

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, OCTOBER 2, 2012  
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, October 2, 2012.

1. 6:30 PM - An application to subdivide a 12.92 acre property located on Ames Road and Route 169 (196 South Burnham Highway) into 19 single-family residential house lots. The application for subdivision has been submitted pursuant to Connecticut General Statutes 8-30g. The owner of the property is Brenmor Properties, LLC and listed in the assessor's records as Map 9 / Block 85 / Lot 1.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Sharon Gabiga, Kim Sperry, John Dempsey, Benjamin Hull, III., Gary Ritcco, Lawrence Alice. Alternate: David Gagnon

STAFF PRESENT: James D Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Chairman Robert Adams at 6:35 PM:

1. 6:30 PM - An application to subdivide a 12.92 acre property located on Ames Road and Route 169 (196 South Burnham Highway) into 19 single-family residential house lots. The application for subdivision has been submitted pursuant to Connecticut General Statutes 8-30g. The owner of the property is Brenmor Properties, LLC and listed in the assessor's records as Map 9 / Block 85 / Lot 1.

Atty. Timothy S. Hollister of Shipman & Goodwin, Counselors at Law, One Constitution Plaza, Hartford, CT spoke on behalf of the client, Brenmor Properties, LLC. He stated that he submitted changes on September 19<sup>th</sup> to Staff J. Rabbitt and Bob DeLuca for review. He stated that he met with them yesterday, to identify any additional changes that may be needed. He requests a continuance to Wednesday, November 7, 2012, and gave a written extension to the November 7<sup>th</sup> Public Hearing, after which they will be out of time.

Chairman B. Adams asked for questions from the Commission. B. Hull, III asked if this was the last extension? The answer was that based on the rules, the hearing must be closed that day no matter what, and the Commission has 65 days after that to make their decision.

K. Sperry questioned the site line and garbage collection. Another issue, she said, that was not brought up was "school buses". She believes the school bus company needs to be brought in to address safety concerns. Mailboxes and dumpsters also need to be added to the list of issues.

Chairman R. Adams asked for public comment. John Mather, with property at 30 and 32 Ames Road, showed concern that the planned wells infringe on his property, and questions if he would be required at a future time to have his septic system re-engineered due to this infringement. Staff J. Rabbitt showed on the plans where the resident's current septic system is within the radius of the planned well. Atty. T. Hollister stated he would look into it.

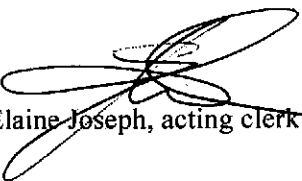
Staff J. Rabbitt then stated he had comments from Staff dated September 27, 2012, and that the Commission needed to grant the extension to Wednesday, November 7, 2012. Also read into the record were letters from CLA Engineers and a letter from Uncas Health dated September 19, 2012 regarding review of the onsite septic.

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J. Dempsey asked for clarification on the 15" pipe and its location as discussed last month. Staff J. Rabbitt stated that it has been moved to the interior of the property, after Town Sanitarian A. Gosselein asked it to be relocated to the northern borderline. B. DeLuca is evaluating where this water went.

Chairman R. Adams asked Staff if the wells on Ames Road will become a health code issue, and would it be the Planning and Zoning's responsibility to determine that, or a civil issue. Staff J. Rabbitt stated that as far as he understands it, it is not the Planning and Zoning Commission's responsibility to determine whether or not someone else has "taken" another's land. L. Alice stated that what was of concern was the reserve. Staff stated that the septic system must be a minimum of 75 feet away from the well, but the yield of the well actually determines actual set back. There is no way of determining that yield without first drilling the well. Staff stated they have shown the development scenario as determined by the minimum for the CT Public Health Code, regarding setbacks and primary reserve systems. Each individual lot will have to attain approval through the public health code. It is a schematic of what could occur, not what will occur.

This Public Hearing was continued to Wednesday November 7, 2012 at 6:30 p.m. at Lisbon Town Hall.

  
Elaine Joseph, acting clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 10/09/2012 AT 12:15pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
