

MINUTES  
SPECIAL MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
WEDNESDAY, DECEMBER 28, 2016  
6:30 P.M.

The special meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 6:35 P.M.

1. Roll Call:

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Sharon Gabiga, Trevor Danburg, Benjamin Hull, III, David Gagnon, Cheryl Blanchard, John Dempsey (ALT)

MEMBERS ABSENT: James Labonne (ALT)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG,  
Lisbon Town Planner

2. Application for Special Permit – McDonald's Corp., 95 River Road for drive-through and circulation pattern modifications. – Motion by R. Giroux second by T. Danburg to approve the special permit application request for proposed improvements to the drive-thru facilities and circulation pattern modifications associated with the McDonald's Restaurant at 95 River Road, Lisbon, CT with the following conditions:

1. Full architectural renderings (24" x 36") for the building and trash containment facilities shall be filed as part of the special permit/site plan set. In light of the site's location within a designated Business Village District, and that evaluation of the proposed drive-thru modifications were considered as an integral part of the redevelopment of the site and appropriateness of use per the special permit criteria, such drive-thru improvements may not proceed unless exterior building renovations proposed are undertaken.
2. The project construction sequence shall incorporate the provisions for building remodeling and architectural improvements in a timely fashion, and installation of the frontage walk along Route 12, as conditioned herein.
3. A temporary circulation plan shall be submitted to and approved by town staff during construction of drive-thru improvements.
4. In accordance with section 10.15.3 of the regulations regarding "relationship to surrounding community and streets" no delivery, loading, trash removal or similar operations are permitted between 10 pm and 7 am, except in special circumstances where steps are taken to reduce noise impacts. Deliveries during drive- thru operation hours shall be supervised by store personnel to assure safe circulation on site.

APPLICATION FOR SPECIAL PERMIT  
Lisbon Planning and Zoning Commission

To be completed by Applicant:


Date June 23, 2016

Name and Address of Applicant McDonald's Corp.  
c/o Ayoub Engineering, Inc.  
414 Benefit St., Pawtucket, RI 02861

The undersigned does hereby request a Special Permit as required by Section 11  
of the Lisbon Zoning Regulations.

Location of Property 95 River Road  
Owner of Record of Property McDonald's Corp.  
Description of Proposed Use No change - Restaurant w/drive thru

(The applicant shall submit, with this completed application, a site plan as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant   
Steven M. Pedro, Ayoub Engineering, Inc.  
Agent for McDonald's Corp.

To be completed by the Commission: Application No. \_\_\_\_\_

Date of Submission June 23, 2016 Fee Paid \$ 1620.00

Date of Receipt July 5, 2016

Date of Action December 28, 2016

Date of Public Hearing 9/6/2016; 10/4/2016; 11/1/2016

Approved with Conditions (see attached) Denied \_\_\_\_\_

Reason for denial or modification \_\_\_\_\_

Signature 

*(No approved Special Permit shall be effective until a copy of this completed form is recorded in the land records of the Town of Lisbon. The Town clerk shall index the same in the Grantor's Index under the name of the record owner and the record owner shall pay for such recording. Sec. 8-3d, Connecticut General Statutes.)*



CONDITIONS OF APPROVAL - Application for Special Permit – 12/28/2016  
McDonald's Corp.

1. Full architectural renderings (24" x 36") for the building and trash containment facilities shall be filed as part of the special permit/site plan set. In light of the site's location within a designated Business Village District, and that evaluation of the proposed drive-thru modifications were considered as an integral part of the redevelopment of the site and appropriateness of use per the special permit criteria, such drive-thru improvements may not proceed unless exterior building renovations proposed are undertaken.
2. The project construction sequence shall incorporate the provisions for building remodeling and architectural improvements in a timely fashion, and installation of the frontage walk along Route 12, as conditioned herein.
3. A temporary circulation plan shall be submitted to and approved by town staff during construction of drive-thru improvements.
4. In accordance with section 10.15.3 of the regulations regarding "relationship to surrounding community and streets" no delivery, loading, trash removal or similar operations are permitted between 10 pm and 7 am, except in special circumstances where steps are taken to reduce noise impacts. Deliveries during drive-thru operation hours shall be supervised by store personnel to assure safe circulation on site.
5. In accordance with section 10.13 of the zoning regulations the applicant shall provide along with the 6' wide sidewalk along Route 12, a 12' wide permanent pedestrian easement to the Town of Lisbon. The applicant shall modify and incorporate in the plan set the submitted sidewalk concept plan incorporating these details, including revisions to existing landscaping, grading and construction details, and revised signage locations to conform to the Town of Lisbon and CONNDOT requirements.
6. The form and content of the pedestrian easement shall be approved by the Town Attorney and provided to the Town prior to recording the plans and the easement instrument in land records.
7. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval by the Town Planner and Town Engineer prior to construction of proposed deviations. Staff may approve such deviation where staff concludes that the aesthetics and/or structural integrity of the minor change does not compromise the original design approval.
8. The applicant shall provide an estimate for frontage sidewalk construction and all related landscape adjustments and replacements, which estimate shall be approved by the Town's Engineer and Town Planner and serve as the basis for the surety requirement to be provided prior to recording the plans in land records.

