

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, AUGUST 3, 2010
6:30 P.M.

The Planning and Zoning Commission held the following public hearings in the Town Hall, 1 Newent Road, Lisbon, CT beginning at 6:36PM on Tuesday, August 3, 2010

1. 6:30 PM - An application for a nine (9) lot subdivision of land with a 1,200 cul-de-sac road. The land is located at 65 Sullivan Road. Map 6, Lot 4 Applicant - Randy Brown, President (GC, Lisbon LLC).
2. 6:40 PM - An application by Leannandra S. Maynard, 63 Strawberry Street, for a special permit for a home based travel agency.
3. 6:45 PM – An Application by John Gwiazdowski, 180 Newent Road, for a special permit to permit a horse facility, as well as grading and leveling of property to create pasture.

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

1. 6:30 PM - An application for a nine (9) lot subdivision of land with a 1,200 cul-de-sac road. The land is located at 65 Sullivan Road. Map 6, Lot 4 Applicant - Randy Brown, President (GC, Lisbon LLC).

After reading the legal notice, Mr. Adams called on the applicant to speak first.

Project engineer Brian Long representing applicant Randy Brown stated that they received approval from the Lisbon Board of Selectmen to change the pipe size from concrete to HDP, with flairs to remain concrete. He presented a revised set of plans representing the concrete flairs and plastic piping, as well as an alternative proposal for the walking easement along easterly property line.

Staff J. Rabbitt submitted for the record a letter from Don Orby, dated August 2, 2010, stating that the commission's comments dated July 2, 2010, have been largely addressed satisfactorily.

Staff J. Rabbitt also submitted a prepared draft motion containing outstanding items associated with the application, and submitted for the record a Subdivision Review for the Gavin Estates Subdivision.

Member J. Dempsey questioned the use of the concrete flair, to which J. Rabbitt offered his recommendations in favor of the flair.

Chairman R. Adams asked for public comment. There was no public comment.

Member R. Browne questioned if the access afforded to the abutting property was to be there just in theory, to which the answer was yes, it may never occur. Staff J. Rabbit recommended that any land markers be properly marked.

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This public hearing was closed at 6:50 PM.

Second public hearing was called to order by Chairman R. Adams at 6:41PM.

2. 6:40 PM - An application by Leannandra S. Maynard, 63 Strawberry Street, for a special permit for a home based travel agency.

The applicant Leannandra S. Maynard submitted a packet for review to Chairman R. Adams.

The applicant requested a waiver regarding submitting plans to the Connecticut Department of Transportation.

Member R. Browne asked for proposed hours of operation, at which point the applicant submitted hours of 9:00 AM to 5:30 PM on week days, and 10:00 AM to 4:00 PM week ends.

Member K. Sperry questioned the proposed sign height. The applicant stated it was to be five feet, equivalent to a real estate sign. Member K. Sperry also questioned the room dimensions for the existing office. The applicant did not know off-hand the exact dimensions but stated they were in the existing house plans and estimated the area to be approximately 10 x 12 feet.

Chairman R. Adams asked for public comment. There was no public comment.

This public hearing was closed at 7:03 PM.

Third public hearing was called to order by Chairman R. Adams at 7:07 PM.

3. 6:45 PM – An Application by John Gwiazdowski, 180 Newent Road, for a special permit to permit a horse facility, as well as grading and leveling of property to create pasture.

Applicant presented plans to the commission and stated a few changes had been made since reviewing with Staff J. Rabbitt. Staff J. Rabbitt stated that formal reviews had not yet been made.

Staff J. Rabbitt stated the property is currently approved for residential use, not commercial use. The purpose of this application is to open the property as a commercial horse farm, excluding large events, to allow for boarding, small clinics of a maximum of 20 people, and horse training.

A wetlands commissions meeting has been scheduled for August 17, 2010.

Member J. Dempsey questioned the amount of material would be removed in the second phase of the

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application, which is excavation to allow for additional pasture, horse paddocks and an addition to the existing barn. 3.1 acres, in order to follow town regulations for a boarding facility.

Member J. Dempsey questioned the applicant as to the amount of material being taken out. Staff J. Rabbitt has asked the applicant to provide volume amounts. The applicant states it would be approximately 15,000 cubic yards, or approximately 1/3 of the other side.

The applicant submitted for record all return notices from adjacent property owners, as well as a follow-up letter from the State of CT Department of Transportation, regarding the driveway entrance.

J. Dempsey questioned whether the same driveway would be used for the removal of the material. The applicant stated yes.

Member R. Browne questioned whether there are 32 spaces for parking. The answer was yes.

Member R. Adams questioned whether manure management would be increased, at which point the applicant submitted for the record a letter from Francis Stramiska of 36 Lovell Lane, Canterbury, stating the removal of the manure on a regular basis.

R. Browne requested the commercial hours of operation. The applicant submitted that the hours of operation would be per the town regulations for boarding facilities, which is currently 8 AM to Dusk for lessons and 8 AM to 6 PM for clinics. Private owners will be afforded the same hours.

Member R. Giroux questioned if the existing 16 horse structures, were temporary. The applicant stated that they were considered as accessory buildings, and that there was no concrete foundation to any of them.

Member L. Alice questioned the applicant as to whether or not the current "accessory buildings" to be approved to be there, to which the applicant stated they were not. L. Alice also questioned the number of stalls in the main barn, to which the answer was 16.

Member R. Giroux asked about the hay storage coverlet, which the applicant states is moveable.

The applicant requested a waiver for landscaping and lighting plans, and submitted photos for the record of the current landscaping and lighting arrangements.

Chairman R. Adams stated that DOT has looked at the driveway entrance for commercial use.

Chairman Adams asked for public comments.

Ester Benjamine of 184 Newent Road. Made comment. She questioned what kind of pasture grass would be planted to protect banks from erosion created by the excavation, as well as the slope of those banks. She has serious concerns in regard to the Quinnebaug River flooding, which abuts the property. She also requests that the town consider the number of horses that will actually be pastured on the proposed pastureland, so as not to allow over grazing. She respectfully requests that the board do what is right in

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regard to this project, to be sure all is done properly.

The applicant responded by saying there will be approximately 20 feet above finished grade, and that existing trees are not to be removed. Pasture seeding is planned as Kentucky Blue Grass/ Rye mix.

Chairman R. Adams asked for further questions or comments, of which there was none.

Mr. Adams continued the proceedings on this public hearing to September 7, 2010, at 6:30 PM.

Robert D. Adams, Chairman

Elaine Joseph, acting clerk

RECEIVED FOR RECORD AT LISBON.
CT ON 8/9/2010 AT 2:40pm
ATTEST. BETSY M. BARRETT, TOWN CLERK