

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
WEDNESDAY, NOVEMBER 3, 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, Lawrence Alice, Robert Browne,
Sharon Gabiga, David Gagnon, Kim Sperry, Ruth MacDonald,
Alts: Mark Friese, Gary Ritacco
MEMBERS ABSENT: John Dempsey, Larry Thibeault
STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

2. Previous Minutes

A motion was made by R. Giroux second by R. Browne to accept the previous minutes with corrections.
VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

A motion was made by R. Browne second by G. Ritacco to put Panera Bread's letter dated October 27, 2010 under "Other Business" VOTE: UNANIMOUS MOTION CARRIED

A motion was made by G. Ritacco second by R. Browne to put CLA Engineer's letter dated October 28, 2010 under "Other Business" VOTE: UNANIMOUS MOTION CARRIED

- a. Letter, Kathy Burdock, dated 11/3/10, Re: Gwiazdowski Farm
- b. Fax, Town Engineering Re: Request for email address
- c. Newsletter, CT Federation of Planning & Zoning Agencies
- d. Brochure, Environmental Management
- e. Brochure, CT Technology Transfer

4. Bills and action thereon

- a. Southeastern CT Council of Governments, 10/29/10, Re: Services Rendered, \$18,415.91. Motion made by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED
- b. Murtha Cullina, 10/20/10, Re: Inv#413183, \$908.00. Motion made by R. MacDonald second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED
- c. Norwich Bulletin, 10/17/10, Re: #00078074, PH Notice, \$214.98. Motion made by R. Giroux second by K. Sperry to pay. VOTE: UNANIMOUS MOTION CARRIED
- d. Norwich Bulletin, 10/21/10, Re: PH Notice, \$785.00. Motion made by G. Ritacco second by L. Alice to pay. VOTE: UNANIMOUS MOTION CARRIED
- e. Norwich Bulletin, 10/14/10, Re: # 00080322, Notice of Decision, \$116.48. Motion made by L. Alice second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO – Written report submitted by Ben Hull
- b. Regulations – Signage meeting on Tuesday, November 16, 6:00 PM, Lisbon Town Hall
- c. Zoning Map Subcommittee - Meeting held Tuesday, October 19, 2010, 5:00 PM met without quorum. Rescheduled for Tuesday, November 16, 5:30PM.
- d. Regional Planning Commission – NONE

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
LISBON PLANNING AND ZONING COMMISSION

1. Name of Applicant ESTATE OF RUDOLPH R BAWZA

NANCY E MICHAELSON ADMINISTRATOR

Address 53 SCHOOL HILL RD, BALTIMORE CT 06330

Phone 860 822-6683

2. Name of Property Owner ESTATE OF RUDOLPH R BAWZA

NANCY E MICHAELSON ADMINISTRATOR

Address 53 SCHOOL HILL RD, BALTIMORE CT 06330

Phone 860 822-6683

(To be filled in by Commission.)

Application No. _____

Subdivision ☒ Resubdivision _____

Date submitted 8/16/2010

Date of receipt 9/7/2010

Date of hearing N/A
(If required)

Date of action 11/3/2010

Fee paid \$1460.00

Submitted to _____

Time extension _____
(If any)

APPROVED WITH ATTACHED

CONDITIONS

3. Name of Subdivision _____

4. Location of Subdivision VERSAILLES ROAD

Land Records Map of 3 Lot # 30

5. Total area of property to be subdivided 4.87 acres

6. Number of new lots proposed 2

7. Average lot size 2.44

8. Are new or relocated roads proposed? No

9. Are public water or sewer systems proposed? No

10. Zoning Category R40

11. Name and Connecticut Registration No. of Land Surveyor(s) and/or Engineer(s) _____

MARK H. SULLIVAN L.S., L.C. # 70064

12. The undersigned hereby acknowledges that this application to the best of his knowledge conforms to the Subdivision Regulations of the Town of Lisbon and that approval of the plan is contingent upon compliance with all requirements of said Regulations. The undersigned hereby authorizes the Lisbon Planning and Zoning Commission, or its agents, to enter upon the property to be subdivided for the purpose of inspection and enforcement of said Subdivision Regulations.

Estate of Rudolph R. Bawza, Sr.

(Signed) By Nancy E. Michaelson Date 8-14-10
(Applicant)
Nancy E. Michaelson, Executrix
Estate of Rudolph R. Bawza, Sr.

(Signed) By Nancy E. Michaelson Date 8-14-10
(Owner)
Nancy E. Michaelson, Executrix

13. The undersigned warrants and guarantees that all of the improvements as shown on the final approved subdivision map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

Estate of Rudolph R. Bawza, Sr.

