



TOWN OF LISBON
INCORPORATED 1786



OFFICE OF TOWN CLERK
1 NEWENT ROAD
LISBON, CONN. 06351
TEL. (860) 376-2708

To: Planning & Zoning Chairman

Town of Lisbon

TCPZ#: 20-7

Application #: Map Change / Amendment ^{Zoning}

On 10/28/2020 at 11:00 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. Property Owner: 143 River Rd LLC (Eugene Crowley)
 Applicant's Name: Atty Christopher Smith
 Address: 143 River Rd
 Map/Block/Lot #: 14/45/00 Vol/Pg: 171/63

2. Payment in the amount of \$ 500⁰⁰ received.
 Check #: 60067 Town application fee: \$ 500
 Receipt #: 19966 State fee: \$ 60

3. # of Maps: see # below # Copies:

4. Other: - applicants checklist - copy of deed
- applicant's agent letter - property card
- business details

Dated at Lisbon, Connecticut, this 28 day of October, 2020.

Laurie Tirocchi
Laurie Tirocchi
Lisbon Town Clerk

- * property survey - 1 copy (w/ Piz file)
- 6 copies - Map to Accompany App for Zoning Map Amendment

**TOWN OF LISBON
ZONE CHANGE APPLICATION**

PROJECT NAME N/A
STREET ADDRESS 143 River Road, Lisbon, CT 06351
IF ADDRESS NOT AVAILABLE, LOCATION N/A
MAP/BLOCK/LOT IDENTIFICATION NUMBER(S): Map 14, Lot 45 ACREAGE 6.54 ZONE(S) BV-I
PROJECT DESCRIPTION: Change zoning designation of subject from BV-1 to BV-II.

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- > APPLICANT: 143 River Road, LLC (Eugene Crowley) TELEPHONE: (617) 887-3933
ADDRESS: 192 Worcester St., Natick, MA 01760 EMAIL: gene@jchdev.net
- > APPLICANT'S AGENT (IF ANY): Atty. Christopher J. Smith TELEPHONE: (860) 652-4020
- > ADDRESS: 701 Hebron Ave., Glastonbury, CT 06033 EMAIL: csmith@alterpearson.com
- > OWNER / TRUSTEE: Same as Applicant TELEPHONE: _____
ADDRESS: _____ EMAIL: _____
- > ENGINEER/ SURVEYOR/ ARCHITECT: Boundaries, LLC TELEPHONE: (860) 376-2006
- > ADDRESS: PO Box 184, Griswold, CT 06351 EMAIL: dsorrentino@boundariesllc.ne

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S).
2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER PROPERTY FOR THE PURPOSE OF INSPECTION.
3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT *Demian Sorrentino* PRINTED NAME OF APPLICANT/AGENT Demian A. Sorrentino,
DATE: 10/27/2020 Agent - Boundaries, LLC
SIGNATURE/RECORD OWNER *Demian Sorrentino* PRINTED NAME/RECORD OWNER Demian A. Sorrentino,
DATE: 10/27/2020 Agent - Boundaries, LLC

REASONS FOR ZONE CHANGE REQUEST: The subject property is currently zoned BV-I. The requested change to BV-II provides for gasoline sales and drive-thru window uses as special permit uses, which uses are more compatible with current market need and demand. The requested change is consistent with the Town's comprehensive plan (zone map and zoning regulations), the Town's 2016 PoCD, and will not adversely impact the public health, safety and welfare.

APPLICATION SUBMITTAL DATE: 10/28/2020 FEE(S) PAID: 560.00
OFFICIAL DAY OF RECEIPT: _____
P & Z COMMISSION ACTION: _____ DATE: _____
CHAIR'S SIGNATURE: _____

Adopted _____ Denied _____

RECEIVED
OCT 28 2020
TOWN CLERKS OFFICE
TOWN OF LISBON

TOWN OF LISBON
ZONE MAP CHANGE CHECKLIST

A. INFORMATION TO BE SUBMITTED WITH ZONE CHANGE APPLICATION

- Completed zone change application with requisite signatures
- Metes and bounds description of the land to be included in the map amendment
- Five copies of the plan to specifications listed below in part B.
- List of property owners within 500' of boundary of proposed zone change request
- Check or money order made payable to the Town of Lisbon in the required amount(s)
- This checklist completed by the applicant

