

MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 8, 2011
7:00 P.M.

1. Call to order

The special meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 8:26 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry,
Sharon Gabiga, David Gagnon
Alts: Mark Friese, Gary Ritacco

MEMBERS ABSENT: John Dempsey, Larry Thibeault, Lawrence Alice

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner
Attorney Kari Olson, Murtha Cullina

2. Previous Minutes

A motion was made by R. Giroux second by R. Browne to accept the previous minutes with corrections.

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by R. Browne second by R. Giroux to skip to agenda items #7, #8, #9, and #10.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

- a. Copy of Letter, Town Engineering, to Tom Johnson, Tri-C Construction Co., dated 2/4/2011, re: storm water management, The Crossing at Lisbon TEI Job #07-077
- b. Copy of Letter, Town Engineering, to Tom Johnson, Tri-C Construction Co., dated 2/4/2011, re: Fire Main Testing – Road B, The Crossing at Lisbon TEI Job #07-077
- c. Copy of Letter, Town Engineering, to David Amendola, Cherry Hill Construction, dated 1/25/2011, re: Shop Drawings Trash racks – proposed Epoxy Repair Materials – Storm Water Basins, The Crossing at Lisbon TEI Job #07-077
- d. Copy of Letter, Town Engineering, to Tom Johnson, Tri-C Construction Co., dated 1/17/2011, re: Cedarwood Development, The Crossing at Lisbon TEI Job #07-077
- e. Copy of Letter, Town Engineering, to Corey Bullock, B&L Construction, Inc., dated 1/10/2011, re: Aldi Fire Main Testing, The Crossing at Lisbon TEI Job #10-119
- f. Notice, CT Land Use Law, Bi-Annual Event at Wesleyan university.
- g. Letter, FEMA, to Thomas Sparkman, dated 1/18/2011 re: Proposed changes to flood insurance.
- h. Copy, Notice of Decision from Lisbon Conservation Commission, dated 1/25/2011 re: Issuance of Inlands Wetland Permit #10-16
- i. Copy of Letter, Zoning Board of Appeals to Paul Klauer, PSK Realty, LLC., dated 1/5/2011 re: Application #10-01 Denied
- j. Request for Submissions, Lisbon Quarterly Newsletter
- k. CT Federation of Planning & Zoning Agencies, to Chairman of Planning & Zoning Commission, re: Length of Service Awards / Lifetime Achievement Awards / Annual Conference
- l. Newsletter, Clearscapes Winter 2011

4. Bills and action thereon

- a. Murtha Cullina, Invoice # 416527 dated 12/16/2011, \$931.00. Motion made by G. Ritacco second by R. Browne to pay. VOTE: UNANIMOUS MOTION CARRIED
- b. Norwich Bulletin, invoice # 51750, dated 2/8/2011, \$578.18. Motion made by G. Ritacco second by D. Gagnon to pay. VOTE: UNANIMOUS MOTION CARRIED

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Page 2. Bills and action thereon (cont.)

- c. Norwich Bulletin, invoice # 51750, dated 2/8/2011, \$194.65. Motion made by R. Giroux second by D. Gagnon to pay. VOTE: UNANIMOUS MOTION CARRIED
- d. Murtha Culina, Invoice # 418422 dated 1/24/2011, \$44.00. Motion made by R. Giroux second by G. Ritacco to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

- a. ZEO – Written report submitted by Ben Hull
- b. Regulations – K. Sperry suggested members write a first draft of regulations and discuss at a regular meeting.
- c. Zoning Map Subcommittee - TABLED
- d. Regional Planning Commission – NONE

6. Appl. Subdivision/ReSubdivision, Brenmoor Properties, LLC – Motion to table made by G. Ritacco second by R. Browne. VOTE: UNANIMOUS MOTION CARRIED

7. Appl. Special Permit, Lisbon Landing, LLC (Linens N Things) – Motion to accept waiver letter made by R. Giroux second by D. Gagnon. VOTE: UNANIMOUS MOTION CARRIED
Motion to approve application for Retail H not including Retail K, with conditions, made by G. Ritacco second by R. Browne. VOTE: UNANIMOUS MOTION CARRIED

8. Appl. Text Amendment, PSK Realty, LLC. - Motion to schedule Public Hearing for March 1, 2011 at 6:30 PM made by G. Ritacco second by K. Sperry. VOTE: UNANIMOUS MOTION CARRIED

9. New Applications - NONE

10. Appl. Special Permit, Lisbon Landing (Dick's Sporting Goods). Motion to schedule Public Hearing for March 1, 2011 at 6:29 PM made by R. Browne second by G. Ritacco. VOTE: UNANIMOUS MOTION CARRIED

11. National Flood Insurance – Staff J. Rabbitt to prepare text amendment for review at March meeting for scheduling April Public Hearing, in order to qualify.
A motion was made by G. Ritacco second by R. Giroux to skip to Agenda items #12 and #13. VOTE: UNANIMOUS MOTION CARRIED

12. Referrals

- a. Town of Canterbury – SKIPPED
- b. City of Norwich, 285 Tadftville-Occum Road, SDP #1010 Hills at Riverview dated 1/28/2011 – Motion made by R. Giroux second by D. Gagnon to send letter via Staff J. Rabbitt.