The proposed modifications to the existing drive-thru, in conjunction with the proposed major remodeling program incorporating significant architectural improvements, circulations improvements, and pedestrian safety improvements are found to be appropriate for the designated location in this Business Village District and comply with the special permit objectives criteria provided in sections 11.1 and 11.3, the business village development standards of section 10.13, and the drive-thru stacking requirements in section 13.8.

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5. In accordance with section 10.13 of the zoning regulations the applicant shall provide along with the 6' wide sidewalk along Route 12, a 12' wide permanent pedestrian easement to the Town of Lisbon. The applicant shall modify and incorporate in the plan set the submitted sidewalk concept plan incorporating these details, including revisions to existing landscaping, grading and construction details, and revised signage locations to conform to the Town of Lisbon and CONNDOT requirements.

6. The form and content of the pedestrian easement shall be approved by the Town Attorney and provided to the Town prior to recording the plans and the easement instrument in land records.

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8. The applicant shall provide an estimate for frontage sidewalk construction and all related landscape adjustments and replacements, which estimate shall be approved by the Town's Engineer and Town Planner and serve as the basis for the surety requirement to be provided prior to recording the plans in land records.

The proposed modifications to the existing drive-thru, in conjunction with the proposed major remodeling program incorporating significant architectural improvements, circulations improvements, and pedestrian safety improvements are found to be appropriate for the designated location in this Business Village District and comply with the special permit objectives criteria provided in sections 11.1 and 11.3, the business village development standards of section 10.13, and the drive-thru stacking requirements in section 13.8.

VOTE: B. HULL OPPOSED; MOTION CARRIES

3. Application for Zoning Permit – McDonald's Corp., 95 River Road for major remodeling program, including modification to signage, parking lot and building design, and landscaping – Motion by R. Giroux second by G. Ritacco to approve the zoning permit application request of Steve Pedro for McDonald's at 95 River Road, Lisbon, CT for its proposed major remodeling program, including modification to signage, parking lot and building design, and landscaping with the following modifications:

1. Full architectural renderings (24"x36") shall be recorded as part of the special permit and site plan set.

2. A note shall be added to the plans to state that "no outside retail storage, display, and or sales is permitted beyond the areas shown on the site plan.



## TOWN OF LISBON ZONING PERMIT APPLICATION

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)

To be completed by the Applicant:

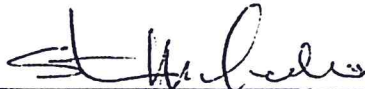
Date: \_\_\_\_\_

Applicant McDonald's Corp. Address 414 Benefit St. Pawtucket RI 02861  
Property Owner McDonald's Corp. Address PO Box 26351 AMF Chase A, Chicago, IL 60666-0207  
Location of Property 95 River (Rd, St., or Ave.)  
Land Records Map of 15 Lot# 031-000A Vol. 0045 Page 0283  
Lot Size in Square Feet approx. 61,461 Total Building Floor Area in Square Feet approx. 3,253  
Existing Use of Land or Building McDonald's restaurant w/drive-thru Zone BV-11

Proposed Use of Land or Building See attached narrative

(The Applicant shall submit site plans as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant



Steven M. Pedro, Ayoub Engineering, Inc.  
Agent for McDonald's Corp.

To be completed by the Commission:

Application No. \_\_\_\_\_ Fee Paid \$ 1620.00  
Date of Submission June 23, 2016  
Date of Receipt July 5, 2016  
Date of Action December 28, 2016  
Approved with Modifications (see attached) Denied \_\_\_\_\_  
Reason for denial or modification \_\_\_\_\_

Signature



Robert Adams, Chairman

(A permit issued on the basis of this application certifies conformance with the Lisbon Zoning regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.)

August 12, 2016

Town of Lisbon Zoning Permit Application – Proposed Use of Land or Building

**McDonald's - 95 River Road**

The new franchise owners of the McDonald's are seeking to make site modifications to the drive thru layout to provide a side by side ordering operation. They are seeking to modify the existing approaches/curb cuts to the site by separating the entry from the exit. The existing drive thru exit lane creates an immediate right hand turn to be able to exit the site. The relocated exit curb cut creates a more direct travel to the exit.

