

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, JUNE 7, 2016  
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, April 5, 2016.

6:30 P.M. – Application by Joseph Imschweiler of ISJ Properties of 291 North Burnham Highway, Lisbon to amend section 10.20.1 Definitions and Standards under Farm Wineries (10.20) of the Town of Lisbon Zoning Regulations.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco, Trevor Danburg, Sharon Gabiga

Alternates: John Dempsey

MEMBERS ABSENT: Cheryl Blanchard, Benjamin Hull, III, David Gagnon, Melissa Krauss, James Labonne (alternates)

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 6:43 PM:

Application by Joseph Imschweiler of ISJ Properties of 291 North Burnham Highway, Lisbon to amend section 10.20.1 Definitions and Standards under Farm Wineries (10.20) of the Town of Lisbon Zoning Regulations.

Staff M. Murphy stated for the record that the applicant, Joseph Imschweiler, sent him an email notifying him that he has withdrawn item #2 of the amendment and that the Commission need not consider it. Staff also wanted the Commission to be aware that the State regulations regarding Farm Wineries has changed, but the Town regulations did not.

Applicant Joseph Imschweiler stated for the record that his address is 291 North Burnham Highway, not 201 North Burnham Highway as previously published. He then explained his reason for the amendment request. He stated that the requirement by the state is 25% of grapes used in production be from the farm, although it is recommended that a producer go above 51%. Of 34 vineyards in Connecticut, 13 are designated in the program; of that, 7 use fruit other than grapes for their product.

Chairman R. Adams entered at 6:50 P.M.

Staff M. Murphy noted for the record that referrals were sent to NECT Council of Governments and the SECT Council of Governments, but no return replies were received. He stated the statute does not mandate that they comment. He does not believe there is any inter-municipal impact. Staff then read into the record, an email from Attorney Olsen (Exhibit #1). The regulations mirrors state permit processes which has been in effect since 2004. Staff stated he sees no issues with going to 25%. He stated it is a part of the Plan of Conservation and Development, and agriculture and economic development.

K. Sperry asked the applicant to restate his 3 reasons for his text amendment proposal, for the benefit of Chairman Adams.

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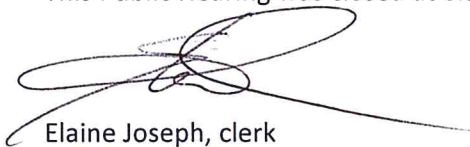
Applicant J. Imschweiler listed his three reasons:

1. There is no crop history for the property – it has been trial and error.
2. The Connecticut Department of Agriculture made a change in 2004 and designated the farm winery program, reducing it from not less than 51% of fruit grown to not less than 25% of fruit grown, for use in the manufacture of Farm Winery permittee's wine.
3. Of 34 wineries in the state, 13 have this designation. Of those, 7 are fruit orchards. The six remaining vineyards are quite sizeable and are able to go above the 51% (home-grown grapes utilized in production). The applicant stated he owns 35 acres, but only 10 acres are suitable for grapes and currently only 5 are planted.

Vice-Chairman R. Giroux asked for public comment.

Terry Joseph, 57 Kimball Road stated he was familiar with the winery property before J. Imschweiler purchased it, and feels the applicant has made great improvements to it. He thinks it will be a benefit to the town and the town's people to have the vineyard operational again.

This Public Hearing was closed at 6:59 PM.



Elaine Joseph, clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 06/14/2016 AT 12:00pm  
ATTEST. LAURIE TIROGCHI, TOWN CLERK  
*Laurie Tirogchi*