

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON CENTRAL SCHOOL
TUESDAY, SEPTEMBER 6, 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, September 6, 2011.

1. 6:30 P.M. – Application for Subdivision/Resubdivision: Tucker Development Group, LLC, for re-subdivision of Lot 15 (total area of 6.83 acres to be re-subdivided into 2 lots) of the Barber Farm Subdivision, southwesterly side of Barber Farm Road, Assessor's Map 14, Lot #87-15.
2. 6:35 P.M. – Application for Special Permit – Tucker Development Group, LLC, for approval of proposed Lot 14 with less than the required road frontage for a standard lot in the re-subdivision of Lot 15 of the Barber Farm Subdivision, in accordance with the re-subdivision plan dated April 2011.
3. 6:50 P.M. – Application for a Special Permit for an excavation operation, 40,000+/- cu. yards (Section 10.4 – Excavation, Removal and Filling of Earth Materials of the Town's Zoning Regulations), located at 202 North Burnham Highway, (Route 169) on a parcel of land owned by PSK Realty, Map #11, Lot #57-10. - Applicant PSK realty, LLC.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,
Garry Ritacco, Sharon Gabiga, John Dempsey, Lawrence Alice
Alternates: Mark Friese

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 6:33 PM:

1. 6:30 P.M. – Application for Subdivision/Resubdivision: Tucker Development Group, LLC, for re-subdivision of Lot 15 (total area of 6.83 acres to be re-subdivided into 2 lots) of the Barber Farm Subdivision, southwesterly side of Barber Farm Road, Assessor's Map 14, Lot #87-15.

Staff J. Rabbitt reviewed the revised set of plans, and stated that Attorney Heller was present with copies of the plans and deed associated with lots 13 & 15.

Attorney Harry Heller from Heller, Heller & McCoy, 736 Norwich-New London Turnpike, Uncasville was there to represent the applicant. He submitted the updated plans for the record, including the rights to drain from lots 13 & 15 across lot 14. He also submitted the easements for the record, and requested a Fee in Lieu of Open Space in the amount of \$3000.00 per lot, as it is for the other lots in the subdivision.

R. Browne questioned if drainage is to go through a good portion of lot 14, to which the answer was that there are footing drains. Attorney Heller also stated, however, that under frozen conditions it is possible that water would reach property lines.

J. Rabbitt read his prepared draft motion in favor of the application, with a few modifications.

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This public hearing was closed at 6:44 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:44 PM:

2. 6:35 P.M. – Application for Special Permit – Tucker Development Group, LLC, for approval of proposed Lot 14 with less than the required road frontage for a standard lot in the re-subdivision of Lot 15 of the Barber Farm Subdivision, in accordance with the re-subdivision plan dated April 2011.

Attorney Heller represented the applicant.

Staff J. Rabbitt stated that the applicant has met the regulations in regard to dimensions and has met the criteria in regard to impact.

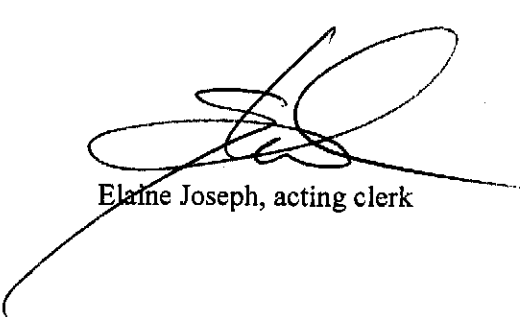
This public hearing was closed at 6:46 PM.

The following Public Hearing was called to order by Chairman Robert Adams at 6:46 PM:

3. 6:50 P.M. – Application for a Special Permit for an excavation operation, 40,000+/- cu. yards (Section 10.4 – Excavation, Removal and Filling of Earth Materials of the Town's Zoning Regulations), located at 202 North Burnham Highway, (Route 169) on a parcel of land owned by PSK Realty, Map #11, Lot #57-10. – Applicant PSK realty, LLC.

A letter dated September 6, 2011, to the Commission from Norm Thibeault of Killingly Engineers Associates, on behalf of his client PSK Realty, LLC, requesting a continuance to the October 4, 2011 meeting, was read into the record. With that request they also granted the Commission a 35-day extension in order to comply with the statutory time requirements.

This public hearing was continued to October 4, 2011 at 6:45 PM at the Lisbon Town Hall.



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 9/14/2011 AT 1:05pm
ATTEST. BETSY M. BARRETT, TOWN CLERK