

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, MAY 4, 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, May 4, 2010

1. 6:30 PM - An application for a 30 lot subdivision of land on land known as Barber Farm Subdivision. The land is located on the west side of Route 12 and the south side of Mell Road. Map Lot(s) . Applicant - Josh Comerford (Tucker Development Group, LLC).
2. 6:35 PM - An application for a special permit (Section 4.2.7) to create two (2) rear lots as part of a 30 lot subdivision of land on land known as Barber Farm Subdivision. The land is located on the west side of Route 12 and the south side of Mell Road. Map Lot(s) . Applicant - Josh Comerford (Tucker Development Group, LLC).
3. 6:45 PM - An application for a special permit (Section 4.2.7) to create two (2) rear lots as part of a nine (9) lot subdivision of land. The land is located at 65 Sullivan Road. Map 6, Lot 4. Applicant - Randy Brown, President (GC Lisbon LLC).
4. 6:50 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).

MEMBERS PRESENT: Robert Adams, Robert Browne, John Dempsey, Sharon Gabiga, David Gagnon, Ronald Giroux, Ruth MacDonald, Kim Sperry. Alternates: Gary Ritacco, Larry Thibeault

MEMBERS ABSENT: None

STAFF PRESENT: James D Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Robert Adams, Chairman, at 6:36 p.m.

1. 6:30 PM - An application for a 30 lot subdivision of land on land known as Barber Farm Subdivision. The land is located on the west side of Route 12 and the south side of Mell Road. Map Lot(s) . Applicant - Josh Comerford (Tucker Development Group, LLC).

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

Josh Cumerford representing Tucker Development Group, LLC, advised of a request before the Board of Selectmen regarding the cul-de-sac design. He stated that it is his understanding that the Selectmen are not in favor of the cul-de-sac. Mr. Cumerford requested an extension until the June 1, 2010 meeting in order to review and discuss the re-designing of a through street.

Mr. Adams requested that the waiver request be in writing.

James Rabbitt, AICP, Town Planner, submitted and read a letter from Attorney Harry Heller, dated

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GC Lisbon LLC – Special Permit

May 4, 2010 requesting a 65-day extension.

Mr. Adams called for anyone in favor of the application to speak.

No one spoke in favor of the application.

Mr. Adams called for anyone opposed to the application to speak.

No one spoke in opposition to the application.

Mr. Rabbitt submitted his report dated March 18, 2010.

Mr. Adams continued the public hearing until June 1, 2010 at 6:30 p.m.

The proceedings on this application concluded at 6:41 p.m.

The following public hearing was called to order by Robert Adams, Chairman, at 6:42 p.m.:

2. 6:35 PM - An application for a special permit (Section 4.2.7) to create two (2) rear lots as part of a 30 lot subdivision of land on land known as Barber Farm Subdivision. The land is located on the west side of Route 12 and the south side of Mell Road. Map Lot(s). Applicant - Josh Comerford (Tucker Development Group, LLC).

Josh Cumerford, representing Tucker Development Group, LLC requested a continuance of the public hearing to June 1, 2010. He also requested that the testimony of the previous hearing be included in this hearing.

Mr. Adams continued the public hearing to June 1, 2010 at 6:35 p.m.

The proceedings for this hearing concluded at 6:43 p.m.

The following public hearing was called to order by Robert Adams, Chairman, at 6:45 p.m.

3. 6:45 PM - An application for a special permit (Section 4.2.7) to create two (2) rear lots as part of a nine (9) lot subdivision of land. The land is located at 65 Sullivan Road. Map 6, Lot 4. Applicant - Randy Brown, President (GC Lisbon LLC).

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Brian Long, CLA Engineers, representing the applicants, submitted proof of certified mailings. Mr. Long reviewed the Lot Layout plan for the proposed 9-Lot subdivision to be known as Gavin Estates at 65 Sullivan Road. Mr. Long noted approval from the wetlands commission (Conservation Commission).

