

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MAY 1, 2012  
6:50 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, May 1, 2012.

1. 6:30 PM - An application to amend Section 11.5 of the Town's Zoning regulations to require an applicant for special permit to post a public hearing notice on the property (new Section 11.5.4). Applicant - Town of Lisbon Planning and Zoning Commission.
2. 6:35 PM - An application to amend Section 7.5 of the Town's Subdivision Regulations to require underground utilities. Applicant - Town of Lisbon Planning and Zoning Commission.
3. 6:40 PM - An application to amend Section 12.6.10 of the Town's Zoning Regulations to require underground utilities on all new development. Applicant - Town of Lisbon Planning and Zoning Commission.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Garry Ritacco, Sharon Gabiga,  
John Dempsey, Lawrence Alice, Ryan Donaldson, Ben Hull III  
Alternates: 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 6:38 PM:

1. 6:30 PM - An application to amend Section 11.5 of the Town's Zoning regulations to require an applicant for special permit to post a public hearing notice on the property (new Section 11.5.4). Applicant - Town of Lisbon Planning and Zoning Commission.

Staff Jamie Rabbitt stated that he had opened the hearing last month explaining that letters of referral were sent to all abutting townships, as well as to the Southeastern Connecticut Council of Governments and to the Northeastern Connecticut Council of Governments, and that Staff was at that time waiting on reply from NCCOG. He stated that a lack of response from the NCCOG was to be interpreted as a favorable response.

J. Dempsey questioned who would be responsible for the cost of the sign, to which the answer was the applicant. J. Rabbit stated that the regulations stipulate the size of the sign – J. Dempsey feels a sample sign should be kept on file at the town hall.

Chairman R. Adams asked for public comment in favor of the application, to which there was none. He then asked for public comment against the application, to which there was none.

This Public Hearing was closed at 6:45 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:45 PM:

2. 6:35 PM - An application to amend Section 7.5 of the Town's Subdivision Regulations to require underground utilities. Applicant - Town of Lisbon Planning and Zoning Commission.

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Staff Jamie Rabbitt stated that similarly to the previous application letters of referral were sent to all abutting townships, as well as to the Southeastern Connecticut Council of Governments and to the Northeastern Connecticut Council of Governments. He recommended closing the public hearing.

John Dempsey questioned, if there was an existing pole across the street from the lot, would the applicant be required to cut the street? The answer from Staff was "yes". J. Dempsey showed concern for repairing roads.

ZEO Carl Brown asked if this regulation was intended for a new house, to which Staff answered that this regulation was for the Subdivision Regulations.

No public comment.

This Public Hearing was closed at 6:49 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:49 PM:

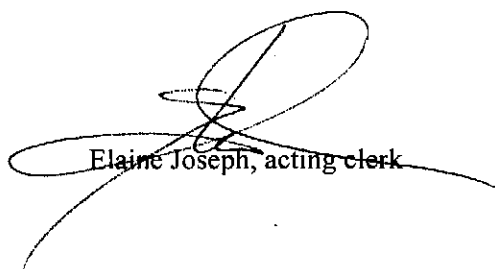
3. 6:40 PM - An application to amend Section 12.6.10 of the Town's Zoning Regulations to require underground utilities on all new development. Applicant - Town of Lisbon Planning and Zoning Commission.

Staff Jamie Rabbitt stated that similarly to the previous applications letters of referral were sent to all abutting townships, as well as to the Southeastern Connecticut Council of Governments and to the Northeastern Connecticut Council of Governments. He stated that with the existing lot of record, 7.5 does not apply. 12.6.10 deals with industrial applications, and any application that requires a site plan.

Ben Hull III asked what the intent of this amendment was, to which the answer was that it would be discussed at the regular meeting.

No public comment.

This Public Hearing was closed at 6:52 PM.



Elaine Joseph, acting clerk

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

RECEIVED FOR RECORD AT LISBON  
CT ON 05/07/2012 AT 12:50pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Mayra Wakeley, asst.*