

TOWN OF LISBON
ZONING PERMIT APPLICATION

PLEASE CHECK THE APPROPRIATE LINE(S) AND COMPLETE THE REQUIRED APPLICATION(S):

- SITE PLAN REVIEW OF PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 2.5 AND SECTION 12
- PLANNING AND ZONING COMMISSION ADMINISTRATIVE REVIEW OF CHANGES TO COMMERCIAL/INDUSTRIAL BUILDINGS AND PROPERTIES IN ACCORDANCE WITH SECTION 2.8 AND SECTION 10.13
- SITE PLAN REVIEW OF ASSOCIATED SIGNAGE IN ACCORDANCE WITH SECTION 15.6

PROJECT DESCRIPTION:

To construct an AutoZone building and associated parking off of River Road in a BV-4 Zone.

PROJECT NAME: AutoZone Parts, Inc. 98 River Road ACREAGE: 5.24 ZONING DISTRICT: BV-4
LOT IN SQUARE FEET: 228,058 TOTAL FLOOR AREA IN SQUARE FEET: 7,382

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 98 River Road
MAP/BLOCK/LOT: 20/010/0000
VOLUME/PAGE: 148/279

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

- > APPLICANT: AutoZone Parts, Inc. c/o: Kevin Murphy; 123 S. Front Street 3rd Fl. Memphis, TN 38103
TELEPHONE: (901)495-8717 EMAIL: kevin.murphy@autozone.com
- > APPLICANT'S AGENT (IF ANY): Harry E. Cole & Son; c/o Bryan Panico; 876 S. Main St. Plantsville CT
TELEPHONE: (860) 628-4484 EMAIL: bpanico@hecole.com
- > OWNER / TRUSTEE: Northeastern Properties, LLC; P.O Box 166 Putnam, CT 06260
TELEPHONE: _____ EMAIL: _____
- > ENGINEER/SURVEYOR/ARCHITECT: Harry E. Cole & Son; 876 South Main Street, Plantsville CT 06489
TELEPHONE: (860) 628-4484 EMAIL: sgjudice@hecole.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 MAP(S) 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, OR ITS CONSULTANT 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 LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT Kevin Murphy PRINTED NAME OF APPLICANT/AGENT KEVIN MURPHY c/o. AutoZone
DATE: 8/30/21

SIGNATURE/RECORD OWNER Thomas H. Bowen PRINTED NAME/RECORD OWNER Thomas H. Bowen member
DATE: 8/30/21 Northeastern P-Properties, LLC

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 ANY DIRECTIVES, MODIFICATIONS AND/OR CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer _____ DATE: _____

(* Any modifications, directives or conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached)

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01:45 pm

SEP 07 2021

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TOWN CLERKS OFFICE
TOWN OF LISBON

James Tuccchi

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
- 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.

- 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.
- AKK 2021/09/07* 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.
- Storm water drainage calculations for pre and post development.

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.
- 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.
- 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.
- 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.
- Dimensions of all yards, as required by these Regulations.
- 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.
- All new utilities (i.e. electric, cable, phone) necessary for development shall be installed underground.
- 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.
- HVAC equipment location(s) and other service structures such as propane tanks, transformers, mailboxes, bus shelters, etc.
 - 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.
 - 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.
 - 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.
 - Staging or phasing plans proposed for site development.
 - Flood Hazard areas, as shown on FEMA maps.
 - Sight line information at proposed driveway cut(s).
 - 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.
 - 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.
 - 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.* C1.0 #6
 - Note stating: *The contractor will notify the Tree Warden before removing or pruning any trees that stand on Town of Lisbon property.* D1.0 #B
 - Note stating: *Call Before You Dig at 811 or 1-800-922-4455 will be contacted prior to initiation of this project.*
 - 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.* C1.0 #7
 - 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.

