacco, Larry Thibeault

MEMBERS ABSENT: David Gagnon

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner
Attorney Keri Olson, Murtha Cullina

2. Previous Minutes

A motion was made by J. Dempsey second by R. Browne to accept the previous minutes as presented.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

a. Letter, to Chairman Adams from Ruth MacDonald, dated December 14, 2010, Letter of Resignation effective 12/31/, 2010. Motion made by R. Giroux second by L. Alice to put under "Other Business"

VOTE: UNANIMOUS MOTION CARRIED

- b. Letter, Town Engineering, dated 12/23/2010, re: Project at Lisbon Crossing (Lowes' punch list of outstanding issues)
- c. Copy of Letter, from Conservation Commission to PSK Realty, LLC, Paul Klauer, re: Wetlands Enforcement, Cease and Desist Order
- d. Copy of Notice of Decision, from Conservation Commission to PSK Realty, LLC, Paul Klauer, Permit Reinstated with Conditions.
- e. Copy of Notice of Decision, Conservation Commission, dated 12/21/2010, 109 Newent Road, approval 12/16/2010, amended with conditions.
- f. Copy of Notice of Decision, Conservation Commission, dated 12/21/2010, Lot 7, Preston Allen Road, approved 12/17/2010, amended with conditions.
- g. Irrevocable Letter of Credit, dated 12/20/2010, Tucker Development Group, amount not exceeding \$925,312.00, expires 11/10/ 2011.
- h. Letter, S.E.C.C.G., dated 12/1/2010, re: Panera Bread surety reduction to \$2500.00 for one year.
- i. Memo, request for Annual Report
- j. Town Hall Holiday Schedule
- k. Christmas Card, CT Transfer Technology

4. Bills and action thereon - NONE

5. Reports:

- a. ZEO – Written report submitted by Ben Hull
- b. Regulations – Committee Meeting Scheduled for 11/11/2011, 6:30PM, to discuss Farm Markets, Signage, Shared Driveways and Steep Slopes.
- c. Zoning Map Subcommittee - TABLED
- d. Regional Planning Commission – NONE

APPLICATION FOR SPECIAL PERMIT
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 6/24/10

Name and Address of Applicant: John + Marci Gwiazdowski

The undersigned does hereby request a Special Permit as required by Section 10.31.1 of the Lisbon Zoning Regulations. (Horse Facility)

Location of Property 180 Newent Rd

Owner of Record of Property John Gwiazdowski

Description of Proposed Use

- Horse Facility usage
- Grading and leveling of property to create pasture
- as built to close existing special permit

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

Signature of Applicant: [Signature]

To be completed by the Commission:

Application No. _____

Date of Submission: June 25, 2010

Date of Receipt: July 1, 2010

Fee Paid: \$530.00

Date of Action: January 4, 2011

Date of Public Hearing: 8/3/2010, 9/7/2010, 10/5/2010, 11/3/2010

Approved: _____

Denied: January 4, 2011

Reasons for denial or modifications: _____

Signature [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. 6-3a, Connecticut General Statutes.)

fee 210.00

APPLICATION FOR SPECIAL PERMIT

Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: _____

Name and Address of Applicant: JACK REYNOLDS - CASCO, AS
AGENT OF OWNER

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

Location of Property: 160 RIVER ROAD - SUITE A100

Owner of Record of Property: _____

Description of Proposed Use: AMEND EXISTING APPROVED
SPECIAL USE PERMIT TO ALLOW EXTERIOR FACADE
UPGRADES.

(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: August 23, 2010Date of Receipt: September 7, 2010 Fee Paid: \$ 560.00Date of Action: January 4, 2011Date of Public Hearing: 10/5/2010, 11/3/2010 12/7/2010Approved: January 4, 2011

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. 8-14, Connecticut General Statutes.)

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 4, 2011
Page 2 cont.

6. Old Business:

- a. Appl. Special Permit, to permit a horse facility, as well as grading and leveling of property to create pasture, 180 Newent Road – John Gwiazdowski – Motion made by R. Giroux second L. Alice to waive professional landscaping plans VOTE: R. BROWNE OPPOSED, MOTION CARRIED
Motion by G. Ritacco second by R. Browne to approve light waiver
VOTE: K. SPERRY OPPOSED, MOTION CARRIED
Motion made by K. Sperry second by M. Friese to Deny the Application.
VOTE: UNANIMOUS MOTION CARRIED
- b. Appl. Special Permit – Kohl's, J. Reynolds, Agent – Amend existing approved special use permit to allow exterior façade upgrades. - Motion made by R. Browne second J. Dempsey to Approve.
VOTE: R. BROWNE OPPOSED MOTION CARRIED
- c. Panera Bread – Motion made by L. Alice to reduce the \$10,000.00 surety to \$2500.00 to be maintained for 1 year. \$2000.00 cash surety and \$2500.00 inspection fees be reduced to \$500.00.
VOTE: UNANIMOUS MOTION CARRIED
- d. Blight Ordinance – NONE

