

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MARCH 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, March 6, 2018.

6:30 P.M.: To create a specially permitted use in the R-40, R-60 and R-80 zones by 1) amending section 4.2 to include a new section 4.2.21, 2) proposing a new section 10.27 establishing standards and conditions for Farmer's Markets, 3) amending section 13.9 to include section 13.9.4 x for parking standards for Farmer's Markets, 4) amending section 15.6 d to allow Farmer's Markets to have a sign similar to Non-Profits (12 sq ft), and 5) amending section 19.3 to include a definition for a Farmer's Market.

6:40 P.M.: Application for special permit approval by Richard A. Hamel, 363 North Burnham Highway, in accordance with section 10.26 and section 11 of the zoning regulations for a proposed private event facility for seasonal accessory use for accommodations of weddings, showers, engagement parties, graduation parties and other private gatherings at 363 North Burnham Highway (Route 169), Lisbon CT 06351, map/block/lot 18/002/000 in R-60 and R-40 zoning districts.

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

To create a specially permitted use in the R-40, R-60 and R-80 zones by 1) amending section 4.2 to include a new section 4.2.21, 2) proposing a new section 10.27 establishing standards and conditions for Farmer's Markets, 3) amending section 13.9 to include section 13.9.4 x for parking standards for Farmer's Markets, 4) amending section 15.6 d to allow Farmer's Markets to have a sign similar to Non-Profits (12 sq ft), and 5) amending section 19.3 to include a definition for a Farmer's Market.

Member Sharon Gabiga, who is the Chairman of the Lisbon Farmers' Market Committee, recused herself for the Public Hearing.

Elaine Joseph, Board Clerk, stepped down from her duties to present the proposed text amendments to the Commission. She stated for the record that she is the Lisbon Farmers Market Manager, and that Mrs. Gabiga is also the Market Master. She explained to the Commission that although the Farmers Market has been in operation for five years, the Committee is seeking the regulation text amendments to be able to expand the market and allow the Committee to welcome different kinds of vendors at the market. She then read into the record, the changes as outlined in the application.

Gary Ritacco entered at 6:44 P.M.

Town Planner Michael Murphy gave a brief staff report. The Commission authorized the Town Planner to work on the draft to assist the committee. He stated that he helped with the preparation of the regulations at a couple of Farmers Market Committee meetings over a period of time. He looked at a couple of issues

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that concerned the Commission, the Committee and the public. He again reminded the Commission that Mrs. Gabiga had recused herself from the Public Hearing process. He said this was an agricultural sales type of use. He did research on some of the more popular markets, but understood that the Committee had certain standards they wanted to adhere to. He stated the location is focused on public property, specifically Lisbon meadows Park. He stated that the amendments would allow the Committee to present an application and site plan for the market, which would allow for 20 different units (vendors) at a time.

Provisions a. – j. are self explanatory, but Mr. Murphy clarified by saying that although the Committee prefers to keep the market as Connecticut Grown, they felt it was in the market's best interest to provide the flexibility of regionally grown and produced products. There will always be a management aspect to the Farmers Market (Market Master). He stated that although subject to review, he feels parking spaces of approximately 20 spaces is satisfactory. The biggest issue was trying to make sure that concerns about the types of vendors were fully understood. He explained that at the best markets, you will not find strictly vegetable vendors, that you need a variety to attract the customers. He suggested a limit on certain types of vendors, which will allow the market to have four or five craft vendors. It would allow flexibility and diversity. Food trucks were another issue: Mr. Murphy suggested a maximum of one food truck at a time, and the site plan review process would dictate where it would be set up. He suggested allowing temporary utility use be allowed. Guest entertainment is to be kept simple, and the exhibit area for booths was suggested to use accessory use of 25 feet from the road. It needs to meet Special Permit standards and site plan review. As for signage, Mr. Murphy stated that it needs to meet some set backs but that Carl Brown, ZEO, could issue the permit, which would fit under non-profit signage regulations.

Notifications were made to NECCoG and SECCoG. Only the SECCoG responded, stating there was no inter-municipal impact.

Chairman Adams asked for comments or questions from the Commission.

Ben Hull asked what was meant by "regional" vendors. Mrs. Joseph responded that even though the Farmers Market Committee prefers to keep the market as "Connecticut Grown" by permitting only Connecticut vendors, the Committee understands that it may, over time, become more beneficial to the market to invite vendors that are not strictly from Connecticut.

John Dempsey entered at 6:59 P.M.

Kim Sperry was not certain how vendors from outside of Connecticut would benefit the town. Mrs. Joseph once again stated that the current Market Committee wants to keep it as a Connecticut Grown Market, but that it does not want to "box in" a future Committee should they determine being a Connecticut Grown market was no longer working. Mrs. Sperry asked who was it that designated this market as CT Grown – the Planning and Zoning Commission, or the Market Committee? Mrs. Joseph stated that it was the original Market Committee, upon set up of the market. Mrs. Sperry then questioned, why was this really intensive regulation needed? She also had concerns about the crafters – who will enforce or deal with home occupation issues? Mr. Murphy responded, saying that really the issues here are a land use issue – that the Committee and its operating structure would determine who they would allow at the market. This should not be confused with Home Occupation. He stated that the proposed regulations are not intensive, in his opinion, and he did not recommend that the Committee simplify it any more. He stated it should not conflict with home occupations or any of Mr. Brown's issues.



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Chairman Adams asked if anyone was present to speak in favor of the application.

John Algiere, 29 Preston Allen Road, stood to ask the Commission to please consider adopting the regulations, specifically to allow for food trucks, as he feels the addition of food vendors will only enhance the market and draw more people. He stated he doesn't know of any market that does not have a food truck, and that market goers always ask why Lisbon doesn't have one.

Mr. Murphy then reminded the Commission that any food vendor would have to adhere to the health department standards, and must comply with 10.27.2.b., which will tie them in to locally sourced products.

Chairman Adams asked for comments in opposition to the application, to which there were none.

This Public Hearing was closed at 7:04 PM.

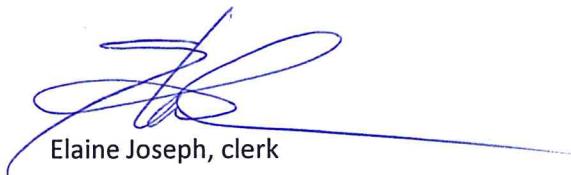
The following Public Hearing was called to order by Chairman Robert Adams at 7:04 PM:

Application for special permit approval by Richard A. Hamel, 363 North Burnham Highway, in accordance with section 10.26 and section 11 of the zoning regulations for a proposed private event facility for seasonal accessory use for accommodations of weddings, showers, engagement parties, graduation parties and other private gatherings at 363 North Burnham Highway (Route 169), Lisbon CT 06351, map/block/lot 18/002/000 in R-60 and R-40 zoning districts.


Attorney Heller of Heller, Heller and McCoy, 736 Norwich New London Tpke., Uncasville, Connecticut, was present to represent the applicant. He stated that the notification sign was not posted on the property, and the applicant would like to withdraw the application and submit a new application. He requested that the Commission schedule a public hearing on the new application, and that they would waive the application fee other than the cost of the new public hearing notice.

Mr. Murphy stated that the applicant inadvertently failed to post the public hearing signage. He spoke with Attorney Zizka on the matter and it was determined that this was proper procedure, to submit a revised application, and given the situation, schedule a hearing at the next meeting. The applicant would fund the additional cost of the future notices.

Chairman Adams said it was duly noted that the application was withdrawn for re-submittal.

  
Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 03/14/2018 AT 12:00pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
 Ass't