

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, DECEMBER 7, 2010
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 9:08 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,
John Dempsey

Alts: Mark Friesse, Gary Ritacco

MEMBERS ABSENT: Larry Thibeault, Ruth MacDonald, David Gagnon, Sharon Gabiga,
Lawrence Alice

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

2. Previous Minutes

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

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

a. Christmas Card from Towne Engineering to Chairman Adams

b. Letter, from Atty. Michael Ziska re: Aldi's Letter of Credit

c. Memo, Board of Finance, re: Budget. Motion made by J. Dempsey second R. Giroux to take up under "Other Business".

VOTE: UNANIMOUS MOTION CARRIED

d. Memo, Ken Mahler, Board of Finance, re: Annual Report due December 23, 2010

e. Letter, Dr. Gosselin, 232 Mell Road, re: requesting review of public act 490

f. Letter, State of CT, DOT re: Ames Road Subdivision, Lots 4&5, plan approval with provisions.

g. Letter, James Synott, re: Versailles Road Subdivision (Bawza), dated November 22, 2010

4. Bills and action thereon

a. Towne Engineering, 12/1/10, Inv#21398, Re: Services Rendered, \$16,179.75. J. Dempsey questioned if there was enough money to cover the amount. Motion made by J. Dempsey second by R. Giroux to pay.

VOTE: UNANIMOUS MOTION CARRIED

b. Murtha Cullina, 11/23/10, Re: Account Auditing Services, \$2125.00. Motion made by G. Ritacco second by R. Browne to pay.

VOTE: UNANIMOUS MOTION CARRIED

c. Norwich Bulletin, 11/12/10, Re: Notice of Decision, \$99.79. Motion made by R. Giroux second G. Ritacco to pay.

VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

a. ZEO – Written report submitted by Ben Hull

b. Regulations – TABLED

c. Zoning Map Subcommittee - TABLED

d. Regional Planning Commission – NONE

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. Browne second R. Giroux to table pending legal advice.

VOTE: UNANIMOUS MOTION CARRIED

b. Appl. Special Permit – Kohl's, J. Reynolds, Agent – Amend existing approved special use permit to

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allow exterior façade upgrades. - Motion made by J. Dempsey second R. Browne to table.

VOTE: UNANIMOUS MOTION CARRIED

- c. Appl. Text Amendment – Joseph DiRoma – WITHDRAWN
- d. Panera Bread – Staff advised that some funds should be withheld for landscaping. G. Ritacco questioned the approval of florescent light on the back of the building.
- d. Blight Ordinance – NONE

7. New Business:

- a. Receipt of New Applications - NONE
- b. Referrals - City of Norwich, dated 11/15/10 re: SDP #897C – 285 Taftville-Occum Road. Motion made by R. Giroux second R. Browne to send letter of no impact.

VOTE: UNANIMOUS MOTION CARRIED

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

- a. Budget – motion for \$60,000.00 by G. Ritacco second R. Giroux.

VOTE: R. BROWNE ABSTAINED MOTION CARRIED

Motion by R. Browne second by R. Giroux to add Power Lines to the agenda.

VOTE: UNANIMOUS MOTION CARRIED

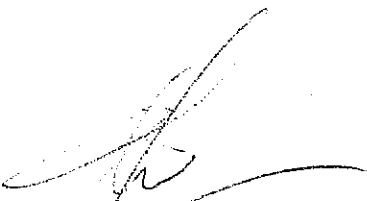
- b. Power Lines on Preston Allen Road – R. Browne questioned why there were overhead lines. Staff to investigate.

9. Public Comment – J. Synott of 31 Versailles Road showed concern for the Bawza subdivision and drainage concerns. He also questioned the stone wall. Staff stated that the application was already approved.

10. Adjournment - Motion to adjourn made by G. Ritacco second by R. Giroux at 8:04 PM.

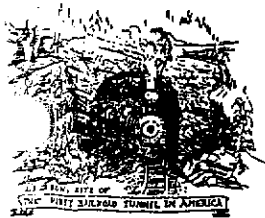
VOTE: UNANIMOUS MOTION CARRIED

Robert D. Adams, Chairman



Elaine Joseph, Acting Clerk

RECEIVED FOR RECORD AT LISBON.
CT ON 12-14-2010 AT 12:05 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, December 7, 2010 the commission took the following action:

1. The application of Joseph DiRoma seeking amendments to the following sections of the Zoning Regulations:
 - A. Amend section 5.2 of the zoning regulations to permit a Retail Home and Garden Center in a BV-1 zone;
 - B. Amend section 8.10 of the zoning regulations relating to outdoor sales areas;
 - C. Amend section 10 of the zoning regulations to define standards for a Retail Home and Garden Center;
 - D. Amend section 19 of the zoning regulations to define a Retail Home and Garden Center.

WITHDRAWN

Dated at Lisbon, Connecticut this 14th day of December 2010.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

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