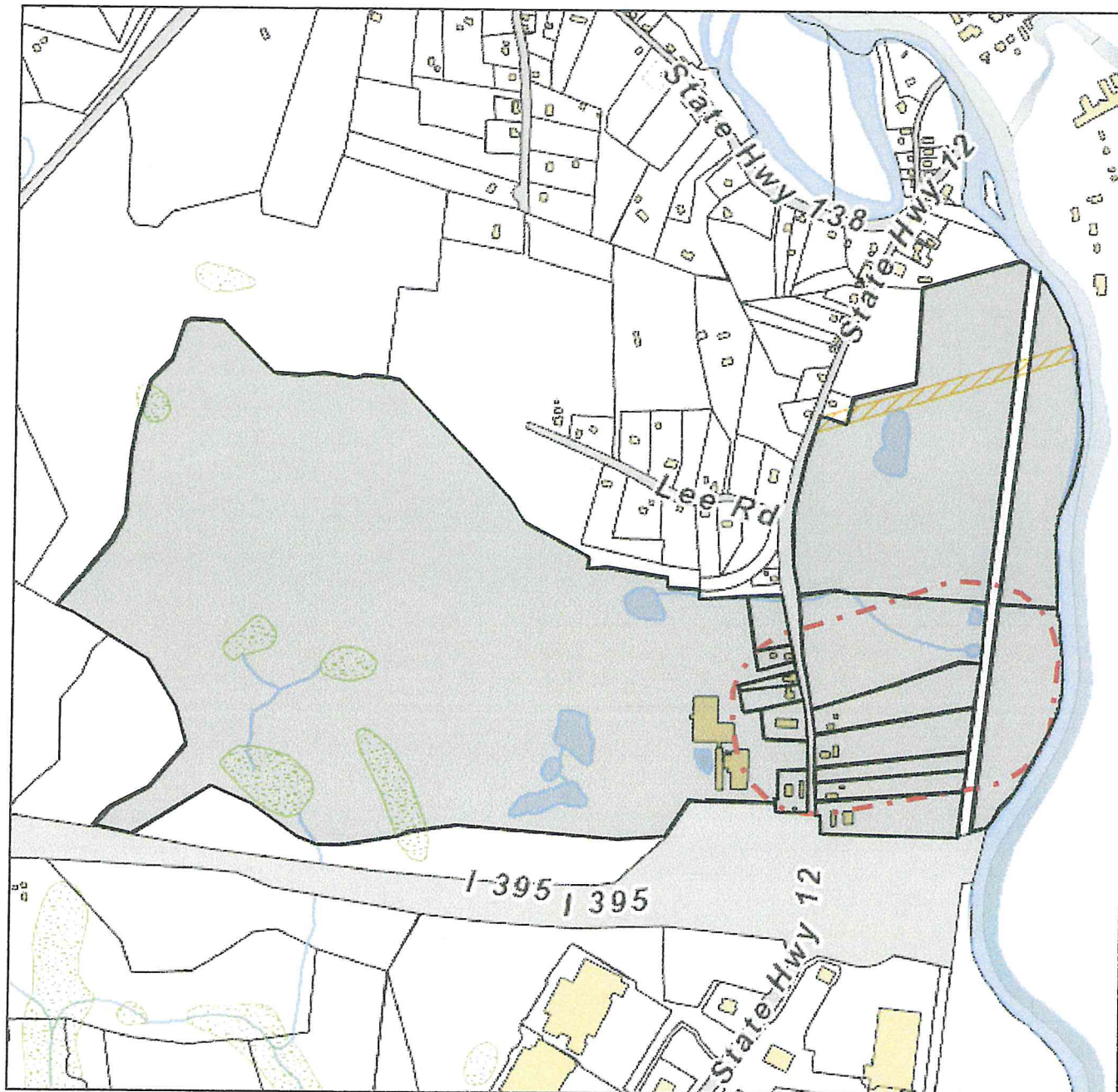
The full text of the *Land Use Fees Ordinance* is available at the Lisbon Town Hall at 1 Newent Road, Lisbon, CT 06351 or on the Town's website at Lisbonct.com.

Town of Lisbon

Geographic Information System (GIS)



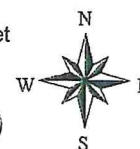
Date Printed: 8/26/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. 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.

