



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#: 21-01

Application #: \_\_\_\_\_

On January 26 '21 at 1:00 am/pm the following checked items were received by the Lisbon Town Clerk.

1.  Property Owner: Lisbon Investors LLC  
 Applicant's Name: Lowe's Home Centers LLC (agent: Travis Spiken)  
 Address: 155 River Rd  
 Map/Block/Lot #: 141042162 Vol/Pg: 147/546
  
2.  Payment in the amount of \$ 560 received.  
 Check #: 25446 Town application fee: \$ 500  
 Receipt #: \_\_\_\_\_ State fee: \$ 60
  
3.  # of Maps: Display Plans = 11 # Copies: CD - electronic copy  
5 Full 12 11x17 1/28/2021  
(w/ Elaine Joseph)
  
4.  Other: over letter  
abouters list

Dated at Lisbon, Connecticut, this 26<sup>th</sup> day of January, 2021.

Laurie Tirocchi  
Laurie Tirocchi

Lisbon Town Clerk

# FREELAND and KAUFFMAN, INC.

ENGINEERS - LANDSCAPE ARCHITECTS

RECEIVED  
2:00 p.m.  
JAN 26 2021  
Katherine Welch  
TOWN CLERKS OFFICE  
TOWN OF LISBON

January 25, 2021

Elaine Joseph  
Lisbon Town Hall  
1 Newent Road  
Lisbon, CT 06351  
p. (860) 376-3400

Subject:  
Lowe's of Lisbon Special Permit Application - 155 River Road

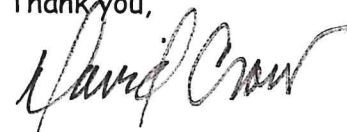
Elaine,

We have been working with Michael Murphy, the Lisbon Town Planner, to prepare a plan for the location of outdoor storage and adjustments to pro parking spaces and signage for pickup spaces at the Lowe's Home Improvement Center, located at 155 River Road. **With this submittal, the applicant would like the proposed plan to be placed on the next Planning and Zoning Commission Agenda.** Please find the following documents for the Special Permit Application:


- 2- Copies of the Special Permit application & checklist.
- 1 - Original of the signed Special Permit will be sent to the Town when received.
- 1 - check to the Town of Lisbon in the amount of \$560
- 12 - 11X17 copies of the plan
- 5 - full size copies of the plan
- This Letter requesting to be placed on the next agenda (2/2)
- 1 - Electronic copy of the application materials
- 1 - List of abutters within 500 feet of the property

Please contact me at (864) 672-3419 [dcrow@fk-inc.com](mailto:dcrow@fk-inc.com) or Todd Simmons at (864) 672-3426 [tsimmons@fk-inc.com](mailto:tsimmons@fk-inc.com) if you need additional information.

Thank you,



David Crow

RECEIVED  
JAN 25 2021  
BY: 

**TOWN OF LISBON  
SPECIAL PERMIT APPLICATION**

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

- APPLICANT: LOWE'S HOME CENTERS, LLC TELEPHONE: (704) 758-4758  
ADDRESS 1000 LOWE'S BLVD. MOORESVILLE, NC 28117 EMAIL: \_\_\_\_\_
- APPLICANT'S AGENT (IF ANY): Travis Spicer, EI TELEPHONE: (704) 758-4758  
ADDRESS 1000 LOWE'S BLVD. MOORESVILLE, NC 28117 EMAIL: Travis.J.Spicer@lowes.com
- OWNER / TRUSTEE: LISBON INVESTORS LLC TELEPHONE: \_\_\_\_\_  
ADDRESS 1765 MERRIMAN ROAD, AKRON, OH 44313 EMAIL: \_\_\_\_\_
- ENGINEER/ SURVEYOR/ ARCHITECT: FREELAND AND KAUFFMAN, INC. TELEPHONE: (864) 672-3426
- ADDRESS 209 WEST STONE AVE, GREENVILLE, SC 29609 (attn: Todd Simmons, PE) EMAIL: tsimmons@fk-inc.com

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) AND SITE PLAN PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER THE 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  PRINTED NAME OF APPLICANT/AGENT Travis Spicer  
DATE: 1.20.21

SIGNATURE/RECORD OWNER \_\_\_\_\_ PRINTED NAME/RECORD OWNER \_\_\_\_\_  
DATE: \_\_\_\_\_

**PARCEL IDENTIFICATION INFORMATION**

STREET ADDRESS AND/OR LOCATION OF PROPERTY:

155 River Road, Lisbon, CT 06351

MAP /BLOCK /LOT: 14 / 042 / 0002

VOLUME/ PAGE: 147 / 546

PROJECT NAME: Lowe's of Lisbon Outdoor Sales, Storage, Display Plan ACREAGE: 11.28 AC. ZONING DISTRICT: IP-1  
LOT IN SQUARE FEET: 491,357 SF. TOTAL FLOOR AREA IN SQUARE FEET: 137,895 SF.

**PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:**

1) The location of 3 pro trailer spaces in the parking lot in front of the lumber yard entrance. 2) The location of 5 pro parking spaces under the lumber yard entry canopy. 3) The location of 4 BOPUIS (buy online, pick-up in store) parking spaces & associated signage. 4) The location of an outdoor seasonal quick load area of palletized bagged goods from 4/1 - 8/31 (+/- 3,090 SF). (5) The location of the appliance recycling area 6) The location of back of store bagged goods and shipping containers (+/- 6,100 SF). These requests are in addition all previously approved sales and display areas.

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APPLICATION SUBMITTAL DATE: \_\_\_\_\_ FEE(S) PAID: \_\_\_\_\_  
OFFICIAL DAY OF RECEIPT: \_\_\_\_\_  
\*P & Z COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR'S SIGNATURE: \_\_\_\_\_

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

\_\_\_\_\_  
Zoning Enforcement Officer DATE: \_\_\_\_\_

Rev. 12/17

(\* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)

TOWN OF LISBON  
SITE PLAN CHECKLIST

A. INFORMATION TO BE SUBMITTED WITH THE APPLICATION FOR SITE PLAN REVIEW  
ASSOCIATED WITH ZONING PERMIT AND/OR SPECIAL PERMIT APPROVAL

- Complete application on the form provided by the Town.
- N/A  Proof that application has been made to, or permit obtained from, the Conservation Commission for any regulated activity under Connecticut General Statute §22a-42.
- Fee in accordance with the Town of Lisbon Fee Ordinance, as amended
- N/A  A soil erosion and sediment control plan and accompanying information in accordance with sections 10.16 and/or 10.4 of the zoning regulations, inclusive and as amended, for development when the disturbed area of such activity or development as the case may be, is cumulatively more than one-half acre.  

*It is the developer's or contractor's obligation to maintain consistency with all Storm-water discharge permits issued by the DEEP within the municipal boundary pursuant to Connecticut General Statutes §22a-430 and 22a-430b and obtain authorization under DEEP's General Permit for the Discharge of Storm-water and Dewatering Wastewaters Associated with Construction Activities ("Construction General Permit") if their development or redevelopment project disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state. A copy of the Storm-water Management Plan or Storm-water Pollution Control Plan (required by the Construction General Permit) as the case may be, shall be provided to the Town of Lisbon by the applicant upon request.*
- N/A  Renderings and elevations of proposed buildings 1) in the case of special permit applications and 2) to address the requirements of section 10.13, inclusive, regarding development in the Business Village and Industrial districts. In the case of all site plan reviews for other uses and zones, a rendering of any proposed building shall be supplied, with siding materials specified (front, side, and rear elevations shall also be shown).
- N/A  For all wireless telecommunications facilities proposed provide reports, design drawings and other information required under section 10.17, inclusive.
- N/A  Where significant risk of degradation of surface or ground water supplies may exist, submission of an evaluation of the impact of the proposals on existing and potential surface and ground drinking water supplies, prepared by a qualified hydrogeologist or other professional acceptable to the commission.
- N/A  An estimate of the costs for improvements shown on the site plan and provided for in the special permit.
- N/A  The Commission may require evaluation reports by commission-approved independent professionals and other experts, including and not limited to: traffic engineers, hydrologists, soil scientists, geologists.
- N/A  Storm water drainage calculations for pre and post development.