VOTE: UNANIMOUS MOTION CARRIED

13. Pending Litigation

- a. Executive Session began at 8:47 PM. Staff J. Rabbitt and Atty. Kari Olson were present. Session ended at 9:52 PM.

APPLICATION FOR SPECIAL PERMIT

Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date: 12/22/10

Name and Address of Applicant: Lisbon Landing LLC

c/o W/S Development Associates LLC, 1330 Boylston Street, Chestnut Hill, MA 02467

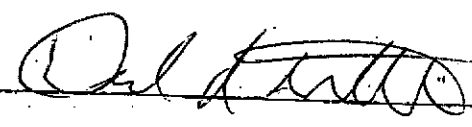
The undersigned does hereby request a Special Permit as required by Section
6.4.17, 6.4.22, 11.5.10 of the Lisbon Zoning Regulations.

Location of Property 160 River Road. (Lot B)

Owner of Record of Property Lisbon Landing LLC, c/o W/S Development

Description of Proposed Use Subdivide the former Linens N Things space into three
tenant spaces and revise the exterior front elevations and signage. Review front
elevation of proposed new building (Dicks) adjacent to Cinema

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

Signature of Applicant: 

To be completed by the Commission:

Application No. _____

Date of Submission: 12/22/2010

Date of Receipt: 1/4/2011

Fee Paid: \$ 560.00

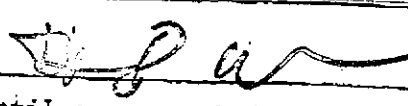
Date of Action: 2/8/2011

Date of Public Hearing: 2/8/2011

Approved: 2/8/2011

Denied: _____

Reasons for denial or modifications: Modified 2/8/2011: Application is now
just for subdivision of former Linen N Things space into three
tenant spaces and revise the exterior front elevations and signage.

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.)



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

CONDITIONS OF APPROVAL
SPECIAL PERMIT - LISBON LANDING - 2/8/2011

1. A preconstruction meeting should be held with Commission/town staff (Planner, Engineer, ZEO, Building Official) with building contractor prior to any construction, grading and/or excavation activity associated with the construction and/or deconstruction of Retail H (former Linens N Things).
2. Full architectural renderings (24"x36" - mylar) shall be filed as part of the special permit and plan set.
3. Shop drawings of all signs approved on the façade shall be submitted and reviewed by town staff to determine compliance with approvals prior to installation.
4. Shop drawings and samples of building materials including colors (markups) shall be submitted to staff to determine compliance with Commission approval prior to installation.
5. A landscape plan (foundation plantings) meeting the requirements shall be submitted per the regulations. Final plant type and locations shall be reviewed by the planner for compliance with the regulations.
6. A note shall be added to the plans stating that: no outside retail storage, display and/or sales is permitted beyond the areas depicted on the approved site plan. This note shall be placed on the site plan and the architectural renderings.
7. Surety in the amount of \$10,000.00 (irrevocable letter of credit, performance / insurance bond and/or cash) shall be posted with the Town of Lisbon prior to any construction/deconstruction, grading and/or excavation activity at the site. In addition to the \$10,000.00 surety, \$2,000.00 in cash (bank check) shall be given to the Town of Lisbon and held as an emergency contingency fund. The type of the final surety shall be reviewed and approved by the Planning and Zoning Commission's legal counsel.
8. The applicant shall submit \$2500.00 to the Town of Lisbon to be used as a deposit for site inspections associated with the site. However, the final dollar

amount necessary to complete the inspection is subject to the actual time required to insure compliance with the approved site plan. Consequently, all costs associated with the review and inspection of the project with regards to compliance with the Planning and Zoning Commission's approved site plan is necessary to receive a Certificate of Zoning Compliance which is required to receive a Final Certificate of Occupancy shall be the responsibility of the applicant.

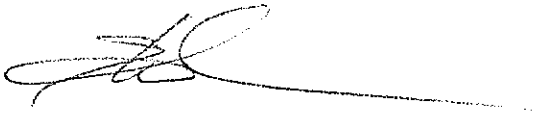
9. Final as-built should be submitted to the Town to determine compliance with the approved plans. As-built shall include final grades, curbing, landscaping, buildings, signage, utilities (depth,size,location,type) and drainage. As-built may include additional information deemed necessary by town staff to determine compliance with approvals.
10. That all costs associated with the review and processing of the application are paid in full by the applicant prior to signing of mylars and filing of a special permit.

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14. Blight Ordinance – NONE

15. Adjournment – Motion made by R. Giroux second by M. Friese to adjourn at 10:13 PM.

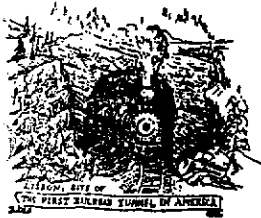
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, Acting Clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 2/16/2011 AT 9:10 AM
ATTEST. BETSY M. BARRETT, TOWN CLERK



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

NOTICE OF DECISION

**Town of Lisbon
Planning & Zoning Commission**

At the special meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, February 8, 2011 the commission took the following action:

1. Application for Special Permit: Lisbon Landing, LLC 160 River Road, Lot B, to subdivide the former Linens N Things space into three tenant spaces and revise the exterior front elevations and signage.

APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 16th day of February 2011.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

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CT ON 2/16/2011 AT 9:10 AM
ATTEST. BETSY M. BARRETT, TOWN CLERK