



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#: 21-10

Application #: Special Permit

On July 26 2021 at 1:00 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. \_\_\_\_\_ Property Owner: Hillside Partners LLC  
 Applicant's Name: Nicholas Ceccarelli et al / Ceccarelli Prop LLC  
 Address: 363 River Rd  
 Map/Block/Lot #: 1315/06 Vol/Pg: 159/626
2. \_\_\_\_\_ Payment in the amount of \$ 320<sup>00</sup> received.  
 Check #: 197 Town application fee: \$ 260<sup>00</sup>  
 Receipt #: 20929 State fee: \$ 60<sup>00</sup>
3. \_\_\_\_\_ # of Maps: \_\_\_\_\_ # Copies: \_\_\_\_\_
4. \_\_\_\_\_ Other: \_\_\_\_\_

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

*Laurie Tirocchi*  
Laurie Tirocchi

Lisbon Town Clerk

**TOWN OF LISBON  
SPECIAL PERMIT APPLICATION**

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

- > APPLICANT: Ceccarelli Properties LLC TELEPHONE: 860-334-0059  
ADDRESS: 60 Pierce Rd, Preston Ct, 06365 EMAIL: chicksblasting@gmail.com
- > APPLICANT'S AGENT (IF ANY): Nicholas Ceccarelli / Amy Willis TELEPHONE: 860-848-1248  
ADDRESS: 736 Norwich New London Pike, Uncasville Ct 06382 EMAIL: bmccoy@hellermccoy.com
- > OWNER / TRUSTEE: Hillside Partners LLC TELEPHONE: 401-862-3361  
ADDRESS: 60 Wauregan Rd, Brooklyn Ct 06234 EMAIL: eric@ecrestore.com
- > ENGINEER / SURVEYOR / ARCHITECT: Dieter Gardner TELEPHONE: 860-464-7455  
ADDRESS: 11041 Ct B, Gales Ferry Ct 06335 EMAIL: dieter.gardner@yahoo.com  
PO Box 335

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: Ceccarelli Collision Services LLC / Nicholas Ceccarelli  
 DATE: \_\_\_\_\_  
 SIGNATURE/RECORD OWNER: [Signature] PRINTED NAME/RECORD OWNER: Hillside Partners LLC / Eric Anderson, Pres.  
 DATE: 7/24/21

**PARCEL IDENTIFICATION INFORMATION**

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 363 River Road  
 MAP / BLOCK / LOT: Map 13 Block 005 Lot 0000  
 VOLUME / PAGE: VDI 154 Pg 626  
 PROJECT NAME: Ceccarelli Properties LLC ACREAGE: 4.1 +/- ZONING DISTRICT: R40  
 LOT IN SQUARE FEET: 178,600 +/- TOTAL FLOOR AREA IN SQUARE FEET: 9650

**PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:**  
Convert vacant building to used car dealer / auto body repair facility

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  
JUL 26 2021

BY: .....

I Nick Ceccacelli of Ceccacelli Properties LLC hereby withdraw my zoning Permit Application for 363 River Rd Submitted on June 28, 2021 and submit a special permit Application on July 26, 2021.

Nicholas Ceccacelli  
*[Signature]*

RECEIVED

2:00 PM

JUL 26 2021

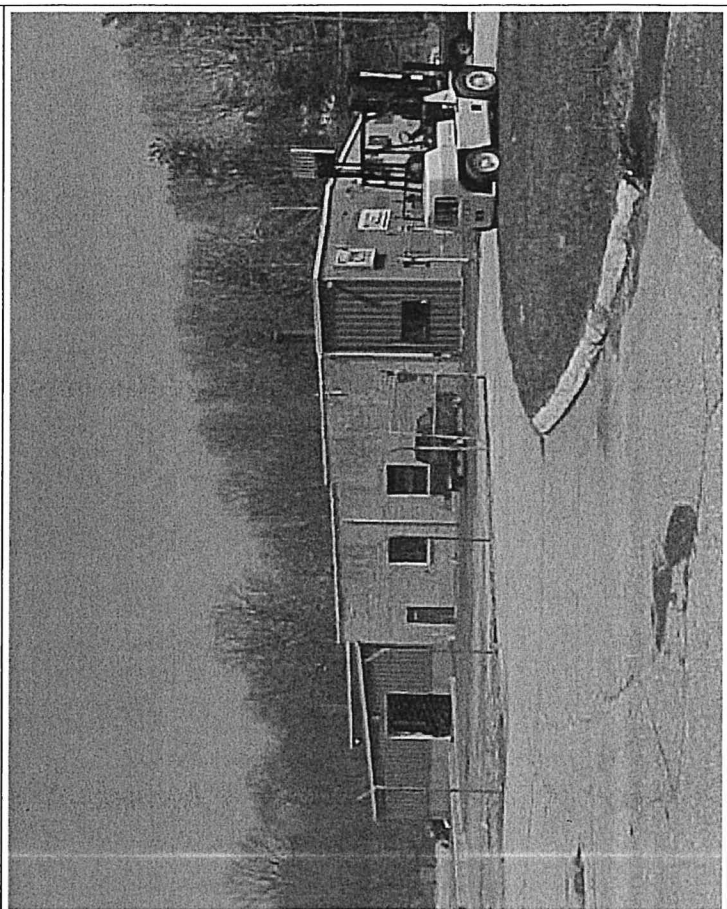
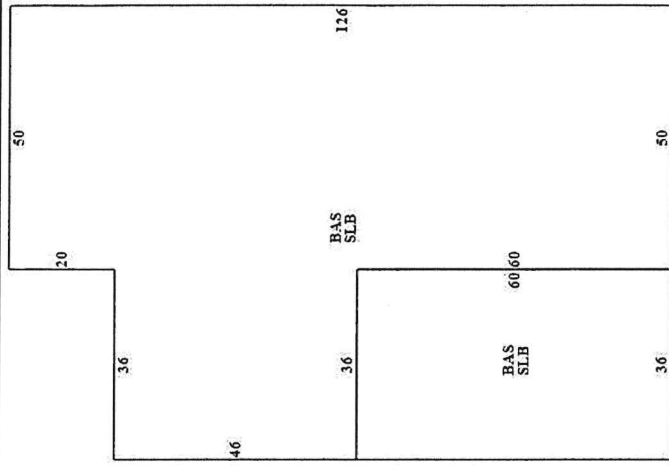
*[Signature]*

TOWN CLERKS OFFICE  
TOWN OF LISBON

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
48	Warehouse		
94	Commercial		
03	Average		
1	Stories:		
2.00	Occupancy		
15	Exterior Wall 1		
26	Exterior Wall 2		
01	Roof Structure		
04	Roof Cover		
04	Interior Wall 1		
01	Interior Wall 2		
03	Interior Floor 1		
14	Interior Floor 2		
02	Heating Fuel		
04	Heating Type		
01	AC Type		
3090	Bldg Use		
	Total Rooms		
	Total Bedrms		
	Total Baths		
03	Heat/AC		
03	Frame Type		
02	Baths/Plumbing		
00	Ceiling/Wall		
01	Rooms/Prtns		
16.00	Wall Height		
	% Conn Wall		

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
PAV1	Paving - Asp		L	6,00	1,00	1984	50	0.00	A		0.00	3,000
FN3	FENCE-6' C		L	820	12.00	2016	50	0.00	A		0.00	4,920
MEZ1	Mezzanine-U		B	1,27	10.00		54	2.00	A	3	0.00	6,860
LDL2	W/Man Flip O		B	1	1000.00		54	2.00	A	3	0.00	540

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,116	10,116		0	
SLB	Slab	0	10,116		0	
Ttl Gross Liv / Lease Area		10,116	20,232			



CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Level	TOPO	Well	Septic	Paved				Code	Assessed
1		5		1				2-1	75,250
		6						2-2	195,220
								2-5	5,540
SUPPLEMENTAL DATA Alt Parcel ID Census P.Property Call Back I&E received 07/01/2019- RENTE TC Map Gis ID ASSOC PID#									
HILLSIDE PARTNERS LLC								Total 394,300	
363 RIVER ROAD								276,010	
LISBON CT 06351								Total 315,540	

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)					
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	
159 626	04-07-2015	U	I	200,000	03	2020	2-1	75,250	
155 159	09-11-2013	U	V	0	29		2-2	206,060	
114 917	06-08-2004	U	V	0	29		2-5	5,540	
86 96	09-09-1998	U	V	0	29		8-2	28,690	
Total				Total 286,650				Total 315,540	

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Amount
Total			0.00		

ASSESSING NEIGHBORHOOD	
NBHD	Street Index Name
0001	

BUILDING PERMIT RECORD	
Permit ID	Issue Date
17-3229	05-01-2017
16-3138	12-19-2016
16-3137	12-19-2016

VISIT / CHANGE HISTORY	
Date	Type
05-13-2021	LO 01
08-22-2016	ER 00

LAND LINE VALUATION SECTION																			
B	Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac Dj	C. Fact	St. Idx	Adj	Notes	Special Pricing	Adj Unit Pric	Land Value	
1	3090	Comm. Wareh	R-80				1,000 AC	100,000	1,000	C		1.00	C2	1.00			0	1,000	100,000
1	3090	Comm. Wareh					3,000 AC	2,500	1,000	0		1.00		1.00	EXCESS		0	1,000	7,500
Total Card Land Units													4,000 AC	Parcel Total Land Area: 4.0000		Total Land Value		107,500	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	271,480
Appraised XF (B) Value (Bldg)	7,400
Appraised OB (B) Value (Bldg)	7,920
Appraised Land Value (Bldg)	107,500
Special Land Value	0
Total Appraised Parcel Value	394,300
Valuation Method	C
Exemption	0
Adjustment	0
Total Appraised Parcel Value	394,300

This signature acknowledges a visit by a Data Collector or Assessor