- N/A  Provide proof that applications will be made, or have been obtained, for any required Certificates of Public Convenience and Necessity required by Connecticut state statute.
- B. ITEMS TO BE INCLUDED ON THE SITE PLAN: PLAN SIZE SHALL BE 24" x 36" at 1"=40'. THE SITE PLAN SHALL BE PREPARED BY A CONNECTICUT REGISTERED PROFESSIONAL SURVEYOR, ENGINEER, OR OTHER APPROPRIATE PROFESSIONAL; P.E. STAMP IS REQUIRED FOR ANY GRADING, PAVING, DRAINAGE, ROAD CONSTRUCTION, OR MUNICIPAL IMPROVEMENT WORK.
- Name and address of owner of record, address of property, name of applicant.
- N/A  Legend
- Type size no smaller than .08" or equivalent of 80 LEROY.
- North arrow (orientations shall be consistent), graphic scale, name of person preparing plan, date of drawing, any revision dates with description of revisions.
- Property boundaries, dimensions, and area.
- Map references and prior permits, variances, and the like.
- Signature/Date Block for the chairperson of the Planning and Zoning Commission
- Site data table to address section 8, including lot size, density, frontage, yards, buildable area, parking, building coverage, impervious area coverage, and building height, as the case may be.
- N/A  Zone of site and of all property within 500 feet. A 1"=1000' Location Map copied from the official zoning map can address this item.
- N/A  Names and addresses of current owners of property within five hundred feet of the parcel as shown in Assessor's records including properties across from any street/road, river, and /or municipal boundary.
- N/A  Dimensions of all yards, as required by these Regulations.
- N/A  Existing and proposed contour lines at intervals of no more than two feet (T-2 or T-3 accuracy). Topography taken from USGS Quadrangle interpolation is not acceptable. The commission may require the applicant to submit design drawing(s) including cross sections and elevation, of all proposed activity as a component of the site plan.
- Locations and specifications of all existing and proposed structures and uses including, but not limited to, buildings, stonewalls, fences, sidewalks, driveways and internal roads, parking and loading areas, exterior storage areas, trash disposal areas, signs, abutting streets, utility structures, and hydrants. Provide construction details as necessary.
- N/A  All new utilities (i.e. electric, cable, phone) necessary for development shall be installed underground.
- N/A  Locations and descriptions of water supply/distribution and sewage disposal facilities, including test pit data. Where septic systems are proposed, include note: The preliminary soils testing information presented herein is sufficient for the purpose of approval of this site plan by the Lisbon Planning and Zoning Commission. Prior to

issuance of a building permit, the Uncas Health District may require additional soils testing and/or detailed review of the septic system design.

- N/A  HVAC equipment location(s) and other service structures such as propane tanks, transformers, mailboxes, bus shelters, etc.
- N/A  A storm drainage plan which includes necessary calculations and existing and proposed drainage structures on the site and those off-site that may be affected by the proposed activity. Post-development and pre-development calculations should be submitted.
- N/A  Location of wetlands and watercourses and wetlands buffer, with the signature of the soil scientist who identified such features. All wetlands shall be field located.
- N/A  A landscape plan prepared by a professional landscape architect (i.e., American Association of Landscape Architects, including the planting, location and species to be used, the ground cover and surface treatments proposed, and identification of the types and location of existing vegetation to remain in place on the site. The number, location and size of the landscaping material shall be as required by section 14 of the zoning regulations.
  - Location of any existing mature trees to be retained or credited to meet landscape requirements. Include clearing limit lines.
- N/A  Staging or phasing plans proposed for site development.
- N/A  Flood Hazard areas, as shown on FEMA maps.
- N/A  Sight line information at proposed driveway cut(s).
- N/A  Indication that plans have been submitted to CONNDOT for review or that review is not required. A CONNDOT encroachment permit is required for all work in the State R.O.W.
- N/A  Lighting plan to address the requirements of section 12.6.9 of the zoning regulations, including location(s), height size, orientations and details. Light posts proposed may not exceed 20' in height.
  - Location, size, height, and orientation of all proposed signs, including wall, freestanding, directional and traffic signage in accordance with section 15 of the zoning regulations.
- N/A  Note stating: *Fire Lanes, if requested by the Fire Marshal, shall be installed and maintained on site in accordance with town ordinance or standards in force.*
  - Note stating: *The contractor will notify the Tree Warden before removing or pruning any trees that stand on Town of Lisbon property.*
  - Note stating: *Call Before You Dig at 811 or 1-800-922-4455 will be contacted prior to initiation of this project.*
- N/A  Note stating: *All curb/handicapped ramp designs shall conform to ANSI, ADA, CT Basic Building Code, Town of Lisbon standards in force as directed by the Town Building Official.*
- N/A  Easements or dedications proposed or required.
  - Any other information deemed necessary by the commission to determine compliance with these regulations.

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 activity proposed by the application, or as constructed, complies with applicable regulations, 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, all permits and approvals 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 applicable permit or 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](http://Lisbonct.com).

