

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 5, 2017
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, September 5, 2017:

6:30 PM - Application by Richard A. and Michele Hamel of 363 North Burnham Highway, Lisbon, CT to amend the zoning regulations of the Town of Lisbon to incorporate regulations allowing by special permit the use of a Private Event Facility in the R-40, R-60 and R-80 zoning districts pursuant to the provisions of a new section 4.2.20 , the inclusion of a new section 10.26, inclusive, under Section 10-Supplementary Regulations to address development standards, and the addition of a new definition under section 19.3 for Private Event Facility.

MEMBERS PRESENT: Ronald Giroux, Kim Sperry, Gary Ritacco, Trevor Danburg, Sharon Gabiga, Cheryl Blanchard, Benjamin Hull, III, David Gagnon
MEMBERS ABSENT: Robert Adams, James Labonne (alternate), John Dempsey (alternate)
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Vice- Chairman Ronald Giroux at 6:30 PM:

Application by Richard A. and Michele Hamel of 363 North Burnham Highway, Lisbon, CT to amend the zoning regulations of the Town of Lisbon to incorporate regulations allowing by special permit the use of a Private Event Facility in the R-40, R-60 and R-80 zoning districts pursuant to the provisions of a new section 4.2.20 , the inclusion of a new section 10.26, inclusive, under Section 10-Supplementary Regulations to address development standards, and the addition of a new definition under section 19.3 for Private Event Facility.

Attorney Harry Heller of Heller, Heller & McCoy, 736 Route 32, Uncasville, Connecticut, was present to represent the applicant. He stated that the application was for a text amendment to the zoning regulations and that his client was not there requesting a permit of any kind. They would need to apply for a permit through the Planning and Zoning Commission. He stated that the text amendment would require a minimum acreage requirement of 25 acres. It is a use that is an accessory use only (not a principle use) and must be associated with an owner occupied property.

Seasonal use shall be between May 1 and November 15, as an accessory use to a principle residential use. Atty. Heller stated that adopting the text changes furthers the Open Space goals of the Plan of Conservation and Development, and retains the agricultural character of the town. Accessory use would include the consumption of alcohol and food, as well as allowing for entertainment in conjunction with a private event held at the facility.

He stated that in drafting the amendment, they looked at regulations located in North Stonington for guidance. He stated that the facility must be located on at least 25 acres of land being occupied by the owner of the property, limited to residential district building shall not be any closer than 150 feet to the property line, and no closer than 700 feet from a residential structure on an adjacent property, as of the date the special permit is filed. Hours of operation 12pm – 12am; no more than 10 part time employees,

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which are allowed on the property only during the time the private event is being conducted. Food and drink for invited guests only, not the general public. A referral shall be made to Uncas Health District and the Fire Marshal at the time of the Special Permit Application; structure for the facility is to be a maximum of 8000 square feet with a 5000 square foot patio, which may have an awning for inclement weather.

Parking may not be closer than 200 feet of the property line, and handicap parking spots must be within 50 feet of building. These facilities may have access to one of the three state highways: Route 169, Route 138 and Route 12. All refuse areas to be screened from public view and situated at least 750 feet from an adjoining property. Signage is to be consistent with other signage in residential areas (maximum of sixteen square feet).

Noise must comply with residential nighttime standards at all times. All outdoor music must cease at 9 PM.

B. Hull asked, "Where does the 8000 square foot number come from?" Atty. Heller responded that it is the size of the building on the applicant's property and will hold approximately 125 guests. "Is there a maximum number of people allowed?" It was suggested that the Fire Marshal and Building Official would determine that.

R. Giroux questioned, "If there is not a barn on the property, will they be able to set up a tent? This is not site specific." Atty. Heller suggested that this amendment was written for a building, and that the language would need to be tailored to allow for a tent.

Town Planner M. Murphy gave his summary review. Preservation issues, traffic issues and public health standards will need to be met when a Special Permit is applied for. Mr. Murphy stated that Samuel Alexander of the SECCoG replied to the referral letter sent by the Commission with concern that noise and traffic may negatively impact the area if best practices are not followed. Mr. Murphy stated that the changes to the application, which only allows an event facility on the three state roads and not town-managed roads, will reduce the chances of negative impact in the manner suggested by Mr. Alexander. The NECCoG did not respond to the referral letter.

B. Hull asked, "What is the maximum night time decibel standards of the State?" Mr. Murphy replied, "It is 65 decibels during the night and 75 during the day."

R. Giroux asked for Public Comment in Favor of or Against the application, to which there was none.

This Public Hearing was closed at 6:56 PM.


Elaine Joseph, clerk

Approved: _____
Ronald Giroux, Vice-Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 9/13/17 AT 9:40am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
