

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, NOVEMBER 1, 2011
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, November 1, 2011.

1. 6:30 P.M. – Application for a Special Permit for façade renovations (Kohl's), located at 160 River Road (Route 12) on a parcel of land owned by Lisbon Landing, LLC, Map 20 Lot 14. Applicant, Jack Reynolds, Casco, Agent of Owner.

2. 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.

WITHDRAWN 10/25/2011

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,
Garry Ritacco, Sharon Gabiga
Alternates: Mark Frieze

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 P.M. – Application for a Special Permit for façade renovations (Kohl's), located at 160 River Road (Route 12) on a parcel of land owned by Lisbon Landing, LLC, Map 20 Lot 14. Applicant, Jack Reynolds, Casco, Agent of Owner.

John Ginocchio, representative for Casco, submitted six color copies of a rendering of his client's (Kohls) proposed changes to the building façade. He stated that the portion of the building is already painted, and that the rendering shows the visual effect. He also stated that he understands the concerns of the commission but feels that this look would enhance the façade for the whole township.

R. Giroux questioned if there would be additional framing of the building outward. J. Ginocchio said that yes; there will be and feels the EIFS would be a better finishing detail.

R. Browne asked if this was a part of the original proposal, to which the answer was "yes".

Staff J. Rabbitt gave his staff report. He stated that the current proposal is an attempt to have the town modify its standards contrary to the regulations, and that the proposed design is not consistent with Lisbon.

R. Giroux questioned if regulation 10.3 was the only regulation affected. Staff J. Rabbitt stated it was 10.3.11 and 10.3.7.

R. Giroux then questioned that if the application was approved tonight, would they bring out the footprint any further? J. Ginocchio answered that it would not affect the footprint. The masonry (Quick Brick) would come down. Staff J. Rabbitt then explained that "Quick Brick" allows for the removal of the brick without changing the footprint of the structure.

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R. Giroux asked if the roofline would be changed?

Staff J. Rabbitt answered by saying that it is proposed to change, but that the 3-D rendering is in conflict with the 2-D rendering. J. Ginocchio replied that the client was flexible on those details.

R. Browne questioned if all the bushes would be removed, to which J. Ginocchio answered no, the rendering is not necessarily accurate, and that the intent was just to show surface stepping. He also stated that the colors were the most accurate in the rendering.

Chairman R. Adams asked for public comment, to which there was none.

Staff J. Rabbitt recommended that he and the applicant discuss these concerns to come up with an agreement.

K. Sperry questioned what the applicant's representative meant by "better finishing". She stated she is unhappy, and she feels it looks aesthetically incomplete. She also has concerns about deterioration, questioning if it will continue to degrade and will not be up to the standards of Michael's and Dick's.

R. Browne stated that the shrubs and lighting on the renderings were not accurately rendered, but that they needed to be.

Chairman R. Adams showed concern that the design was getting away from the colonial look that the town originally wanted.

This Public Hearing was continued to December 6, 2011 at 6:30 PM.

The following public hearing was canceled:

2. 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.
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7: 55 PM - Chairman R. Adams read a letter from Updike, Kelly & Spellacy, P.C. dated October 25, 2011, informing the commission of the withdrawal of the application by Lisbon Industrial Park, L.P., and its intention to re-submit the application to be accepted on November 1, 2011, with a request to be heard on December 6, 2011.

Approved: _____
Robert D. Adams, Chairman

Elaine Joseph, acting clerk

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CT ON 11-4-2011 AT 11:35 AM
TEST. BETSY M. BARRETT, TOWN CLERK