7. New Business:

- a. Receipt of New Applications
 1. Appl. Subdivision/ReSubdivision, Brenmor Properties, LLC. Motion by R. Giroux second by J. Dempsey to accept application for review. VOTE: UNANIMOUS MOTION CARRIED
 2. Appl. Special Permit, Lisbon Landing, LLC, 160 River Road, Lot B, to subdivide the former Linens N Things space into three tenant spaces and revise the exterior front elevations and signage. Review front elevation of proposed new building (Dicks) in front of Cinema. Motion made by R. Giroux second by K. Sperry to schedule Public Hearing February 1, 2011 6:30PM.
VOTE: UNANIMOUS MOTION CARRIED
 3. Appl. Text Amendment, PSK Realty, LLC. Application incomplete. Motion made by R. Giroux second by R. Browne to accept for review VOTE: UNANIMOUS MOTION CARRIED
- b. Referrals - Town of Canterbury, dated 12/22/2010, re: Proposed special exception for flea market, 637 South Canterbury Road. Motion made by J. Dempsey second L. Alice to send letter of non-consent.
VOTE: UNANIMOUS MOTION CARRIED

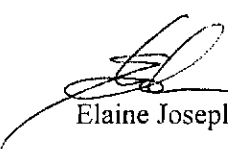
8. Any other business which may properly come before the commission

- a. Motion by K. Sperry second by G. Ritacco to add "Car through Lisbon Dunkin Donuts window" to the agenda.
VOTE: UNANIMOUS MOTION CARRIED
- b. Resignation of Planning and Zoning Board Member Ruth MacDonald. Motion made by R. Giroux second by L. Alice for G. Ritacco to take her place as a Board Member.
VOTE: UNANIMOUS MOTION CARRIED

9. Public Comment – Esther Benjamine, 184 Newent Road wished the Board Members a Happy New Year.

10. Adjournment - Motion to adjourn made by L. Alice second by J. Dempsey at 9:50 PM.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, Acting Clerk

Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 01/11/2011 AT 2:00 pm
ATTEST. BETSY M. BARRETT, TOWN CLERK

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, January 4, 2011 the following action was taken:

1. Special Permit Application, to permit a horse facility, as well as grading and leveling of property to create pasture at 180 Newent Road. Applicant/Owner: John Gwiazdowski. DENIED
2. An application by Casco (Agent for Kohls) for a Special Permit to modify existing Kohls façade, 160 River Road (Route 12), as shown on Map #20 as Lot #14. APPROVED

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

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON.
CT ON 01/11/2011 AT 2:00 PM
ATTEST. BETSY M. BARRETT, TOWN CLERK

fee \$100.00

APPLICATION FOR SPECIAL PERMIT

Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: _____

Name and Address of Applicant: JACK REYNOLDS - CASCO, AS
AGENT OF OWNER

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

Location of Property: 160 RIVER ROAD - SUITE A100

Owner of Record of Property: _____

Description of Proposed Use: AMEND EXISTING APPROVED
SPECIAL USE PERMIT TO ALLOW EXTERIOR FACADE
UPGRADES.

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

Signature of Applicant: *Jack Reynolds*

To be completed by the Commission:

Application No. _____

Date of Submission: August 23, 2010

Date of Receipt: September 7, 2010 Fee Paid: \$560.00

Date of Action: January 4, 2011

Date of Public Hearing: 10/5/2010, 11/3/2010 12/7/2010

Approved: January 4, 2011

Denied: _____

Reasons for denial or modifications: _____

Signature *[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.)

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, January 4, 2011 the following action was taken:

1. Special Permit Application, to permit a horse facility, as well as grading and leveling of property to create pasture at 180 Newent Road. Applicant/Owner: John Gwiazdowski. DENIED
2. An application by Casco (Agent for Kohls) for a Special Permit to modify existing Kohls façade, 160 River Road (Route 12), as shown on Map #20 as Lot #14. APPROVED

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

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON.
CT ON 01/11/2011 AT 2:00 PM
ATTEST. BETSY M. BARRETT, TOWN CLERK