Approximate Scale: 1 inch = 75 ft feet



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Anne Weeks
TOWN CLERKS OFFICE
TOWN OF LISBON

15/032/0000
SAVIN GASOLINE PROPERTIES LLC
77 STERLING RD BOX 8405
EAST HARTFORD CT 06108

15/030/0000
DUGAS JOHN M
91 RIVER RD
LISBON CT 06351

15/031/0000
LISBON RIVER ROAD LLC
426 WATER ST
CANTERBURY CT 06331

20/012/0000
ANTHONY PHILIP & JOHN J ANTHONY
46 MAIN STREET
JEWETT CITY CT 06351

20/011/0000
ANTHONY PHILIP & JOHN J ANTHONY
46 MAIN STREET
JEWETT CITY CT 06351

15/029/0000
SIMILIEN VILIAS
89 RIVER RD
LISBON CT 06351

20/010/0000
NORTHEASTERN PROPERTIES LLC
PO BOX 166
PUTNAM CT 06260

20/009/0000
P&P INVESTMENT GROUP
2138 SILAS DEANE HWY
ROCKY HILL CT 06067

20/007/0000
RIVER ROAD INVESTMENT PROPERTY
87 ELM ST 3RD FLR
HOPKINTON MA 01748

20/008/0000
RIVER ROAD INVESTMENT PROPERTY
87 ELM ST 3RD FLR
HOPKINTON MA 01748

15/031/000A
MCDONALDS USA LLC
PO BOX 182571
COLUMBUS OH 43218

15/028/0000
PALMER DOUGLAS M & CINDY L
85 RIVER RD
LISBON CT 06351

15/027/0000
LISBON RIVER ROAD LLC
426 WATER ST
CANTERBURY CT 06331

20/006/0000
PETROLEUM MARKETING INVESTMENT
2359 RESEARCH COURT
WOODBIDGE VA 22192

21/001/0000
TILCON MINERALS INC
PO BOX 1357
NEW BRITIAN CT 06050

21/002/0000
TILCON MINERALS INC
PO BOX 1357
NEW BRITIAN CT 06050

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Janice Trovati
TOWN CLERKS OFFICE
TOWN OF LISBON

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade					
No. of Stories					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type					
AC Type					
Total Bedrooms					
Total Bathrms					
Total Half Baths					
Xtra Fixtrs.					
Total Rooms					
Bath Style					
Kitchen Style					
Wood Fireplace					
Gas Fireplaces					
Rental Unit					
Fin. Basement					
Fin. Bsmt. QU					
Mobile Complex					
Bsmt Garage					
Foundation					
Int vs Ext					

MIXED USE

Code	Description	Percentage
1300	Vacant Land	100
		0
		0

COST / MARKET VALUATION

Base Rate	0.00
Replace Cost	0
Net Other Adj	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	1
Economic Obsol	
Cost Trend Factor	
Condition	
% Complete	
Deprec Value	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depre	Conditio	Qu	Apprais Va
BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description											
	Living											
	Gross											
	Eff Area											
	Unit Cost											
	Undeprec Value											
Totl Gross Liv / Lease Area		0										

No Sketch

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved			Description	Code	Assessed
					VAC RSLN	5-1	43,170
						61670	43,170
							6073
							Lisbon, CT

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
NORTHEASTERN PROPERTIES LLC		148	10-31-2011	U	V	0	29	2020	5-1	47,080	2019	5-1	47,080
DOUTHRIGHT VINCENT J		121	07-08-2005	U	V	470,000	29						
CAMPBELL JOSEPHINE A		105	03-20-2003	U	V	0	29						
CAMPBELL JOSEPHINE A		30	06-26-1972	U	V	0	29						
Total										61,670			43,170
Total						47,080				47,080			47,080

ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)					
NBHD	NBHD Name	Street Index Name	Parcel Number	Year	Code	Assessed	Year	Code	Assessed
0001	0001			2020	5-1	47,080	2019	5-1	47,080
Total						47,080			47,080

DWELLING ON THIS LOT HAS NO VALUE/
 DEMO PERMIT 2/6/12 HOUSE NO LONGER

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (B) Value (Bldg)	0
Appraised Land Value (Bldg)	61,670
Special Land Value	0
Total Appraised Parcel Value	61,670
Valuation Method	C
Exemption	0
Adjustment	0

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments	Date	Type	Cd	Result
								08-20-2021	Field Review	50	
								08-24-2001	Prior Visit	XX	
Total Appraised Parcel Value											61,670

LAND LINE VALUATION SECTION																		
Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	S Adj	Adj Unit Price	Land Value
															Spec Use	Spec Calc		
1	1300 Vacant Land	BV-4				0.920 AC	51,030	1.069	3	1.00	1.00	600	1.00		0	1,000		50,220
1	1300 Vacant Land	BV-4				4.580 AC	2,500	1.000	0	1.00	1.00	1,000	1.00		0	1,000		11,450
Total Card Land Units						5.5001	AC	Parcel Total Land Area: 5.5000										