

MINUTES
PUBLIC HEARING CONTINUATION
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JANUARY 5, 2010
6:30 P.M.

The Planning and Zoning Commission held a continuation of a public hearing from December 1, 2009, on the following application on January 5, 2010, beginning at 6:20 p.m.:

1. 6:30 PM - An application for a Special Permit to permit a retail store (grocery) to be located at 175 River Road (Route 12) on a piece of land (Volume 134, Page 66) owned by CL One Associates, LLC. Map 14, Lot 42 (portion of). Applicant - Aldi, Inc. and CL One Associates, LLC.

MEMBERS PRESENT: Robert Adams, Lawrence Alice, Robert Browne, John Dempsey,
Sharon Gabiga, David Gagnon, Ronald Giroux, Kim Sperry

MEMBERS ABSENT: Ruth MacDonald, Alts: Karol Gleason, VACANCY, VACANCY

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

The public hearing was called to order by Robert Adams, Chairman, at 6:43 p.m.

After reading the notice for the hearing, Mr. Adams called on the applicant to speak.

Doug Miller, Managing VP, Retail Development, Cedarwood Development/CL One Assoc., LLC, summarized the application emphasizing the efforts made to resolve the slope issues discussed at the previous hearing. He then noted the presence of representatives of Aldi and BL Companies.

Bruno Lourenco, Dir. Real Estate, Southwest Division, Aldi, distributed and reviewed the following handouts: #1, 3-Sheets Exterior Elevations, APD Engineering; #2, 10-Sheets Overall Site Plan, BL Companies, #3, 25-Pictures, Aldi Stores Interiors/Exteriors

Mr. Lourenco answered questions from Ron Giroux about signage relative to deliveries, and Lee Ann Wheeler, Dir. of Real Estate, Aldi, answered questions from Mr. Adams and Mr. Ali relative to the visibility of HVAC units as well as questions from Ron Giroux regarding signage for handi-capped parking.

Mr. Rabbitt elaborated on the subject of the visibility HVAC units.

Ms. Wheeler answered questions from Mr. Giroux regarding illumination of signage.

Mr. Rabbitt elaborated on Staff's review of signage.

Mr. Adams questioned if there are plans for outside displays to which Mr. Lourenco stated Aldi's doesn't display their products on the outside of the store.

Mr. Miller recapped the results of the previous hearing relative to the proposed solutions to the slope conditions noting that the Commission did not agree with the proposed solutions.

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Jeff Fitzgerald, BL Companies, noted the presence of Brian Sakidivotich, BL Companies, then distributed a sheet entitled "Typical Cross Section" dated 12/15/09, Project No: 1018, Sheet No: RW-5 (#3) and noted the revised overall site plan, dated with the Revision Date of December 29, 2009.

Mr. Adams called for questions from the Commission regarding the overall site plan as reviewed at the previous hearing.

There were no questions.

Mr. Fitzgerald then reviewed the new proposal for the slope including the material, modular block, which is used on the site in other places. He discussed drainage changes.

Mr. Fitzgerald then answered questions regarding drainage from Bob Browne.

Doug Miller elaborated on the runoff and drainage relative to the slope.

Mr. Giroux discussed distances relative to the stakes on site.

Mr. Fitzgerald stated that the stakes are not representative of what is being proposed.

Mr. Fitzgerald described the proposed swale.

Doug Miller discussed the width at the top confirming when asked by Mr. Giroux, that the same metal fence as previously proposed will be used.

Mr. Fitzgerald answered questions from Kim Sperry regarding the cart area relative to room for pedestrians traffic.

James Rabbitt, AICP, Town Planner, submitted his letter (review) (#4) dated January 5, 2010, then noted a letter from John I. Pellett, Jr., Fire Marshal, 12/30/09, determining that the plans are in compliance with NFPA Standards (#5); Letters (review): 12/1/09, 12/4/09, 12/28/09, 12/30/09, Donald R. Aubrey, P.E., L.S., Consulting Town Engineer and Joseph H. Boucher, M.S., L.S. for Towne Engineering, Inc. (#6). He reviewed the 12/30/09 letter, then noted four sets of revised plans that were submitted to Staff. Mr. Rabbitt then reviewed a draft motion (with conditions) and discussed possible connections between the Aldi pad and adjoining pad which (connection) will be determined by type of use proposed for that pad.

Bob Browne stated that he likes the exposed ledge that would help his comments earlier regarding his concerns relative to the flow going down the hill adding that if Staff is comfortable that, that won't be a problem, then he is comfortable with what they have done.

Mr. Rabbitt reiterated Mr. Fitzgerald's comments regarding the flow of water.

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

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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 asked if there were any questions for him from the applicant.

Mr. Miller stated that he had no questions.

Kim Sperry asked if the detail should be added that the State Traffic Commission approval should be received before building permits are issued as recommended by Donald Aubrey..

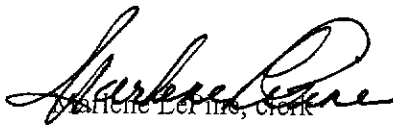
Mr. Rabbitt stated that the store cannot be built until receiving approval from the State Traffic Commission for the additional traffic on Route 12.

Mr. Adams called for questions from the Commission.

There were none.

Mr. Rabbitt advised that once the hearing is closed only questions can be answered; no new information or testimony can be given. He then noted the dates of the four sets of plans received by Staff: 12/15/09, 12/15/09, 12/29/09, 12/23/09.

Mr. Adams closed the public hearing at 7:35 p.m.


Darlene LePine, Clerk

APPROVED: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON,
CT ON 1/12-2010 AT 11:45 AM
ATTEST: BETSY M. BARRETT, TOWN CLERK