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August 26, 2021

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Planning & Zoning Commission
Attn: Michael Murphy
Consulting Planner/Lisbon Town Planner
Lisbon Town Hall
1 Newent Road
Lisbon, CT 06351

Re: 363 River Road, Ceccarelli Properties, LLC-Application of Ceccarelli properties

Dear Mr. Murphy:

Pursuant to your request in your staff comments, this letter is intended to address the issue of prior non-conforming use of the above-referenced property. Based upon a review of business records and discussion with the current owner of said property, we can provide the following information.

Prior to the 1980s, the property was occupied by Geer Construction, and Geer Construction used the property to store and stage their construction machinery as well as operating an office for their business at the property. Geer Construction was in the business of commercial and residential excavation and construction and again, they stored and staged their construction equipment at this site.

In the 1980s and 1990s, Monarch Forklift, in addition to adding an addition onto the building, operated a business in which they sold and repaired forklifts on the premises. Following Monarch, there was another tenant in the building, which sold small tractors, generators and snow plows and apparently also installed snow plows on the premises.

Circa early 2000s, a Charles Martinek rented the property and used it for car storage during the early 2000s. Thereafter, circa 2011-2014, Richardson Gypsum stored and operated on the property and stored drywall and metal studs used in their drywall construction business.

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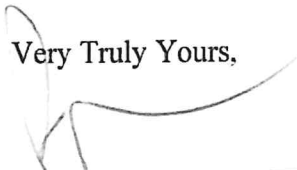
Business records also indicate that a Lemic print shop operated out of the building for a period of time, as well as Enviroclean and this would have been during the period of time circa 2017. Another business by the name of Mawaho was a tenant on the property in 2019. I do not have any specific information about the type of business that Mawaho operated but it was not a residential use.

The tenant referred to with the sale of small tractors, generators and snow plows also apparently lived at the property but the primary use appears to have been the sale of tractors, generators and snow plows.

I hope this information is useful to the Commission and I would ask that you would provide it to the Commission as a submission at the time of the public hearing.

Thank you for your anticipated cooperation.

Very Truly Yours,



William E. McCoy

WEM:slw