The building exterior is to be modified including the removal of the mansard roof. A new vertical parapet wall construction is planned. The front arcade and side entry arcade were originally slated to be black tile per McDonald's design standards but were identified as not being in keeping with the Village District guidelines for color and material. McDonald's has revised the front arcade and side entry arcade to be horizontal composite siding (Hardi siding) in a beige color with white trim. The building walls at the existing Playplace will have a new decorative cornice as well as the drive thru window locations. The remaining parapet wall is to be capped with a corrugated horizontal metal siding in a grey color. New parapet wall construction is to be stucco material (EIFS).

These modifications to the existing building exterior are more in compliance with the Village District guidelines than the originally submitted elevations. There is to be a new trash enclosure constructed of "Trex" composite board material. New concrete walkways and handicapped ramps are to be constructed.

The building interior will receive a new interior décor package including new floor, ceiling and wall finishes. New seating and tables to be provided. The kitchen area to receive new ceiling finish and new lighting.

MODIFICATIONS - Application for Zoning Permit – 12/28/2016  
McDonald's Corp.

1. Full architectural renderings (24"x36") shall be recorded as part of the special permit and site plan set.
2. A note shall be added to the plans to state that "no outside retail storage, display, and or sales is permitted beyond the areas shown on the site plan.
3. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval by the Town Planner and Town Engineer prior to construction of proposed deviations. Staff may approve such deviation where staff concludes that the aesthetics and/or structural integrity of the request do not compromise the commission's original design approval.
4. The applicant shall provide to the Town Planner a report from its lighting professional to confirm that final adjustments to aiming angle/direction/shielding of fixtures to eliminate glare onto adjoining properties and/or roadways has been completed. Said report shall be provided prior to completion of the new drive-thru improvements.
5. The internal directional signs for traffic flow onto and out of the site shall be revised to comply with section 15.6 regarding the maximum of 2 square feet per sign. Signs must also be setback a minimum of 10' from the front property line as required in this section.
6. Shop drawings of all signs approved on the façade shall be submitted to and reviewed by town staff to determine compliance with approvals prior to installation.
7. Pinned curb stops shall be installed at the heads of handicapped parking stalls. Details for installation shall be included on the plan.
8. The applicant shall provide a storm water calculation to address the Town Engineer's request for good faith support for compliance with the 2004 Storm Water Quality Manual goals.
9. The sidewalk concept plan shall be modified to include the required pedestrian easement, and grading and construction details. In addition, in light of the construction and location requirements for the proposed frontage sidewalk, the Site Landscaping Plan will also need to be revised to include the elimination of existing street trees and landscaping in conflict with the new sidewalk location and provide for installation of seven (7) new acceptable street shade tree in accordance with section 14.2.1 of the zoning regulations.
10. In accordance with conditions of the special permit, the applicant shall provide surety in a suitable amount and in a form acceptable to the Town Attorney to cover the costs of the work associated with all sidewalk construction and landscaping installation along Route 12. The applicant shall also provide cash surety in the amount of \$3000.00 to address any erosion and sediment control issues during construction.
11. A preconstruction meeting shall be held with staff prior to commencement of disturbance on site.
12. Technical items of staff shall be addressed.



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3. Any minor deviations from the approved design shall be submitted to the Planning and Zoning Commission for review and approval by the Town Planner and Town Engineer prior to construction of proposed deviations. Staff may approve such deviation where staff concludes that the aesthetics and/or structural integrity of the request do not compromise the commission's original design approval.
4. The applicant shall provide to the Town Planner a report from its lighting professional to confirm that final adjustments to aiming angle/direction/shielding of fixtures to eliminate glare onto adjoining properties and/or roadways has been completed. Said report shall be provided prior to completion of the new drive-thru improvements.
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6. Shop drawings of all signs approved on the façade shall be submitted to and reviewed by town staff to determine compliance with approvals prior to installation.
7. Pinned curb stops shall be installed at the heads of handicapped parking stalls. Details for installation shall be included on the plan.
8. The applicant shall provide a storm water calculation to address the Town Engineer's request for good faith support for compliance with the 2004 Storm Water Quality Manual goals.
9. The sidewalk concept plan shall be modified to include the required pedestrian easement, and grading and construction details. In addition, in light of the construction and location requirements for the proposed frontage sidewalk, the Site Landscaping Plan will also need to be revised to include the elimination of existing street trees and landscaping in conflict with the new sidewalk location and provide for installation of seven (7) new acceptable street shade tree in accordance with section 14.2.1 of the zoning regulations.
10. In accordance with conditions of the special permit, the applicant shall provide surety in a suitable amount and in a form acceptable to the Town Attorney to cover the costs of the work associated with all sidewalk construction and landscaping installation along Route 12. The applicant shall also provide cash surety in the amount of \$3000.00 to address any erosion and sediment control issues during construction.
11. A preconstruction meeting shall be held with staff prior to commencement of disturbance on site.