Randy Brown, President, GC Lisbon, LLC, stated that the proposed development is designed with the 100 year storm in mind.

Kim Sperry asked about the existing structure.

Mr. Brown explained that Lot 1 has a pre-existing structure; a 100 year old house which he noted will be demolished. He explained further that the applicant wanted to save the house but is unable to, due to soundness issues with the structure.

Robert Browne asked about sidewalks.

Mr. Long stated that a waiver is being requested because of the rural nature.

When asked by Mr. Adams, Mr. Long stated that the applicant is not requesting any other waivers at this time.

Mr. Long stated that he is proposing to remove 3000 cubic feet of rock from the subdivision's corner at Sullivan Road. He stated that these changes will help to make that corner on Sullivan Road, safer.

Mr. Adams asked about open space.

Mr. Long discussed options then submitted an appraisal by PA Pete Delaire Assoc.

Mr. Adams called for questions from the Commission. There were none.

James D. Rabbitt, Town Planner, submitted his letter dated May 4, 2010 and a letter from, Donald R. Aubrey, P.E., L.S., Town Engineering, Inc., Consulting Town Engineer, dated May 4, 2010.

Kim Sperry asked about confirmation from the Conservation Commission regarding the wetlands approval.

It was determined that none had been forwarded.

Mr. Adams again called for questions. There were none.

Mr. Long stated that a 28foot road width was planned for this development.

Member Robert Browne stated that he believes the road width should be smaller than what is proposed, but would like to see sidewalks.

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GC Lisbon LLC – Subdivision

Member Larry Alice stated that he agrees.

Mr. Long stated that that would have to go before the Selectmen.

Mr. Adams called for anyone in favor of the application to speak.

Joseph Lewerk, 174 Kendall Road, stated that the Conservation Commission voted to recommend a 100' wide "conservation easement" be required along the back of the property.

Mr. Adams called for anyone opposed to the application to speak.

Jon Bazinet, 41 Sullivan Road, stated his concerns regarding the additional responsibility of the road to the tax payers as well as the impact of the proposed septic systems on the wetlands and vernal pools.

Ian Rogers, 68 Sullivan Road, stated is concerns regarding what he termed a dangerous site line as well as the impact the proposed development will have on wetlands.

No one else spoke in opposition to the application.

Mr. Adams called for rebuttal in favor of the application.

Brian Long explained how the site line will be improved (by the removal of rock). He stated that the wetlands will not be significantly noting the creation of 600' of same. He also stated that septic has be moved out of the review area.

Mr. Adams called for general comments from the public. There was none.

Mr. Adams continued the public hearing on this application to June 1, 2010 at 6:40 p.m.

The proceedings on the hearing concluded at 7:12 p.m.

At 7:13 p.m. the following public hearing was called to order by Robert Adams, Chairman:

4. 6:50 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).

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

Brian Long, CLA Engineers, representing the applicant requested that all information from the previous hearing be incorporated into this hearing.

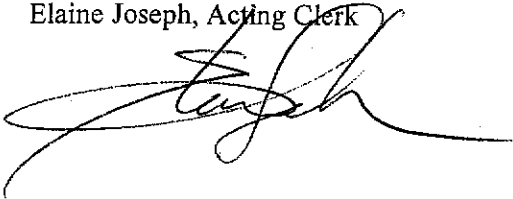
Mr. Adams continued the public hearing to June 1, 2010 at 6:45 p.m.

The proceedings on this hearing concluded at 7:15 p.m.

APPROVED:

Robert D. Adams, Chairman,

Elaine Joseph, Acting Clerk

A handwritten signature in black ink, appearing to read 'Elaine Joseph', written over the printed name.

RECEIVED FOR RECORD AT LISBON.

CT ON 5-11-2010 AT 11:30 AM

ATTEST. BETSY M. BARRETT, TOWN CLERK

J. Rabbitt, the town planner, stated that the applicant's consulting engineer is also the town's consulting engineer. Proper fees were paid per town ordinance.