B. INFORMATION TO BE INCLUDED ON ZONE CHANGE PLAN

- All lots (map/block/lot numbers) and streets within 500' of the area affected by the application, with an arc depicting this 500' perimeter to confirm distances
- Dimensions along affected zone boundaries
- North Point direction
- Name of applicant/petitioner
- Existing and proposed zoning within affected area
- Plan prepared at a scale of 100'/inch or up to 400'/inch should be utilized. A larger scale may be considered if acceptable to Town planner to improve Commission readability

C. INFORMATION REGARDING FEES FOR PROCESSING APPLICATIONS UNDER "AN ORDINANCE ESTABLISHING FEES FOR THE PROCESSING OF APPLICATIONS BY THE PLANNING AND ZONING COMMISSION...OF THE TOWN OF LISBON" REFERRED TO HEREIN AS THE LAND USE FEES ORDINANCE

The Town of Lisbon Planning and Zoning Commission is authorized to create and implement reasonable procedures to address such necessary requirements noted below to accomplish the provisions of the *Land Use Fees Ordinance*. In addition to the required *Base* and/or *Review* fees for required administrative and other specific review activities at the time of application, additional *Supplemental Fee(s)* may be required to ensure that the Town is reimbursed for the full costs of processing the application as prescribed below.

Items toward which the Town may require additional services and/or payment of *Supplemental Fees* to be deposited in the Town's fund specifically established for this purpose include provisions for direct costs of services associated with work performed by professional consultants, including but not limited to engineering, scientific and/or legal professionals, in order to determine whether the proposed Zone Change application complies with applicable land use law and/or zoning criteria, or for the preparation or review of any additional documents or materials by any such professional consultant(s). *Supplemental Fee* deposits must be paid within thirty (30) days after commission staff mails or delivers to the applicant a written request for payment of such initial fee or any subsequent *Supplemental Fee*, as the case may be. Any unexpended portion of the *Supplemental Fees* in excess of actual costs incurred by the Town in fully processing the application shall be refunded to the applicant.

In accordance with the applicant's signature and consent on the application form, any approval shall be deemed to be issued upon the condition that all fees required are paid by such applicant(s) when due. The failure to pay any such fee when due may result in the denial, termination, revocation or expiration of any approval to which the fee was related.

The full text of the *Land Use Fees Ordinance* is available at the Lisbon Town Hall at 1 Newent Road, Lisbon, CT 06351 or on the Town's website at Lisbonct.com.

RECEIVED
2:11:00
OCT 28 2020
Aimee Turock
TOWN CLERKS OFFICE
TOWN OF LISBON

October 27, 2020

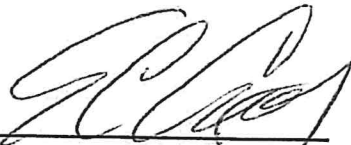
Town of Lisbon
Planning & Zoning Commission
Attn: Mr. Robert D. Adams, Chairman
1 Newent Road
Lisbon, CT 06351

RE: Owner & Applicant's Agent Authorization for Zoning Map Amendment Application

Chairman Adams;

I, Eugene L. Crowley, Manager of 143 River Road, LLC do hereby authorize the firms of Alter & Pearson, LLC and Boundaries, LLC to act on behalf of 143 River Road, LLC before the Lisbon Planning & Zoning Commission (P&ZC) to request a Zoning Map Amendment to change the designation of property identified as 143 River Road (CT Route #12) in Lisbon, Connecticut from BV-I to BV-II.

Sincerely,



Eugene L. Crowley, Manager
143 River Road, LLC
192 Worcester Street
Natick, MA 01760
Ph: (617) 887-3933

Business Inquiry

Business Details

Business Name: 143 RIVER ROAD, LLC Citizenship/State Inc: Domestic/CT
 Business ID: 1297189 Last Report Filed Year: 2020
 Business Address: 192 WORCESTER STREET, NATICK, MA, 01760, USA Business Type: Domestic Limited Liability Company
 Mailing Address: 192 WORCESTER STREET, NATICK, MA, 01760, USA Business Status: Active
 Date Inc/Registration: Jan 24, 2019
 Annual Report Due Date: 03/31/2021
 NAICS Code: Real Estate and Rental and Leasing (53) NAICS Sub Code: Other Activities Related to Real Estate (531390)

Principals Details

Name/Title	Business Address	Residence Address
EUGENE L. CROWLEY MANAGER	192 WORCESTER STREET, NATICK, MA, 01760	77 LAKE STREET, SHERBORN, MA

