



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#: 21-2

Application #: Special Permit

On February 10, 2021 at 10:00 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. _____ Property Owner: Tom Golden
Applicant's Name: Tom Golden
Address: 39 Barber Farm Rd
Map/Block/Lot #: 14187-22 Vol/Pg: 176/257

2. _____ Payment in the amount of \$ 210 received.
Check #: 2233 Town application fee: \$ 150⁰⁰
Receipt #: 2054 State fee: \$ 60

3. _____ # of Maps: Floor Plan # Copies: _____

4. _____ Other: cover letter (3 pgs)
abutters list

Dated at Lisbon, Connecticut, this 10th day of Feb, 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: Tom Golden TELEPHONE: 860-222-4229
ADDRESS 39 Barber Farm Rd EMAIL: tom@tgwoodcraft.com
- > APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- > OWNER / TRUSTEE: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- > ENGINEER/ SURVEYOR/ ARCHITECT: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____

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 Tom Golden

SIGNATURE/RECORD OWNER [Signature] PRINTED NAME/RECORD OWNER Tom Golden
DATE: 2/8/21 Denise Golden Denise Golden

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 39 Barber Farm Rd.
 MAP /BLOCK /LOT: _____ 2629314
 VOLUME/ PAGE: 176 / 259
 PROJECT NAME: TG Woodcraft Shop ACREAGE: 1.18 ZONING DISTRICT: R-40
 LOT IN SQUARE FEET: 51,401 TOTAL FLOOR AREA IN SQUARE FEET: 1504

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

TG Woodcraft workshop - see attached
Lisbon Zoning Regulations Section 10.5, 19.3

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.)



TGWOODCRAFT

39 Barber Farm Rd.
Lisbon, CT 06351
860.222.4229
tom@tgwoodcraft.com

February 7, 2021

Zoning Commission,

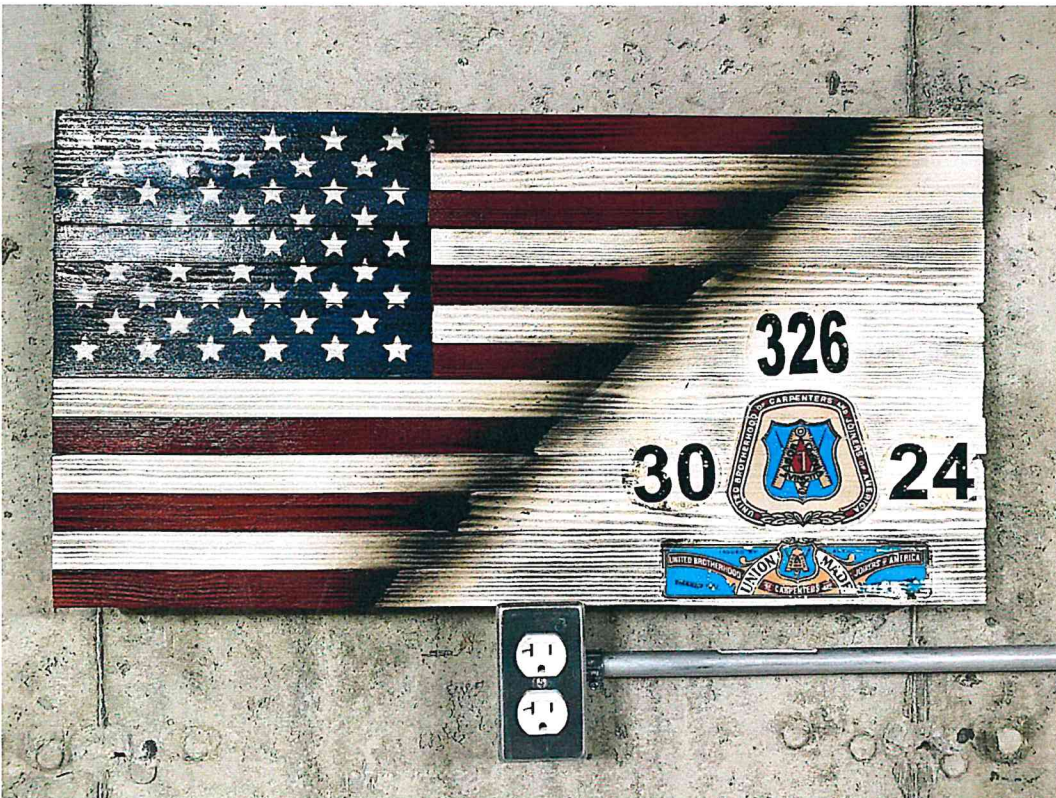
TGWOODCRAFT is a personal woodshop I have in my home at 39 Barber Farm Rd. I make wood signs and wall art and other wood crafts. I am at the point where I want to sell some of my wood crafts online by mail order through a website and perhaps at farmers markets in the area. My shop is 375 square feet and is in the basement of my home. If approved by this board I plan to register TGWOODCRAFT with the state and finalize a web site. I have read through the Lisbon Zoning Regulations section 10.5 and 19.3 and believe I am within the regulations. I am requesting a waiver of the requirement to provide a professionally prepared site plan. Attached are some photos of some of my creations.

