

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, DECEMBER 6, 2016  
6:35 P.M.

The Planning and Zoning Commission held the following Public Hearings in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:35 PM on Tuesday, December 6, 2016.

6:35 PM - Application by the Town of Lisbon Planning and Zoning Commission to amend Section 6.4.23 (Special Permits-IP-1 zone) of the zoning regulations regarding the sale of liquor at IP-1 zoned restaurants to clarify the language and make the activity uniform throughout zone.

6:40 PM - Application by the Town of Lisbon Planning and Zoning Commission to amend Section 16 (ZONING BOARD OF APPEALS) of the zoning regulations to include a new section 16.1.4 regarding the proposed referral of Zoning Board of Appeals applications (appeals and variances) to the Planning and Zoning Commission for review and comment.

MEMBERS PRESENT: Ronald Giroux, Kim Sperry, Gary Ritacco, Trevor Danburg, Sharon Gabiga, Cheryl Blanchard, John Dempsey (alternate)

MEMBERS ABSENT: Robert Adams, Benjamin Hull, III, David Gagnon, James Labonne (alternate)

The following Public Hearing was called to order by Vice- Chairman Ronald Giroux at 6:35 PM:

Application by the Town of Lisbon Planning and Zoning Commission to amend Section 6.4.23 (Special Permits-IP-1 zone) of the zoning regulations regarding the sale of liquor at IP-1 zoned restaurants to clarify the language and make the activity uniform throughout zone.

Member K. Sperry read the draft amendment of Section 6.4.23 of the Zoning Regulations into the record.

Vice-Chairman Ronald Giroux asked for public comment, to which there was none.

This Public Hearing was closed at 6:37 PM.

The following Public Hearing was called to order by Vice- Chairman Ronald Giroux at 6:41 PM:

Application by the Town of Lisbon Planning and Zoning Commission to amend Section 16 (ZONING BOARD OF APPEALS) of the zoning regulations to include a new section 16.1.4 regarding the proposed referral of Zoning Board of Appeals applications (appeals and variances) to the Planning and Zoning Commission for review and comment.

Vice-Chairman Ronald Giroux read the draft amendment of Section 16 (Zoning Board of Appeals) of the Zoning Regulations into the record. He then asked for public comment.

Robert Jencks of 155 Preston Allen Road stated that he is a ZBA member. If the ZBA board gets an application, does the board need to notify Planning and Zoning before they can do anything with the application?

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Vice Chair R. Giroux answered by saying that the Planning and Zoning Commission wanted to know what applications were before the ZBA, so that they may submit information that may be useful to the ZBA.

K. Sperry read for the record, the policy analysis as submitted in September by Mike Murphy, Town Planner. She reiterated that it would allow P&Z Commission to submit information that it deems important, into the record. Vice Chair R. Giroux said that he is hoping this process would allow the two boards to work together, in making the right decisions.

Steven Beck, Chairman of the Zoning Board of Appeals, 52 Kanahan Road, asked if the time frame for return of comments is enough. Vice-Chair R. Giroux stated that if the ZBA meets on the fourth Tuesday, and they receive an application, and the P&Z Commission meets the following Tuesday, then the P&Z should have the referral in their correspondence. The ZBA would not act on an application before the following fourth Tuesday, so that should be enough time for P&Z to respond, when it feels necessary to respond.

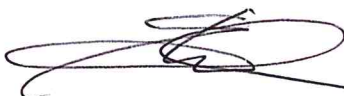
K. Sperry pointed out that referrals are common, that they get them from jurisdictions and abutting towns, and send them as well.

R. Babbitt, 143 Newent Road, said that the way this is written, that it is backwards. He said if ZEO is delivering a cease and desist order, then the Planning and Zoning should already know that. R. Giroux stated that although ZEO hands out a cease and desist, the board would not know if the ones receiving the cease and desist order, are going to ZBA. R. Babbitt said that P&Z should act like "they" are going to ZBA with an application. R. Babbitt said ZEO should not deliver a cease and desist without P&Z knowing about it.

J. Dempsey said that this isn't about a cease and desist, but about an applicant being denied, then going to ZBA. This regulation change gives the board the opportunity to give ZBA more information as to why this application was denied. He then asked if ZBA ever acts on an application the same night that it receives an application, to which the answer was "No". R. Babbitt then asked what the penalty was if this didn't happen, to which the answer was "there is no penalty".

Vice-Chairman R. Giroux reiterated that the P&Z Commission is not trying to stop the process, just legally make it so the two commissions can refer to each other, and have it documented.

This Public Hearing was closed at 6:59 PM.



Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Ronald Giroux, Vice-Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 12/7/16 AT 2:25pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Maryanne Mahely, Asst*