Agent Summary

Agent Name JOSEPH A VITALE
 Agent Business Address 575 HIGHLAND AVE, CHESHIRE, CT, 06410
 Agent Residence Address 40 SHIRE CT, CHESHIRE, CT, 06410
 Agent Mailing Address 575 HIGHLAND AVE, CHESHIRE, CT, 06410

RECEIVED

@ 11:00

OCT 28 2020

Kaine Wash
 TOWN CLERKS OFFICE
 TOWN OF LISBON

143 RIVER RD

RECEIVED
 11:00 am
OCT 28 2020
Janet Wecki
 TOWN CLERKS OFFICE
 TOWN OF LISBON

Location 143 RIVER RD

Mblu 14/ 045/ 0000/ 1

Acct# D0056100

Owner 143 RIVER ROAD LLC

Assessment \$590,310

Appraisal \$843,300

PID 571

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$843,300	\$843,300
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$590,310	\$590,310

Owner of Record

Owner 143 RIVER ROAD LLC

Sale Price \$525,000

Co-Owner

Certificate

Care Of

Book & Page 171/63

Address 192 WORCESTER STREET
 NATICK, MA 01760

Sale Date 02/01/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
143 RIVER ROAD LLC	\$525,000		171/63	00	02/01/2019
S I REALTY COMPANY INC	\$0		155/118	29	09/09/2013
PRICE REALTY LLC***	\$750,000		112/1013	29	02/18/2004
GRANT FAMILY LLC	\$0		82/408	29	07/31/1997

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade	
No. of Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type	
AC Type	
Total Bedrooms	
Total Bathrms	
Total Half Baths	
Xtra Fixtrs.	
Total Rooms	
Bath Style	
Kitchen Style	
Wood Fireplaces	
Gas Fireplaces	
Rental Unit	
Fin. Bsmnt. Qual.	
Foundation	
Bsmnt Garage	
Int vs Ext	
Usrflid 300	
Usrflid 301	

Building Photo

 Building Photo

(<http://images.vgsi.com/photos2/LisbonCTPhotos/default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=571&bid=571)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code 3030
Description Comm Land
Neighborhood C4
Category

Land Line Valuation

Size (Acres) 6.33
Assessed Value \$590,310
Appraised Value \$843,300

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$843,300	\$843,300
2018	\$0	\$843,300	\$843,300
2017	\$0	\$843,300	\$843,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$590,310	\$590,310
2018	\$0	\$590,310	\$590,310
2017	\$0	\$590,310	\$590,310

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

Christopher J. Smith
csmith@alterpearson.com

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
860.652.4022 FACSIMILE

October 26, 2020

Via email and drop-off delivery

Robert D. Adams, Chairman
Members of the Planning & Zoning Commission
c/o Michael J. Murphy, Town Planner
Town of Lisbon
Town Hall
1 Newent Road
Lisbon, Connecticut 06351

Re: Application for Zone Change to change the zone district designation of real property known as 143 River Road located in Lisbon, Connecticut, with an Assessor's designation of Map 14, Lot 45, from the current BV-1 zone district to the proposed BV-2 zone district ("Application").

Applicant / Owner: 143 River Road, LLC.

Dear Chairman Adams and Members of the Commission,

The undersigned Firm represents 143 River Road, LLC ("Applicant") concerning the above-referenced Application. The Application pertains to real property known as 143 River Road, which has an Assessor's designation of Map 14, Lot 45 ("subject property"). The Application requests approval to change the zone district designation of the subject property from the existing BV-1 zone district, to the proposed new BV-2 zone district.

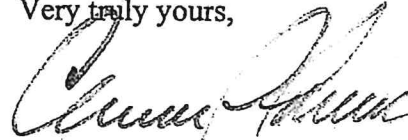
The Applicant respectfully submits that this proposed change of zone is consistent with the Town's comprehensive plan (Zone Map and Zoning Regulations) and the Town's 2016 Plan of Conservation and Development, and will not adversely impact the public health, safety or welfare. The proposed change of zone will promote additional business uses adjacent to I-395 that are not only consistent with the aforementioned governing land use documents for the Town, but with current market demands in today's economic climate.

The Application with support material, including the requisite filing fee, is enclosed.

The Applicant, our professional consultants, Boundaries, LLC, and the undersigned, look forward to processing this Application with the Commission.

Thank you for your anticipated cooperation and assistance concerning this matter.

Very truly yours,



Christopher J. Smith

Cc: Eugene L. Crowley, Manager
143 River Road, LLC (w/ enclosures)

Demian A. Sorrentino, AICP, C.S.S.
Boundaries, LLC (w/ enclosures)