

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, APRIL 4, 2017
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, April 4, 2017:

Request by Timothy J. Minor, for Planning and Zoning Commission review in accordance with section 10.4.7 of the zoning regulations regarding Completion of Operations of a previously approved excavation, removal and filling operation entitled PSK Realty, LLC in 2011 at 202-204 North Burnham Highway (CT Route #169), Lisbon, CT 06351, parcel located in the R-80 and R-40 zones.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Benjamin Hull, III, David Gagnon, Kim Sperry, Gary Ritacco, Trevor Danburg, Sharon Gabiga, Cheryl Blanchard
MEMBERS ABSENT: John Dempsey, James Labonne (alternates)
STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Chairman Robert Adams at 6:32 PM:

Request by Timothy J. Minor, for Planning and Zoning Commission review in accordance with section 10.4.7 of the zoning regulations regarding Completion of Operations of a previously approved excavation, removal and filling operation entitled PSK Realty, LLC in 2011 at 202-204 North Burnham Highway (CT Route #169), Lisbon, CT 06351, parcel located in the R-80 and R-40 zones.

Damian A. Sorrentino, AICP, C.S.S. of Boundaries, LLC, 179 Pachaug River Drive, Griswold, Connecticut 06351, was present to represent property owner, Timothy J. Minor, 202-204 North Burnham Highway. Mr. Sorrentino stated that the excavation permit, issued in 2011 to previous owner Paul Klauer, has since expired. Mr. Sorrentino stated that the Town of Lisbon Conservation Commission has permitted the current request for completion of operations. He stated that the operation will not remove material off property but will be moving the material to the banks of the pond to properly grade the banks. Mr. Sorrentino stated that Mr. Minor is reaching out to the town to rectify an existing situation.

Mr. Sorrentino stated that the water elevation is a maximum of 128', and will not overflow in a 500 year-storm. The slopes are 3-1, with some stable vegetation already established. Mr. Sorrentino stated that Mr. Minor's intention is to remove the existing gravel road once the proper grades have been established. He reminded the Commission that a copy of the approval from the Conservation Commission is in the file, and that the Conservation Commission requested that the rip-rap spillway be constructed last.

Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner, gave his review. Mr. Murphy stated that the updated bond estimate is \$23,690.00. He also stated that the town still has Mr. Minor's security bond, as he put it up for Paul Klauer. The surety will be kept in place until the completed project is reviewed by the Planning and Zoning Commission.

Copies of sheet #3 of 8 was submitted for the record (Exhibit A). Mr. Minor is not proposing to use the

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property consisting of 43 acres for anything other than a single-family development. Mr. Murphy suggested a note be added that will not permit the property owner to add boulders to the designated area for the proposed septic system. He stated that the applicant has 90 days to complete the work, once the Commission has approved his request. Mr. Minor is proposing a fall planting season, and intends to have the project completed by October 1, 2017.

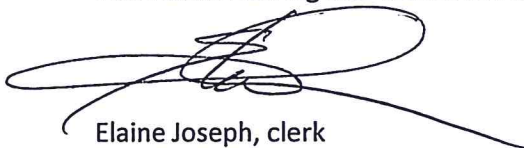
Mr. Sorrentino requested that the Commission consider a waiver of the required "as-built" plan once completed. He then submitted an email (Exhibit B) as a response to Mr. Murphy's issues (Staff Analysis and Recommendations – Exhibit C).

Mr. Murphy wants to be sure that boulders are not put in an area that would be designated for a future home.

K. Sperry interjected that the location of a future house, septic and well had issues with the original subdivision, where deeds and descriptions did not match. She questioned whether or not the 2011 site plan and measurements were correct. Mr. Sorrentino said that all maps were filed subsequent to those original maps and were correct. R. Giroux stated that he believes this property is separate from that particular subdivision issue.

Chairman R. Adams asked for public comment. Carl Brown, Town of Lisbon Zoning Enforcement Officer, requested that the Commission consider putting the burden on the Applicant for notifying his office when the work is being started.

This Public Hearing was closed at 7:14 PM.



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 4/12/17 AT 10:36am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