# LIST OF ABUTTERS

15/001/0000  
LISBON RIVER ROAD LLC  
426 WATER ST  
CANTERBURY CT 06331

14/042/0005  
ALDI INC  
PO BOX 460049 DEPT 501  
HOUSTON TX 77056

20/013/0000  
HOME DEPOT USA INC  
PO BOX 105842  
ALANTA GA 30348-5

14/042/0000  
LISBON INVESTORS LLC  
1765 MERRIMAN RD  
AKRON OH 44313

14/042/0002  
LISBON INVESTORS LLC  
1765 MERRIMAN RD  
AKRON OH 44313

14/042/0006  
TARGET CORPORATION  
PO BOX 9456  
MINNEAPOLIS MN 55400-9

14/042/0001  
ALDI INC  
PO BOX 460049 DEPT 501  
HOUSTON TX 77056

14/042/0003  
LISBON INVESTORS LLC  
1765 MERRIMAN RD  
AKRON OH 44313

14/045/0000  
143 RIVER ROAD LLC  
192 WORCESTER STREET  
NATICK MA 01760

14/044/0000  
JENNY B REALTY LLC  
PO BOX 802206  
DALLAS TX 75380

20/016/0000  
LISBON LANDING PHASE II LLC  
33 BOYLSTON ST SUITE 3000  
CHESTNUT HILL MA 02467

20/014/0000  
LISBON LANDING LLC  
33 BOYLSTON ST SUITE 3000  
CHESTNUT HILL MA 02467

20/015/0000  
WAL MART REAL ESTATE BUSINESS  
PO BOX 8050 MS 0555  
BENTONVILLE AR 72712-8



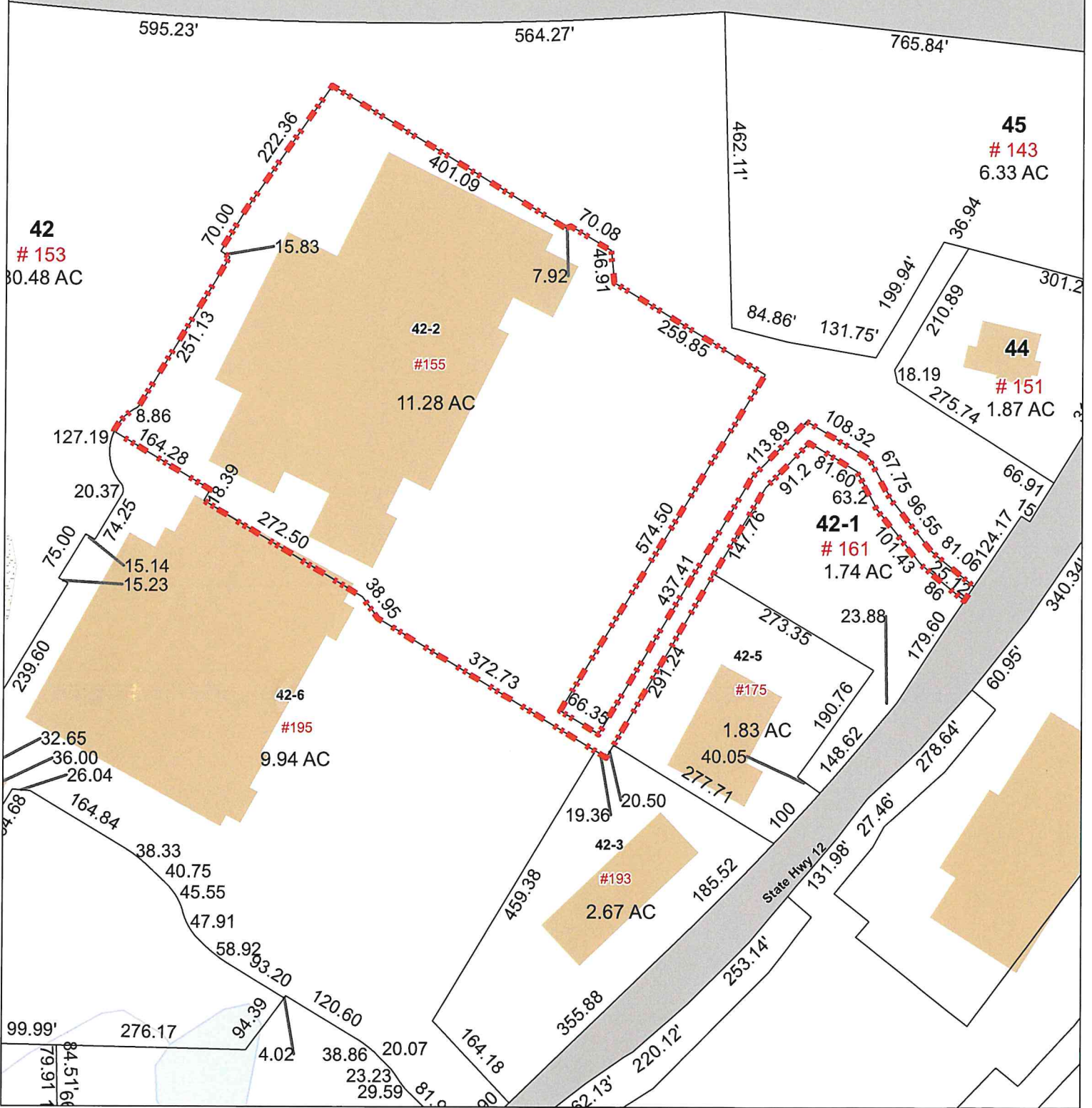
# Town of Lisbon, Connecticut - Assessment Parcel Map

