

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 3, 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, January 3, 2012.

1. 6:30 PM – An application by Tessa Bernstein, c/o McDonalds Corporation for a Special Permit to expand drive thru from one lane with two order points to two lanes (side by side) including associated pavement, landscaping and parking modifications. Property is located at 95 River Road (Route 12), as shown on Map #15 as Lot #31-A
2. 6:40 PM – An application by Alan J Micale, P.E., Ayoub Engineering, Inc, (Agent for McDonalds Corporation) for a Zoning Permit to make modifications to the existing restaurant with a drive-thru. Modification to include upgrading existing building façade, remodel interior of dining room/restroom areas insuring full ADA compliance, and install a new side-by-side ordering system, reconfigure existing parking, curbing and landscaped area resulting in full ADA compliant access. Property is located at 95 River Road (Route 12), as shown on Map #15 as Lot #31-A
3. 6:50 P.M. – Application for a Special Permit for a Construction and Demolition Recycling Facility, located at 425 South Burnham Highway (Route 169) on a parcel of land owned by Philip C. Armetta, L.P., Map #2 Lot #11. Applicant, Lisbon Industrial Park, L.P.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Garry Ritacco, Sharon Gabiga,
John Dempsey, Lawrence Alice
Alternates: NONE

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 6:30 PM:

1. 6:30 PM – An application by Tessa Bernstein, c/o McDonalds Corporation for a Special Permit to expand drive thru from one lane with two order points to two lanes (side by side) including associated pavement, landscaping and parking modifications. Property is located at 95 River Road (Route 12), as shown on Map #15 as Lot #31-A

A letter from Ayoub Engineering, Inc., 414 Benefit Street, Pawtucket, RI, dated December 29, 2011, requesting an extension of the public hearing to February 7, 2012, was read into the record by Chairman Robert Adams.

This Public Hearing was continued to February 7, 2012 at 6:30 PM.

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The same letter from Ayoub Engineering, Inc., 414 Benefit Street, Pawtucket, RI, dated December 29, 2011, requesting an extension of the public hearing to February 7, 2012, was read into the record by Chairman Robert Adams.

This Public Hearing was continued to February 7, 2012 at 6:40 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:52 PM:

3. 6:45 P.M. – Application for a Special Permit for a Construction and Demolition Recycling Facility, located at 425 South Burnham Highway (Route 169) on a parcel of land owned by Philip C. Armetta, L.P., Map #2 Lot #11. Applicant, Lisbon Industrial Park, L.P.

Attorney James Connor of Updike, Kelly & Spellacy, P.C., 265 Church St # 1001, New Haven, CT was there to represent the applicant. He stated they were continuing to work with Staff J. Rabbitt regarding the plans. He requested a continuance of the hearing to February 7, 2012, and will consent to the extension of the maximum statutory period. He stated that he and the applicant would be available to answer any questions of the commission at this time.

Staff J. rabbit summarized his letter from him to the Commission dated January 3, 2012. He also requested that a request in writing for the maximum extension from the applicant be submitted. He stated that he has met with the applicant a number of times since the last public hearing, and recommends the extension in order for the applicant to be completely compliant, as a project of this magnitude requires a considerable amount of preparation and time.

R. Giroux asked if there were revised plans at this public hearing. Adam Fox, of HRP Associates, Inc. 197 Scott Swamp Road, Farmington, CT, gave a brief presentation of the revised plans showing the landscaping.

Chairman R. Adams asked how many truck trips are expected during normal operations. Adam Fox replied that the entrance to the parking area was to reduce confusion with truck traffic, providing more of a buffer from the rock slope from the site development. The equipment storage area, he stated, originally designed to be in front has been removed. Bins will now be placed in the back. The scale will be closer to the front. Two snow shelves (rear and front) will allow for snow plowing. A storm water pipe is also to be added.

R. Giroux questioned if there was now less of a chance for trucks backing up, to which the answer was that

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the trucks would stop at the scale house as they are exiting. There will be two types of trucks: Construction/Demo Debris loads on the dumping floor and then trucks actually taking loads of material out of the facility. R. Giroux asked if only trucks coming out empty will stop at the scale house, to which the answer was "yes".

K. Sperry addressed Staff J. Rabbitt, saying that his letter stated that traffic analysis needs modifying. She asked what the time line on its progress was? Staff J. Rabbitt stated he would need a review of traffic from the State Traffic Commission. K. Sperry asked him if that data would be available by the next meeting, to which his answer was that DHB in Middletown has been retained and Staff will review it as it comes in. He stated it would be a 1000-ton per day facility, and that someone needs to look hard at the math — size of vehicle will determine number of trips.

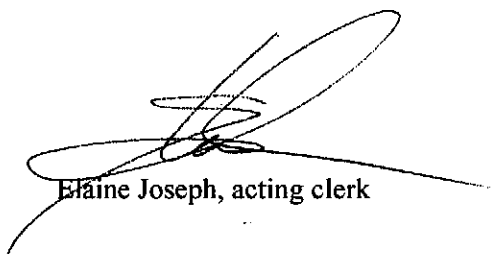
R. Giroux questioned how those trips would be monitored, to which the answer from Staff was that the town would have access to the weigh slips, to determine compliance. The DEP will give the permit dictating the tonnage.

Chairman R. Adams questioned if all the abutters have been notified. Staff J. Rabbitt interjected that Armetta abuts Armetta property, and that the City of Norwich is not a direct abutter.

J. Dempsey questioned what, if any ramifications there were for using Norwich town roads, to which Staff J. Rabbitt answered that the property has been zoned as industrial for over 20 years. He stated that since 1996 Norwich has taken commercial land and re-zoned it to residential, abutting industrial Lisbon property. The roads are state roads. No town is obligated to ask abutting municipalities for permission to use state road systems.

Chairman R. Adams asked for public comment. Jason LaBelle of 12 Club House Road Extension questioned the blasting that will occur, and what will be going on with that to get the rock out? Sam Cocopar of Copar Industries stated that "They Drill It and Blasting" are contracted for it. He stated trauma will be at a minimum, and they are insured and bonded. He also stated that neighbors will be notified in advance of scheduled blasts.

This Public Hearing was continued to February 7, 2012 at 6:50 PM.



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 1/11/12 AT 9:30 AM
ATTEST. LAURIE TIROCCHI, TOWN CLERK
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