

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, APRIL 3, 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, April 3, 2018.

6:30 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, R. Giroux, Cheryl Blanchard, Gary Ritacco, Kim Sperry, Benjamin Hull, III, John Dempsey, Trevor Danburg, Sharon Gabiga
Timothy Minor (ALT)

The following Public Hearing was called to order by Chairman Robert Adams at 6:33 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 Harry Heller of Heller, Heller and McCoy, 736 Route 32, Uncasville, Connecticut, was present to represent the applicant. He stated that the application was acceptable under the accessory use of the zoning regulations, and that the owner/occupant is residing on the property. Mr. Heller also stated that this was to be a limited use (May 1 through October 31). The applicant's property consists of 40 acres, and the minimum amount of acreage needed for this accessory use as a private event facility is 25. The existing barn is located over 1000 feet from Route 169, and is 270 feet behind the residence. The driveway is improved by compacted millings. As per the regulations, which state the building cannot be closer than 150 feet from the property line, the existing barn is 154 feet from the property line. Neighboring dwellings must be 750 feet from the facility on date of application. All neighboring properties are at distances of 1640', 1670', 1750', 2400', and 1170'. This application therefore complies. Abutters' notices were sent via certified, return receipt mail, and copies of those notices and receipts were already in the file. The proper signage had been placed on the property as a notice to abutters as well, as per the Town's zoning regulations.

Mr. Heller stated that the building cannot exceed 8,000 square feet. The existing building is 36' x 48'. A 1500 square foot, outdoor patio is being proposed. Parking must be a minimum of 200 feet from the property line, and the nearest parking spot to the property line is 211, therefore complying. Mr. Heller stated that the regulations require the facility to be on a state highway, which it is (Route 169).

Mr. Heller entered into the record, photographs of the portable restroom facilities (exhibits A & B). Mr. Heller stated that as this is an accessory, seasonal use, the regulations only require portable facilities.

MINUTES
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TUESDAY, APRIL 3, 2018
page 2 (cont)

Mr. Heller then entered into the record, a copy from Google Maps, showing the seclusion of the property (Exhibit C). Any traffic generated by the facility will be during off-peak hours. He stated that the applicant is proposing a 12-foot access lane, and he is requesting that the Commission approve it, as there will not be much in the way of two-way traffic during these types of events.

Lastly, Mr. Heller submitted for the record, a photograph of the location, demonstrating that the environment is desirable in New England for these types of events. It is consistent with the Plan of Conservation and Development.

The Commission members had previously received a Staff Summary Sheet from Michael Murphy, Town Planner. A copy of the Staff Summary Sheet is in the file and noted for the record.

Commission member B. Hull asked if the text amendments recently adopted by the Commission, were specifically made for this application, to which the answer was "yes".

Commission member C. Blanchard questioned why the special permit says "other private gatherings". Mr. Heller clarified that the facility could be used for various kinds of private parties, not just weddings.

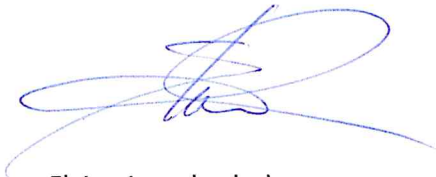
Chairman Adams asked if anyone was present to speak in favor of the application.

Terry Joseph, 57 Kimball Road, was in favor of the application, saying it would be great to have a venue such as this in Lisbon.

Robert Browne, 84 Preston Allen Road, asked, "at what hours was noise required to stop?" The answer from Mr. Heller was that the music would stop by 11:45 P.M., and non-amplified, outdoor music would stop by 9:00 P.M. The hours of use of the facility would be 12:00 P.M. to 12:00 A.M.

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

This Public Hearing was closed at 6:49 PM.



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 4/11/18 AT 9:30am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi