

**TOWN OF LISBON  
SPECIAL PERMIT APPLICATION**

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

- APPLICANT: Today's Realty, LLC (Keith Mackin - Owner) TELEPHONE: (860) 334-2898  
ADDRESS 185 Old Canterbury Turnpike - Norwich, Connecticut 06360 EMAIL: todayconstructionllc@gmail.com
- APPLICANT'S AGENT (IF ANY): \_\_\_\_\_ TELEPHONE: \_\_\_\_\_  
ADDRESS \_\_\_\_\_ EMAIL: \_\_\_\_\_
- OWNER / TRUSTEE: Keith Mackin TELEPHONE: \_\_\_\_\_  
ADDRESS \_\_\_\_\_ EMAIL: \_\_\_\_\_
- ENGINEER/ SURVEYOR/ ARCHITECT: Stadia Engineering Associates, Inc. TELEPHONE: (860) 237-4773
- ADDRESS 516 Vauxhall Street, Suite 103 - New London, Connecticut 06320 EMAIL: jrossman@stadiaeng.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 [Signature] PRINTED NAME OF APPLICANT/AGENT Keith Mackin  
DATE: 11/18/21

SIGNATURE/RECORD OWNER [Signature] PRINTED NAME/RECORD OWNER Keith Mackin  
DATE: 11/18/21

**PARCEL IDENTIFICATION INFORMATION**

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 240 Paper Mill Road - Lisbon, Connecticut

MAP /BLOCK /LOT: Map 5 / Block 6 / Lot 0

VOLUME/ PAGE: To Be Recorded (Conveyed to Today's Realty, LLC on 02 August 2021)

PROJECT NAME: Today's Realty, LLC Office/Maintenance Facility ACREAGE: 6.857± ZONING DISTRICT: IP-1  
LOT IN SQUARE FEET: 298,687± TOTAL FLOOR AREA IN SQUARE FEET: 9,400±

**PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:**  
Today's Realty, LLC proposes to build a 9,400± SF metal frame contractor maintenance and office facility, including a paved parking area, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Additional project items include planting street trees along Paper Mill Road, and the construction of a concrete block retaining wall with chain link fencing to facilitate material processing. The proposed commercial building, parking lot and associated activities shall be located on the northern portion of 240 Paper Mill Road, while the majority of the gravel surface material processing and storage areas shall be located on the southern portion of the site. Portions of the Processing & Storage Areas fall within the Upland Review Area, as delineated by Ian T. Cole, R.S.S. during the month of June 2021.

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.)



RECEIVED

11 pages

NOV 18 2021

© 10:05am

TOWN CLERKS OFFICE

TOWN OF LISBON

*David Proctor*

08 September 2021

Mr. Robert D. Adams – Chairman  
Town of Lisbon Planning & Zoning Commission  
1 Newent Road  
Lisbon, Connecticut 06351

**RE: Application for Site Plan Review – Supplemental Application Information – Lisbon, Connecticut**

Dear Mr. Adams:

Following is additional information provided in support of the application for site plan review for the property owned by Today's Realty, LLC.

Application Information

Applicant / Owner

Today's Realty, LLC  
185 Old Canterbury Turnpike  
Norwich, Connecticut 06360

Project Site

240 Paper Mill Road  
Lisbon, Connecticut 06351

Project Narrative

The project development comprises of a single metal frame office and equipment maintenance facility and various associated activities for the sole use of Today's Realty, LLC at 240 Paper Mill Road. The property is located on a vacant lot zoned Industrial (IP-1), along the eastern side of Paper Mill Road, across from land owned by Sprague Paperboard, Inc. The subject has an interior lot also owned by Sprague Paperboard, Inc. along its frontage, and has delineated inland wetlands and watercourses along the northeastern portion of the site.

The applicant seeks to construct a 9,400± SF metal frame office and enclosed equipment maintenance facility, and a paved parking lot with access to Paper Mill Road on the norther portion of the property. Due to the unique geometry and hardships of the site, variances of the following Section of the Zoning Regulations have been requested: Section 8.5 – Yard Requirements, Section 13 – Parking and Loading, and Section 14 - Landscaping.

In addition to the facility and parking lot, the majority of the remaining buildable land will be a gravel surface used for material processing and storage, with a cut/fill balance requiring a concrete block retaining wall in the southern third of the property. The gravel surface shall be used for the breakdown and storage of concrete, asphalt and woody debris into crushed concrete, ground asphalt and wood chips.

The existing vegetation along the northern edge of the site will be left to retain the natural screening between the adjacent property and the development activities. Existing vegetation and land at the southern portion of the site, however, will be cleared in order to facilitate the construction of the retaining wall and fill that will be the area of material processing and storage.

A subsurface septic area is included in the submission, to be detailed and submitted at a later date to the Uncas Health District upon approval.

Due to the small scale of this commercial building and associated activities, there is no staging or phasing proposed for the development of the site.

There are no Flood Hazard areas on or adjacent to the site, as depicted by the Federal Emergency Management Agency (FEMA), Map No. 09011C0206G, effective date: 18 July 2011. Additionally, there are no significant risks of degradation of surface or ground water supplies within this project.

A review by the Connecticut Department of Transportation (CONNDOT) is not required for this project, and an encroachment permit is not required as Paper Mill Road is not a State Highway. According to the CONNDOT posted speed limit (30 MPH), the 85<sup>th</sup> percentile 250LF, which can be achieved without additional improvements within the Right of Way.

Due to the nature of the submittal, no estimate of costs for improvements shown on the site plan will be calculated until approval, in order to encompass any and all modifications required by the Planning and Zoning Commission.

The majority of the site is being designed as a porous material surface, and will have no significant increases to runoff rates, and no adverse impacts to the adjoining property owners for any downstream drainage systems and watercourses. The small paved parking lot area will gravity drain towards Paper Mill Road, which has an existing drainage system that will deal with any excess runoff. No additional drainage systems are being included in the design of the maintenance facility and associated activities.

No easements or dedications are proposed or required for this project.

#### Regulated Wetlands:

The minimum building distance to a delineated inland wetland area is one hundred and ninety feet, and all other site activities maintain a minimum distance of fifty feet at closest approach. These activities include the aforementioned gravel surface for the processing and storage areas, vegetation removal and the subsurface septic area. Between the delineated inland wetlands and any site activities is an approximately eighteen feet slope, which shall remain. Site inland wetlands were field delineated by Ian Cole, R.S.S. during June 2021.

### Site Plan Review Information

#### Site Amenities:

There will be six parking spots (including one handicap accessible spot) for use by employees. Due to it not being retail in nature, the required parking for the building can be reduced.

There will be one site identification sign affixed to the concrete block retaining wall in the southern portion of the site to notify oncoming traffic of the office and maintenance facility ahead. The facility does not have any retail aspect to it and no customers for wholesale material purchasing, so it does not require advertising.

At this time, all utility and service structures are located within the office and maintenance facility.

Site Lighting will be limited to building mounted down light fixtures serving the adjacent parking facility and pedestrian walkways adjacent to the building. Therefore, no lighting plan is included in the submittal.

Due to the unique geometry and hardships of the site, a variance has been requested to minimize the amount of street trees and landscaping in order to allow the parking lot and retaining wall areas fit within the site. In reducing the amount of street trees, it is not required to have a full plan prepared by a professional Landscape Architect.

#### Architectural Drawings/Elevations:

Floor plans and elevations for the proposed metal frame office and maintenance facility have been provided by C.E.D.S, copies of which are included in the attached plans.





CONSERVATION COMMISSION  
TOWN OF LISBON  
1 Newent Road  
Lisbon, Connecticut 06351

RECEIVED  
OCT 27 2021

BY: .....

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

October 25, 2021

Mr. Keith Mackin  
Today's Realty, LLC  
185 Old Canterbury Turnpike  
Norwich, CT 06360

Re: Application #21-007 – 240 Paper Mill Road  
Town of Lisbon Conservation Commission

Dear Mr. Mackin:

At the regular meeting of the Town of Lisbon Conservation Commission held on October 19, 2021, your application for construction of 9,400 SF office & maintenance facility with associated parking, utilities and external storage area was reviewed. Please be advised that the application was approved.

If you have any questions or need more information, please feel free to contact the Commission's Conservation Enforcement Officer, Joseph Theroux at 860-376-6842.

Sincerely,

*Richard Hamel (rmw)*

Richard Hamel, Chairman  
CONSERVATION COMMISSION

RH:rmw

c: R. Adams, Chairman, Planning and Zoning Commission  
C. Brown, Building Inspector/ZEO  
M. Murphy, AICP, Consulting Planner/Lisbon Town Planner  
J. Rossman, P.L.S, Stadia Engineering Associates, Inc.  
File

APPLICATION FOR PERMIT FOR USE OF  
INLAND WETLANDS AND WATERCOURSES OR UPLAND REVIEW/BUFFER AREAS  
Lisbon, Connecticut

NAME OF APPLICANT:

Today's Realty, LLC

(Keith Mackin - Owner)

To be completed by Commission:

Application No.: 21-007

Date of Receipt: \_\_\_\_\_

Application Fee: \_\_\_\_\_

ADDRESS OF APPLICANT:

Home: \_\_\_\_\_

Business: 185 Old Canterbury Turnpike - Norwich, Connecticut 06360

NAME OF PROPERTY OWNER: Today's Realty, LLC

ADDRESS: 240 Paper Mill Road - Lisbon, Connecticut 06351

TELEPHONE: Applicant (860) 334-2898 Owner \_\_\_\_\_

\*\*Written consent must be attached if Applicant is not the property owner.

\*\*Written description of functions of Wetlands and Watercourses must be attached as per Section of 7.4.4.

PURPOSE AND DESCRIPTION OF PROPOSED ACTIVITY, INCLUDING ANTICIPATED COMPLETION DATE: (Use additional sheet if needed)

Today's Realty, LLC proposes to build a 9,400± SF metal frame contractor maintenance and office facility, including a paved parking are, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Additional project items include planting street trees along Paper Mill Road and the construction of a concrete block retaining wall with chain link fencing to facilitate material processing.

Construction is expected to be completed in Spring 2022.

GEOGRAPHICAL LOCATION OF PROPERTY TO BE AFFECTED BY PROPOSED ACTIVITY, INCLUDING, BUT NOT LIMITED TO, A DESCRIPTION OF THE LAND IN SUFFICIENT DETAIL TO ALLOW IDENTIFICATION OF THE INLAND WETLANDS AND WATERCOURSES AND UPLAND REVIEW/BUFFER AREA: (Use additional sheet if needed)

The proposed commercial building, parking lot and associated activities shall be located on the Northern portion of 240 Paper Mill Road, while the majority of the gravel surface material processing and storage areas shall be located on the Southern portion. Portions of the Processing & Storage Areas fall within the Upland Review Area. Inland wetland delineation was completed on-site as performed by Ian T. Cole, R.S.S. during the month of June 2021.

I hereby certify that I am familiar with all the information provided in this application, and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signed: \_\_\_\_\_

(Applicant)

Date: 9/10/21

LIST ALTERNATIVES TO APPLICATION PROPOSAL WHICH WERE CONSIDERED AND WHY THE APPLICATION PROPOSAL WAS CHOSEN: (Use additional sheet if needed)

No alternatives to the application proposal were considered.

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

A. Soil type(s) (if available) ..... [ 0.0 ACRES]

ACREAGE OF WETLANDS OR WATERCOURSES CREATED:.. [ 0.0 ACRES]

LINEAL FEET OF STREAM ALTERATION..... [ 0.0 FEET]

TOTAL AREA OF WETLANDS ON PROJECT SITE..... [ 1.600± ACRES]

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE..... [ 1.805± ACRES]

TOTAL LAND AREA OF PROPERTY ..... [ 6.857± ACRES]

ATTACH SITE PLAN AS PRESCRIBED IN SECTION 7

I, the property owner, hereby grant permission to the Inland Wetlands Commission and its designated agents to access the property involved in this application during its consideration and during the implementation of any resulting permit.

Signed: \_\_\_\_\_ Date: 9/10/21  
(Property Owner)

\*\*\*\*\*

(To be completed by the Commission)

Application Approved: Date: 10-19-2021

Conditions of Approval, if any: \_\_\_\_\_

Expiration Date: 10-19-2026

Extension Date: \_\_\_\_\_

Date of Review of Completed Work: \_\_\_\_\_

Application Denied: Date: \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

Richard Hamel (RMW)

Signature of Chairman or Secretary of Commission  
Richard Hamel, Chairman



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: 2021 month: OCTOBER
- ACTION TAKEN (see instructions, only use one code): A
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) JOSEPH R. THERON (signature)

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Lisbon  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: Norwich or number: 72  
subregional drainage basin number: 3805
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Today's Realty, LLC
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 240 Paper Mill Road - Lisbon, Connecticut 06351  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Construction of 9,400 SF office & maintenance facility with associated parking, utilities and external storage areas
- ACTIVITY PURPOSE CODE (see instructions, only use one code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.450± acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



CONSERVATION COMMISSION  
TOWN OF LISBON  
1 Newent Road  
Lisbon, Connecticut 06351

NOTICE OF DECISION

TOWN OF LISBON  
CONSERVATION COMMISSION

At the Regular Meeting of the Town of Lisbon Conservation Commission held at Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut on Tuesday, October 19, 2021, the following action was taken:

1. Application #21-007 – Today's Realty, LLC, 240 Paper Mill Road, to construct 9,400 SF office & maintenance facility with associated parking, utilities and external storage areas. APPROVED

Dated at Lisbon, Connecticut this 25<sup>th</sup> day of October, 2021.

Richard Hamel, Chairman  
Lisbon Conservation Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 10/25/2021 AT 2:00pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Maryanne Wakely, Asst*





## TOWN OF LISBON

INCORPORATED 1786

### ZONING BOARD OF APPEALS

1 NEWENT ROAD  
LISBON, CONNECTICUT 06351  
TEL. 860-376-3400  
FAX 860-376-6545



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

November 3, 2021

Mr. Keith Mackin  
Today's Realty, LLC  
185 Old Canterbury Turnpike  
Norwich, CT 06360

Re: #21-03, 240 Paper Mill Road- Variance  
Town of Lisbon Zoning Board of Appeals

Dear Mr. Mackin:

At the regular meeting of the Town of Lisbon Zoning Board of Appeals held on October 26, 2021, your application for the following was reviewed:

Application #21-03 by Today's Realty LLC, seeking a variance of the following sections of the Zoning Regulations: Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping, to construct a 9,400 ± SF metal frame contractor maintenance and office facility at 240 Paper Mill Road (Assessor's Map/Block/Lot 05/06/0000, Vol/Pg 181/39) in the IP-1 Zone.

Please be advised that the application was approved with the exception of any variance for front landscaped area, landscaped parking area or street frontage landscaping.

The Connecticut General Statutes require that the enclosed Notice of Certificate of Grant of Variance be recorded in the land records in the office of the Town Clerk and the statutory recording fee be paid before the variance or special exception shall be lawfully effective.

If you have not already done so, you should contact the Building Official to determine other permit requirements, if any, for your project.

Sincerely,

  
Steven Beck, Chairman (RW)  
Zoning Board of Appeals

SB:rmw

c: Carl Brown, ZEO and Building Official  
R. Adams, Chairman, Planning and Zoning Commission  
J. Rossman, P.L.S, Stadia Engineering Associates, Inc.  
File

RECEIVED  
NOV 08 2021

BY: .....

TOWN OF LISBON  
ZONING BOARD OF APPEALS

NOTICE OF CERTIFICATE OF GRANT OF VARIANCE

This is to certify that on October 26, 2021 the Zoning Board of Appeals of the Town of Lisbon  
Granted Petition Number 21-03 in accordance with the provisions of section 16 of the Lisbon Zoning  
Regulations as follows:

1. Owner of Record: Today's Realty, LLC
2. Applicant: Keith Mackin
3. Description of premises including street address, map, block and lot(s): 240 Paper Mill Road,  
M/B/L 05/06/0000
4. Regulation(s) VARIED: Section 8.5, Yard Requirements; Section 13, Parking and Loading; and  
Section 14, Landscaping in IP-1 Zone.
5. Variance(s) GRANTED: Variance of Section 8.5, Yard Requirements; Section 13, Parking and  
Loading; and Section 14, Landscaping to construct a 9,400 +/- SF contractor maintenance and  
office facility at 240 Paper Mill Road the IP-1 Zone with the exception of any variance for front  
landscaped area, landscaped parking area or street frontage landscaping.

Date: November 3, 2021

By:   
Steven M. Beck, Chairman  
Lisbon Zoning Board of Appeals

**NOTE:** The Connecticut General Statutes and the Lisbon Zoning Regulations require that this NOTICE be  
recorded in the Land Records of the Town of Lisbon located in the office of the Town Clerk, indexed  
under the name of the record owner in order to become effective.

