

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 6, 2018
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearings in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, February 6, 2018.

6:30 P.M. Application for special permit approval by Jeffrey Bord of BL Companies for Aldi, Inc., in accordance with section 6.4 and section 11 of the zoning regulations to construct a 2,024 square feet expansion of the retail building, including modifications to the parking lot (22 additional spaces), building design, landscaping and lighting at 175 River Road, Lisbon, CT 06351, in the IP-1 Zone.

MEMBERS PRESENT: Robert Adams, Cheryl Blanchard, Gary Ritacco,
Benjamin Hull, III, John Dempsey, Trevor Danburg, Sharon Gabiga
Timothy Minor (ALT)

MEMBERS ABSENT: Kim Sperry

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG,
Lisbon Town Planner

The following Public Hearing was called to order by Chairman Robert Adams at 6:35 PM:

Application for special permit approval by Jeffrey Bord of BL Companies for Aldi, Inc., in accordance with section 6.4 and section 11 of the zoning regulations to construct a 2,024 square feet expansion of the retail building, including modifications to the parking lot (22 additional spaces), building design, landscaping and lighting at 175 River Road, Lisbon, CT 06351, in the IP-1 Zone.

Emile Pierides, P.E. of BL Companies was present to represent the applicant. He stated that the applicant was buying the additional lot and will add 2024 square foot addition to the existing 17,000 square foot building. He also stated they will be doing the following:

- Expanding the parking lot
- Extending storm pipes
- Making minor revisions to the utilities
- Adding conservation sieve mix to make the lot more presentable
- Integrating the new addition with the existing structure

Mr. Pierides stated that they have addressed the comments made by Staff.

Mr. Hull questioned if they were planning to add an additional 22 parking spaces, to which the answer was "yes", as more spaces were required for the additional retail space. Mr. Murphy also added that the new addition would encroach on the existing parking area and that is why they are adding more spaces in the additional lot. Mr. Hull then asked if Aldi's is doing well, to which the reply was "yes". Chairman Adams asked what the typical size for an Aldi's retail store was, to which Mr. Pierides responded, "19,000 to 20,000 square feet, and this addition would bring this store up to 19,000 square feet".

Bruno Lourenco, Director of Real Estate for Aldi's, stated that this addition will bring the square footage up to match that of their Waterford store. Mr. Lourenco then stated that, with regard to signage, the applicant will be updating the logo but will not be increase the size. "Food Market" sign is being removed but the logo

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will remain on the front of the building.

Mr. Murphy gave a brief report. He stated that the area to the east (the "L" shaped parcel) has been purchased. He said it was not stabilized originally before Aldi purchased it. Staff wants them to stabilize the area out to the retaining wall. He is suggesting the landscape rail and ornamental fence (currently in front of store along the driveway) be brought completely around the site. He stated the applicant would not be intensifying any of the lighting.

Mr. Murphy stated that the "supplemental submittal" (storm drainage plan) came in on the 25th of January and is noted for the record. It was also distributed to the Town Engineer. Mr. Murphy stated that there were no comments or concerns from the Fire Marshal or the Town Engineer.

Mr. Giroux questioned if there will be temporary fencing put up, to keep people from wandering towards the ledge. Mr. Pierides stated that the fence will be up at the edge of the parking lot. He also stated that the open areas will be seeded with conservation grass, which will get mowed once a year and will stand about two feet high.

Mr. Danburg asked if the store will be shut down during construction for public safety. Mr. Lourenco stated that there will be a 15 week construction period, in which there will be a period of 10 weeks that the store will be able to stay open, and a 5-6 week time period where it will be shut down.

Mr. Murphy stated that the applicant provided public hearing signage, submitted their information electronically, notices were made to individual abutters, and that the applicant had copies of the certified receipts for abutter notifications.

Chairman Adams asked for public comment in favor of the application, to which there was none.
Chairman Adams asked for public comment in opposition to the application, to which there was none.

This Public Hearing was closed at 7:01 PM.


Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 2/14/2018 AT 9:50am
ATTEST. LAURIE TIROCCHI, TOWN CLERK.
