

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MAY 3, 2011  
6:30 P.M.

The Planning and Zoning Commission held the following public hearing in the Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, May 3, 2011.

1. 6:30 PM – Application for Change of Zoning Regulations or Boundries: PSK Realty, LLC, 28 Ethyl Acres, proposed text amendment to Section 10.4.5g of the Zoning Regulations to allow for the construction/excavation of ponds of 2 acres or less.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,  
David Gagnon, John Dempsey, Sharon Gabiga  
Alternates: Garry Ritacco, 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 6:34 PM:

1. 6:30 PM – Application for Change of Zoning Regulations or Boundries: PSK Realty, LLC, 28 Ethyl Acres, proposed text amendment to Section 10.4.5g of the Zoning Regulations to allow for the construction/excavation of ponds of 2 acres or less.

Norm Thibeault of Killingly Engineering Associates, Dayville, CT spoke on behalf of the applicant. He stated that he had made significant changes to the proposed text amendment. He stated that the setbacks would only be as permitted by section 10.4.1 of the regulations. He does not want to create a regulated area over a property line.

He then reviewed the modified text amendments as presented for the record.

He then stated that the State does not require a permit to construct a pond, but that the Army Corp of Engineers requires registration and reporting for maintaining existing ponds of 2 acres or less.

A contractor is required to get a general blanket permit for any activity, including pond building. He submitted a copy of that state form for the record.

He then entered into the record a water diversion farm (water diversion permit), and states that they are very complex, costly and time concerning and most homeowners will not be required to obtain one.

D. Gagnon questioned if the monitoring will be done by an engineer supplied by the town or applicant, to which the answer was that the applicant would be responsible. The monitoring would be to establish ground water levels and quality, before hand. R. Browne showed great concern for the aquifer and contamination. N. Thibeault felt the biggest concern would be overflow from the pond rather than the pond itself. He stated that sandy soil conditions would require a pond liner, but each case needs to be taken individually.

Staff J. Rabbitt stated that public health is in the existing regulations and is pertinent for any excavation.

Staff then referred back to a letter dated March 1, 2011, with his recommendations for some minor

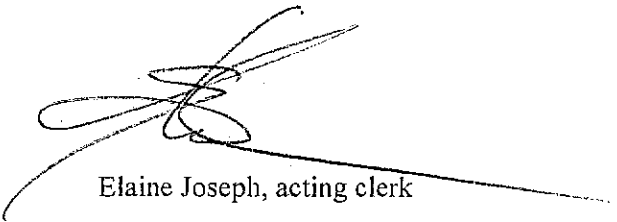
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 3, 2011  
Page 2. PSK Realty, LLC (cont.)

revisions. Item B, second sentence, he recommends it should say "contiguous upland area". Item F – he recommends it should read as: Removal of earth materials shall be subject to the applicable items outlined in Section 10.4.3c of these regulations. (omitting "from the property").

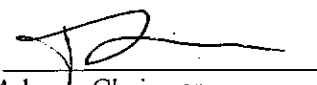
Chairman Adams asked for public comment in favor of the application, to which there was none.

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

This public hearing was closed at 6:56 PM.



Elaine Joseph, acting clerk

Approved:   
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.  
CT ON 5-10-2011 AT 2:30 PM  
ATTEST. BETSY M. BARRETT, TOWN CLERK