(Signed) By Nancy E. Michaelson Date 8-14-10
(Applicant)
Nancy E. Michaelson, Executrix

(Signed) _____ Date _____

This application, together with three copies of the proposed subdivision or resubdivision and the required fee, should be submitted to the Zoning Enforcement Office, the Chairman or Secretary of the Lisbon Planning and Zoning Commission, or the Lisbon Town Clerk.



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

CONDITIONS OF APPROVAL
SPECIAL PERMIT - BAWZA SUBDIVISION - 11/3/10

1. Sightline and new drainage necessary for the creation of proposed lots #1 and #2 is predicated on the applicants ability to remove an existing stone wall, trees and re-grade the slopes along the existing Town Road. The applicant shall be required to removed and reconstruct the sections of stone wall shown on the plans prepared by Mark Sullivan, necessary to create adequate sightline, or as necessary based on the final location of the driveways to the individual lots. If the work is not done prior to the recording of the mylars the Commission shall require sufficient financial security to ensure that the necessary work is completed as part of the approvals as noted on the plans. The financial security shall be paid prior to the signing and recording of the mylars, or a caveat shall be placed on the land records requiring the improvements be completed or financial security posted with the Town prior to the issuance of a building permit on an individual lot. The amount of financial security should be a total of \$12,000 or \$6,000 per lot, for lots #1 and #2. The amount of the security shall be sufficient to ensure the completion of the improvements.
2. The applicant shall submit final language for all lands to be deeded to the Town. Final deed(s) shall be submitted in a recordable form.
3. The applicant shall be required to pin/monument lots prior to the signing of mylars or provide financial security for pins/monuments.
4. The applicant shall pay the Town of Lisbon a fee-in-lieu of open space payment of \$12,000. This amount may be paid in a lump sum or as each lot ownership/title is transferred a payment of \$6,000 per lot must be paid prior to closing for the initial transfer. A caveat shall be filed on the land records to provide notice of this provision.

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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 – CLOSED
- b. Appl. Subdivision/Re-subdivision – Estate of Rudolph Bawza. – Representative Mark Sullivan submitted three maps for the record. He also submitted for the record a handwritten letter stating that he has reviewed similar lots in the town of Lisbon, and that he has authority to reasonably estimate appraisal value of the lot at \$100,000.00, and opt for 10% of that as “fee in lieu of open space” on behalf of the applicant. Motion was made by L. Alice second by G. Ritacco to approve the application, with conditions. VOTE: UNANIMOUS MOTION CARRIED
- d. Appl. Special Permit – Kohl’s, J. Reynolds, Agent
Amend existing approved special use permit to allow exterior façade upgrades. - CONTINUED
- e. Appl. Text Amendment – Joseph DiRoma - CONTINUED
- f. Blight Ordinance – NONE

7. New Business:

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

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

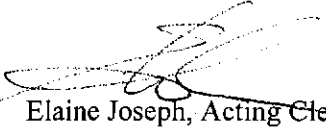
A motion was made by R. Browne second by R. Giroux to add “Stone Walls” and “Underground Utilities” to the agenda. VOTE: UNANIMOUS MOTION CARRIED

- a. Letter, Panera Bread, October 27, 2010, Re: Surety Release, \$10,000.00; Emergency Contingency Fund, \$2,000.00; Deposit for Site Inspections, \$2,500.00. Motion was made by L. Alice second by R. Browne to allow Staff to evaluate the as-builts and conditions on the site and release sufficient funds if everything is acceptable. VOTE: UNANIMOUS MOTION CARRIED
- b. Letter, CLA Engineers, October 28, 2010, Re: Gavin Estates Subdivision, requesting a 180 day extension for filing the subdivision plans approved at the August meeting. A motion was made by R. Browne second by R. Giroux to grant the extension. VOTE: UNANIMOUS MOTION CARRIED
- c. Stone Walls – R. Browne questioned the removal of a section of stone wall on Mel Road.
- d. Underground Utilities – R. Browne questioned whether or not the Preston Allen Subdivision is required to have underground utilities. Staff to investigate.

9. Public Comment – E. Benjamine of 184 Newent Road suggested that sidewalks would be nice to have at the town hall, since it is required of the new subdivisions. J. Benjamine, 184 Newent Road, would like to see the maps in discussion at town meetings to be positioned in such a way that the public can see them. Member R. MacDonald questioned the amount of funds residing in the town’s “in lieu of open space” account, to which there was no available answer. E. Benjamine questioned if “open space” gets removed from the tax roll, to which the answer was “yes”.

10. Adjournment - Motion to adjourn made by R. Giroux second by R. MacDonald at 10:07 PM.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, Acting Clerk

Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 11/10/2010 AT 6:15pm
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 Wednesday, November 3, 2010 the commission took the following action:

1. Appl. Subdivision/Re-subdivision - Estate of Rudolph Bawza
2 lot subdivision, Versailles Road, shown on Map #3 as Lot #30.
APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 10th day of November 2010.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

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ATTEST. BETSY M. BARRETT, TOWN CLERK