Parcel: 14/042/0002 Address: 155 RIVER RD

Exit 84S

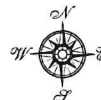
1395

1395



Approximate Scale:  
1 inch = 200 feet

Disclaimer:  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Lisbon and its mapping contractors assume no legal  
responsibility for the information contained herein.



Map Produced  
June 2020



Property Information

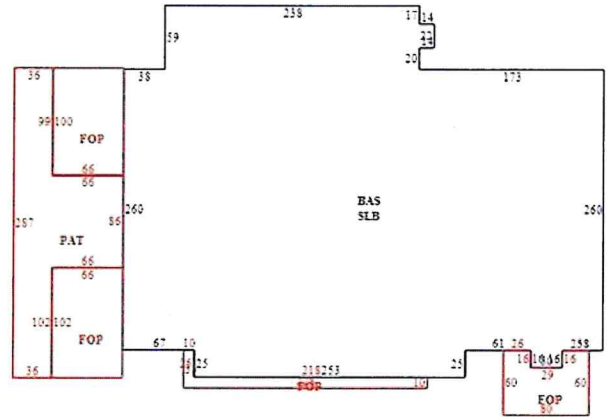
Property Location	155 RIVER RD
Owner	LISBON INVESTORS LLC
Co-Owner	
Mailing Address	1765 MERRIMAN RD AKRON OH 44313
Land Use	3090 Comm. Warehouse
Land Class	C
Zoning Code	IP-1
Census Tract	

Neighborhood	C4
Acreage	11.28
Utilities	
Lot Setting/Desc	
Fire District	
Book / Page	147/546
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	2010
Building Desc.	Comm. Warehouse
Building Style	Department Str
Building Grade	Average
Stories	1
Occupancy	1.00
Exterior Walls	Concr/Cinder
Exterior Walls 2	NA
Roof Style	Flat
Roof Cover	Asphalt
Interior Walls	Drywall/Sheet
Interior Walls 2	NA
Interior Floors 1	Vinyl/Asphalt
Interior Floors 2	Concr-Finished

Heating Fuel	Gas
Heating Type	Forced Air
AC Type	03
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	NA
Rec Rm Area	NA
Bsmt Gar	NA
Fireplaces	NA

(\*Industrial / Commercial Details)

Building Use	Commercial
Building Condition	A
Sprinkler %	NA
Heat / AC	Heat/AC Packag
Frame Type	Masonry
Baths / Plumbing	Average
Ceiling / Wall	NONE
Rooms / Prtns	Average
Wall Height	26.00
First Floor Use	NA
Foundation	NA



# Town of Lisbon, CT

Property Listing Report

Map Block Lot

14/042/0002

Building #

1

PID

486

Account

C0049400

## Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	7627180	5339030
Extras	140460	98320
Improvements		
Outbuildings	156410	109490
Land	3835200	2684640
<b>Total</b>	<b>11759250</b>	<b>8231480</b>

## Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	137895	137895
Open Porch	20198	0
Patio	16008	0
Slab	137895	0
<b>Total Area</b>	<b>311996</b>	<b>137895</b>

## Outbuilding and Extra Features

Type	Description
Paving - Asphalt	195000 S.F.
Light-Single	8 UNITS
Light - Double	23 UNITS
FENCE-6' CHAIN	1500 L.F.
Paving - Conc	23000 S.F.
Generator	1 UNITS
W/Man Flip Out	3 UNITS
Sprinklers-Wet	158903 S.F.

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
LISBON INVESTORS LLC	147/546	2011-08-10	0
CL ONE ASSOCIATES LLC	146/452	2011-03-15	0
CL ONE ASSOCIATES LLC	134/66	2007-11-27	0