APPLICATION FOR CHANGE OF ZONING REGULATIONS OR BOUNDARIES  
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date 10/31/16

Name of applicant PLANNING & ZONING COMMISSION, c/o MICHAEL J. MURPHY, AICP

Mailing address 1 NEWENT ROAD, LISBON, CT 06351

Name of owner of record N/A

Mailing address 1 NEWENT ROAD, LISBON, CT 06351

Description of and purpose for proposed change: (In addition to a written description, the applicant shall submit a map clearly showing the boundaries of the proposed change when the change involves a zoning district boundary.)

TO CONSIDER AN AMENDMENT TO SECTION 6.4.23 REGARDING THE  
SALE OF LIQUOR AT RESTAURANTS LOCATED IN THE IP-1  
ZONING DISTRICT. THE PROPOSED AMENDMENT WOULD ALLOW THE COMMISSION  
TO UNIFORMLY ADDRESS THE REQUIREMENTS FOR SALE OF LIQUOR AT  
DULY APPROVED RESTAURANTS IN THE IP-1 ZONING DISTRICT.

Signature of applicant Michael J. Murphy, Lisbon Town Planner  
FOR LISBON PLANNING & ZONING COMMISSION

To be completed by Commission:

Application No. \_\_\_\_\_

Fee Paid \$ N/A

Date of Submission 10/31/2016

Date of Receipt 11/1/2016

Date of Public Hearing 12/6/2016

Date of Commission Action 12/28/2016

Approved 12/28/2016

Denied \_\_\_\_\_

Reason for Change \_\_\_\_\_

Signature \_\_\_\_\_

Robert Adams, Chairman

**Planning and Zoning Commission – Regulations Text Amendment**

Effective Date: Upon Publication

Adopted: December 28, 2016

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6.4.23 Restaurant uses provided the restaurant is the primary use utilizing no less than 75% of the gross floor area excluding kitchen and storage areas. The sale of liquor is permitted provided the service area(s) dedicated to such activity does not exceed 25% of the gross floor area excluding kitchen and storage areas.



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12. Technical items of staff shall be addressed.

VOTE: B. HULL OPPOSED; MOTION CARRIES

4. Proposed zoning amendment to section 6.4.23 regarding the sale of liquor at restaurants in the IP-1 Zone (see attached) – Motion by R. Giroux second by T. Danburg to adopt the proposed amendment to section 6.4.23 of the Lisbon Zoning Regulations for sale of liquor at restaurants in the I P-1 Zone.

The Planning and Zoning Commission notes that the purpose of the revision to this section of the regulations is to uniformly address the requirements for sale of liquor at duly approved restaurants throughout the I P-1 zone in accordance with state statutes. The Lisbon Planning and Zoning Commission has considered the recently adopted Plan of Conservation and Development 2016 for the Town of Lisbon and finds that this amendment proposal is consistent with the Plan.

VOTE: UNANIMOUS MOTION CARRIED

The Commission hereby sets the effective date for the amendment to be upon publication.

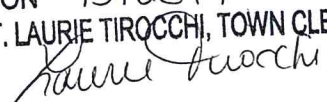
5. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 7:44 P.M.

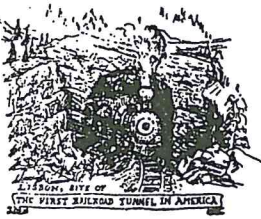
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 1/3/2017 AT 2:15 pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  




PLANNING & ZONING COMMISSION  
TOWN OF LISBON  
1 Newent Road  
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon  
Planning and Zoning Commission

At the special meeting of the Town of Lisbon Planning and Zoning Commission, held on Wednesday, December 28, 2016, the following actions were taken:

Application by Steven Pedro, Ayoub Engineering, for McDonald's Corporation, 95 River Road for special permit to modify the existing drive-through facilities and circulation pattern.  
APPROVED WITH CONDITIONS

Application by Steven Pedro, Ayoub Engineering, for McDonald's Corporation, 95 River Road for zoning permit for major remodel program, including modification to signage, parking lot and building design, and landscaping.  
APPROVED WITH MODIFICATIONS

Application by the Town of Lisbon Planning and Zoning Commission to amend Section 6.4.23 (Special Permits-IP-1 zone) of the zoning regulations regarding the sale of liquor at IP-1 zoned restaurants to clarify the language and make activity uniform throughout the zone.

ADOPTED: AMENDMENT EFFECTIVE UPON PUBLICATION

Dated at Lisbon, Connecticut, this 3<sup>rd</sup> day of January, 2017

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 1/3/2017 AT 2:15pm

ATTEST: LAURIE TIROGCHI, TOWN CLERK

*Laurie Tirogchi*