

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 4, 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, September 4, 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, Ryan Donaldson. 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 6:32 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 revisions had been made in answer to last month's questions by the Commission. He stated that he met with Staff Jamie Rabbitt and Chairman Robert Adams on August 16th, the results of which are the August 21st revisions as submitted on August 28th.

He listed the following changes, additions and clarifications to the application, as per Staff and Chairman requests:

- 1) Turning radii of fire trucks— Mr. Mark Vertucci, Traffic Engineer with Fuss and O'Neill, Manchester, CT, created the diagram at uniform scale. Mr. Hollister stated that it would accommodate the longest fire truck out of Norwich with 45-degree steering angle.
- 2) Proposed Conditions of Approval to include Lot 17, if it perks correctly in the spring.
- 3) Submission of current photographs of the site, which includes drainage for Lot #1
- 4) Letter from Peter Gardner to Sanitarian Gosselin regarding changes to the plans regarding septic systems
- 5) Letter from the Department of Transportation, regarding driveway cuts on Route 169
- 6) Description of elevation of pavement on south side of Ames Road by Robert DeLuca
- 7) Common Driveway Maintenance Agreements with Homeowner agreements for Lots 1-15 (access off Ames Road) and 18 & 19 (Access off 169)
- 8) Revised drainage report prepared by John Mettucci, in response to questions by R. DeLuca and A. Gosselin

Peter Gardner, L. S. of Gales Ferry, CT, explained the survey plans and changes – piping drainage between lots 3 & 5. He stated Al Gosselin had concerns about the drainage, so they revised the plans at 3:00 p.m. the day of this public hearing. He stated he was asked to extend beyond lot #2's septic system. Mr. Gardener stated that he has yet to review this with R. DeLuca. He also stated that a construction entrance to common

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shared driveway was added. Spark grades show that the road will not be compromised by shaving it back for sightline requirements. He stated that the entrance will have a cable obstructing it from regular traffic use, and that the cables will have reflectors.

Mark Vertucci commented that the construction entrances will be used for emergencies only. Because of this, he stated, they are not required to meet sightline requirements, as regular traffic will not be using them. He then stated that tabs 1 and 9 in the application packet shows the auto-turn programs. Both show that each can make a safe turning radius and can accommodate an 80' ladder truck. He stated that Figure 3 reflects the South Emergency Driveway and Figure 6 reflects the North Emergency Driveway. He then commented that Lisbon fire trucks are shorter than the Norwich truck, and have shorter turning radii. It was then noted that "No Parking" signage was added to the plan.

Chairman R. Adams questioned, "Who would police the "No Parking" rules?" to which the answer was that it would be the homeowner, but that there is nothing in the Association rules to govern that. Staff J. Rabbit reminded the commission that it is a subdivision, and that the homeowner arrangements need to be refined more. Tim Hollister stated he would add it into the agreement. K. Sperry asked if there was a letter from the Fire Marshall regarding an analysis. Staff J. Rabbitt stated that Rick Hammel looked at them, looked at the turning radius, and put together a packet regarding the Lisbon fire trucks.

R. Giroux asked about Parking and signage on the common driveways, and whether or not there would be stripes. He showed concern that visitors would not have a place to park, as there would more than likely be more than 2 cars per homeowner, per driveway. He also showed concern about the turning radius in emergency, and stated that not all fire truck drivers, who are volunteers for the Town of Lisbon, have the same experience maneuvering the trucks in tight situations.

Tim Hollister stated that a construction detail on the plans shows the driveways, and that all are to be paved. He stated that they will be built according to specs. All common driveways to be 16 feet wide, the same as any other single family home.

R. Giroux questioned the cables at the gates mentioned earlier. Peter Gardner stated that there will be a cable between two posts, instead of a gate, for easier access by emergency vehicles. K. Sperry asked if there was room for garbage pickup. Atty. Tim Hollister replied that all garbage pick-up was to be private and the responsibility of the individual homeowner.

Chairman Adams showed concern for Lot # 4, and questioned how the fire truck would get out of that location once in there. Would it have to back out? Since they were not required to do a sightline on the emergency entrance, what would happen if the main entrance were blocked? He stated he would like to see a sightline study of the emergency exits. Atty. Tim Hollister stated that he respectfully disagrees that the numbers are relevant in the event of an emergency.

Mark Vertucci stated that Table 2 is a traffic study, and does show the sightline numbers. L. Alice made comment about garbage trucks, stating that they are not allowed down private driveways. He then stated that all the garbage cans at the end of the driveway will cause sightline problems. J. Dempsey then asked if that rule also applies to the mailman, and would there be a long set of mail boxes at the road? K. Sperry responded

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that the mail truck will not go down Pleasant View Cove now. J. Dempsey asked, "Who will inspect the road?" to which Atty. Tim Hollister replied, the town engineer will be require them to submit an ass-built.

At this point, Atty. Tim Hollister stated that the applicant would be willing to extend the public hearing to next month, in order to better address the following: sightline on emergency access driveways; No Parking regulations within the Homeowner Association Regulations; Fire Lanes; Mail and Garbage.

R. Giroux asked if snow removal and maintenance was considered with the sightline, to which the answer was "yes". J. Dempsey showed concern for the drainage water from Lot #2.

Chairman Adams asked for public comment. R. Browne of Preston Allen Road questioned what size the lots were, and would the properties be "deeded" or "not-deeded". Atty. Tim Hollister answered by saying that they were 95,000 to 104,000 square feet. He then explained that with this program, some of the homes would be price restricted – that it was not a matter of "deeded" vs. "un-deeded" – that the price restricted homes would be lower than market value.

Chairman Adams asked for public comment against the application, to which there was none.

Town Zoning Enforcement Officer and Building Inspector, Carl Brown, asked for clarification on the building of the units. Tim Hollister stated that each home must get its certificate of occupancy and be put up on the market before the next house can be built.

Staff Jamie Rabbitt reminded the Commission that they would be looking for clarification on the following items: drainage; turning radius; sightlines; and mail and garbage trucks requirements. He also stated that the Home Owners Agreement would need to address driveway maintenance, snow removal and stacking; fire lanes vs. striping; signage; and storm water run off.

Atty. Tim Hollister provided a written letter of consent on behalf of the applicant, to extend this public hearing to October 2, 2012. Chairman R. Adams read this letter into the record.

This Public Hearing was continued to October 2, 2012 at 6:30 p.m. at Lisbon Town Hall.

Approved: _____
Robert D. Adams, Chairman

Elaine Joseph, acting clerk

RECEIVED FOR RECORD AT LISBON
CT ON 09/11/12 AT 1:18 pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
L. Tirocchi