

MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
THURSDAY, JULY 10, 2014
7:00 P.M.

Call to order

The Special Meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 7:12 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco,
Sharon Gabiga, Trevor Danburg

MEMBERS ABSENT: Benamine Hull, III, Ryan Donaldson, David Gagnon.
Alternates: James Labonne, Lawrence Alice

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner
Kari Olson, Joseph Schwartz of Murtha Cullina, Lisbon Town Attorneys

1. Executive Session

- a. John Gwiazdowski, 180 Newent Road – Motion was made by K. Sperry second by S. Gabiga to go into Executive Session to discuss John Gwiazdowski, at 7:12 PM.

VOTE: UNANIMOUS MOTION CARRIED

Staff J. Rabbitt and Town Attorneys Joseph Schwartz and Kari Olson to remain.

Out of Executive Session at 8:03 PM.

2. John Gwiazdowski, 180 Newent Road, Lisbon, CT - The following motion was made by K. Sperry second by T. Danburg:

MOVED, that the Lisbon Planning & Zoning Commission (“the Commission”) has received, from JOHN AND MARCI GWIAZDOWSKI a set of Restoration Plans, titled “Restoration Plan Prepared For John Gwiazdowski, 180 Newent Road (Connecticut Route #138), Lisbon, Connecticut, Advanced Surveys, LLC, 25 Apple Lane, Colchester, CT 06415, Project No. 14-020, Drawn By R.A.D., Date: 4/25/14,” Sheets 1 through 4, Revised through 5/14/14, and including a Boundary Survey, Topography and Grading Plan, Alternative Topography and Grading Plan and Erosion and Sediment Control Details, signed by Richard DeChamps, L.S. on May 31, 2014 and David Held, P.E., on June 2, 2014 (“the Restoration Plans”):

WHEREAS, there is currently pending litigation between the Gwiazdowskis and the Commission involving existing zoning violations on site and the Commission has requested that the Court issue injunctive relief to remedy same; and

WHEREAS, the Court has issued an interim order, dated April 17, 2014 (“Order”), which Order requires that the Gwiazdowskis submit a restoration plan to the Commission to immediately remedy any wetlands and watercourse impacts caused by unauthorized activities on site; and

WHEREAS, on June 9, 2014, the Town of Lisbon Inland Wetlands and Watercourses Commission approved, with some modifications, the Restoration Plans; and

WHEREAS, on June 16, 2014, the Gwiazdowskis submitted the Restoration Plans to the Town Engineer for review and permitted an inspection of the property in question on June 25, 2014; and

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

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Mr. James D. Rabbitt, AICP
Lisbon Town Planner
Southeastern CT Council of Governments
5 Connecticut Avenue
Norwich, CT 06360

July 8, 2014

RE: 180 Newent Road Review
CLA-5301

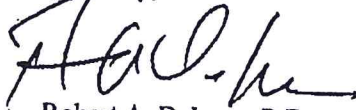
Dear Mr. Rabbitt:

As requested, we have reviewed the restoration plan prepared for John Gwiazdowski at 180 Newent Road and have the following comments:

- 1) We recommend that a temporary sedimentation basin with a minimum capacity of 250 C.Y. be installed in the area just west of the proposed berm in the northeast corner of the site prior to construction. The construction of the proposed berm as shown on the plan should provide adequate storage for this purpose. A temporary basin with a minimum capacity of 100 C.Y. should also be installed in the southeast corner of the site prior to construction. We propose to confirm these sizes by inspection prior to installing topsoil.
- 2) We recommend minor grading behind the existing buildings to create a 2:1 slope in areas that are steeper than 2:1. All material is to remain on site.
- 3) We recommend applying topsoil and seeding after August 15. Erosion and sedimentation control measures as shown on the plan should be installed now.
- 4) We recommend that we attend a preconstruction meeting with the contractor and provide inspection of the site after E&S measures are installed, daily inspection during construction and as needed after rain events.
- 5) We recommend that an asbuilt grading plan be provided.

Please call with any questions you may have.

Sincerely,



Robert A. DeLuca, P.E.

cc: Robert Adams, Chairman P&Z
Thomas Sparkman, First Selectman

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page 2 (cont)

WHEREAS, the Town Engineer has provided his recommendations to the Commission in a letter dated July 8, 2014; and

WHEREAS, the Commission has given due consideration to the Town of Lisbon Zoning Regulations, staff comments and the Order.

WHEREFORE, the Commission hereby approves the Restoration Plans, Sheets, 1, 2 and 4 only, SUBJECT TO the following conditions and modifications:

1. Sheet 3, Alternative Topography & Grading Plan shall be removed from the Plan set as it is not approved and all references to the Alternative Grading Plan shall be removed from Sheet 1, Note 13. The remaining Plan Set shall be renumbered Sheet 1 of 3, Sheet 2 of 3 and Sheet 3 of 3.
2. The recommendations of the Town Engineer as set forth in his July 8, 2014 report shall be incorporated herein as conditions of the approval.
3. Sediment basins shall be constructed in accordance with the Town Engineer's recommendations.
4. All grading materials shall remain on site and Note 12 on Sheet 1 shall be deleted.
5. Topsoil and seeding shall take place after August 15 but before September 15, 2014.
6. All restoration work proposed on the Restoration Plans shall be completed by September 15, 2014.
7. Erosion and Sediment Controls as shown on the Restoration Plans shall be installed immediately and maintained until the Town Engineer determines that sufficient vegetation has been established which would negate the need for such E&S protection measures.
8. A preconstruction meeting with the selected contractor and land owner shall take place with the Town Engineer prior to any restoration work being conducted on site.
9. The Town Engineer or his designee shall be permitted to inspect the site daily during construction and as needed after rain events.
10. A reasonable estimate of \$2,500 for the foregoing inspection fees shall be paid for in advance by the Gwiazdowskis in lieu of a performance and completion bond. Any monies not used will be returned upon the Town Engineer's certification that the work has been properly completed and the site permanently stabilized.
11. An as-built shall be submitted to the Town Engineer within 30 days of completion of the restoration work, or October 15, 2014, whichever date is sooner. The Town Engineer shall review the as-built and inspect the site in order to determine compliance with the approved Restoration Plans. At the completion of a review of the as-built, a report shall be submitted to the Planning and Zoning Commission regarding compliance with the approved Restoration Plans.
12. That the text of this Approval and all conditions herein be printed on the final Restoration Plans.

VOTE: UNANIMOUS MOTION CARRIED

Motion made by G. Ritacco second by R. Giroux to adjourn at 8:12 PM.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, clerk

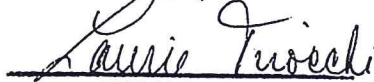
RECEIVED FOR FILING

07/14 2014 at 12:00 PM

Approved: _____
Robert D. Adams, Chairman

TOWN CLERK'S OFFICE

LISBON, CT


TOWN CLERK