Received for Record \_\_\_\_\_ at \_\_\_\_\_

Attest: \_\_\_\_\_

Lisbon Town Clerk

APPLICATION  
ZONING BOARD OF APPEALS  
Town of Lisbon

APPEAL NUMBER: 21-03

DATE FILED: \_\_\_\_\_

1. I/We hereby appeal to the Town of Lisbon Zoning Board of Appeals from the decision of the Planning and Zoning Commission and/or the Zoning Enforcement Officer whereby X it he granted X denied an application to
- A.      USE   X   ERECT      ALTER      ADD TO      OCCUPY      OTHER  
B.      LAND ONLY   X   STRUCTURE OR BUILDING      OTHER  
C. FOR USE AS:      FAMILY RESIDENCE   X   BUSINESS      INDUSTRY  
     ACCESSORY BUILDING      OTHER
2. Location of affected premises: LOT NUMBER Block 6 / Lot 0 IP-1 Zone  
TITLE OF SUBDIVISION MAP \_\_\_\_\_ R- 40 60 80 ZONE  
ASSESSOR'S MAP NUMBER Map 5 LOCATED ON THE Eastern SIDE  
OF Paper Mill Road STREET 2,500± FEET DISTANT FROM  
THE INTERSECTION OF CT Route #138
- Owner Today's Realty, LLC Address 185 Old Canterbury Turnpike - Norwich, CT 06360  
Applicant (See Above) Address \_\_\_\_\_  
Lessee \_\_\_\_\_ Address \_\_\_\_\_  
Agent \_\_\_\_\_ Address \_\_\_\_\_
3. PREVIOUS APPEALS have been made with respect to this property as follows:  
Application Number(s) N/A Date(s) \_\_\_\_\_
4. This appeal relates to:      USE      AREA   X   YARD DIMENSIONS      HEIGHT  
     STREET FRONTAGE      NUMBER OF FAMILY UNITS   X   OTHER  
DESCRIBE BRIEFLY Today's Realty, LLC proposes to construct a 9,400± SF metal frame contractor maintenance and office facility, including a paved parking are, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Construction is expected to be completed in Spring 2022.
5. VARIANCE of the following Section of the Zoning Regulations is requested:  
Section 8.5 - Yard Requirements, Section 13 - Parking and Loading, Section 14 - Landscaping
- A. Strict application of the regulations would produce UNDUE HARDSHIP because:  
A side yard setback and front yard setback variance is requested in order to allow the maintenance facility and associated parking to fit on-site. It has no retail aspect, no costumers for wholesale materials, and a low amount of daily workers. Additionally, a reduction of landscaping variance is requested in order to increase the usability of the site due to it's unique geometry.
- B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:  
Due to almost half of the site being delineated inland wetlands / upland review area, there being severe slopes running through the center of the site, and a small lot owned by Sprague Paperboard, Inc. within the site along Paper Mill Road, much of the land is not buildable. This unique geometry creates many hardships that require variances in order to use the site appropriately.
- C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:  
The variance will not change the character of the neighborhood due to the subject lots (and adjacent lots) location within an Industrial Zone according to the Town of Lisbon Official Zoning Map (01/02/2021).
6. The ISSUANCE OF PERMIT NO. \_\_\_\_\_ for the above named premises by the Building Inspector is APPEALED because: \_\_\_\_\_

(APPLICANT/AGENT)

(ZONING ENFORCEMENT OFFICER or P&Z CHAIR) 9/8/21

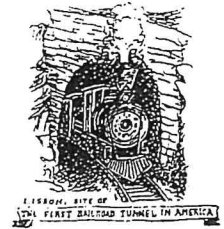


## TOWN OF LISBON

INCORPORATED 1786

### ZONING BOARD OF APPEALS

1 NEWENT ROAD  
LISBON, CONNECTICUT 06351  
TEL. 860-376-3400  
FAX 860-376-6545



#### NOTICE OF DECISION TOWN OF LISBON ZONING BOARD OF APPEALS

At the Regular Meeting of the Town of Lisbon Zoning Board of Appeals held on Tuesday, October 26, 2021, the Board took the following action:

Application (Corrected #21-03) for Variance of Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping, of the Zoning Regulations in the IP-1 Zone - Applicant, Today's Realty LLC, 240 Paper Mill Road.

APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 3<sup>rd</sup> day of November, 2021.

Steven Beck, Chairman  
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON  
CT ON 11/3/2021 AT 7:30pm  
ATTEST. LAURIE TROCCHI, TOWN CLERK  
*Laurie Trocchi*