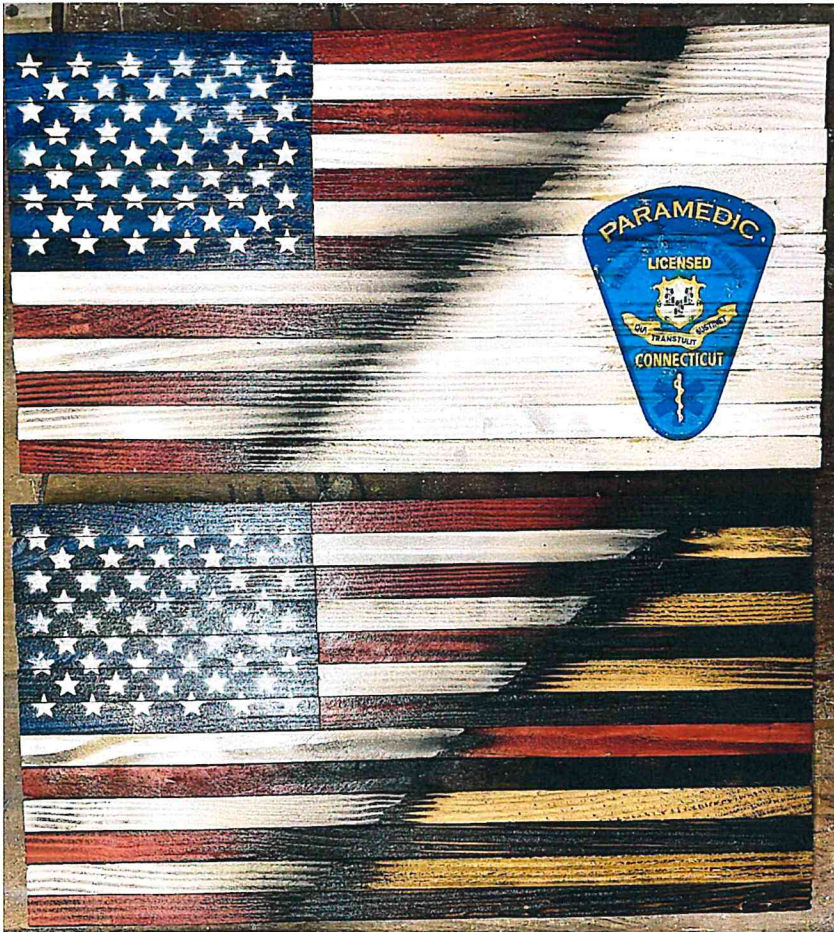
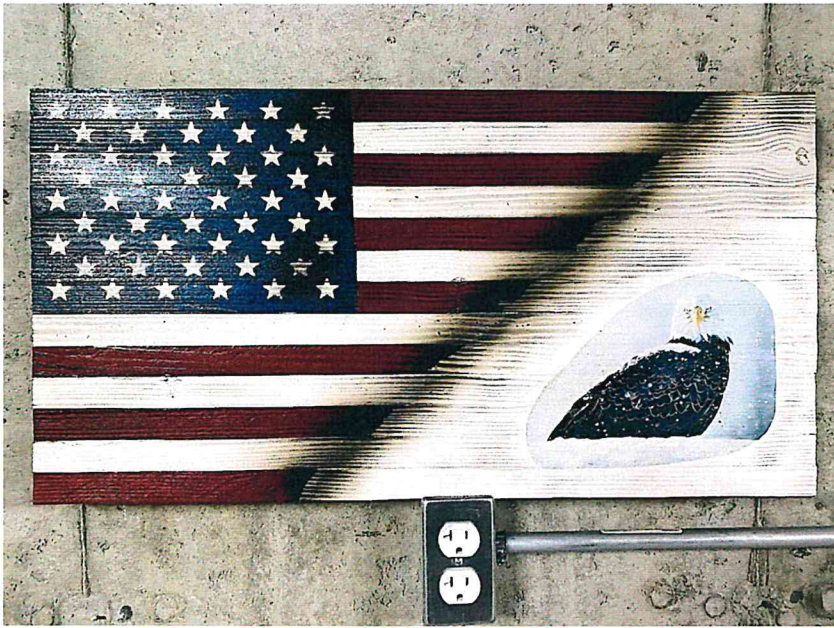
Thank you for your consideration.

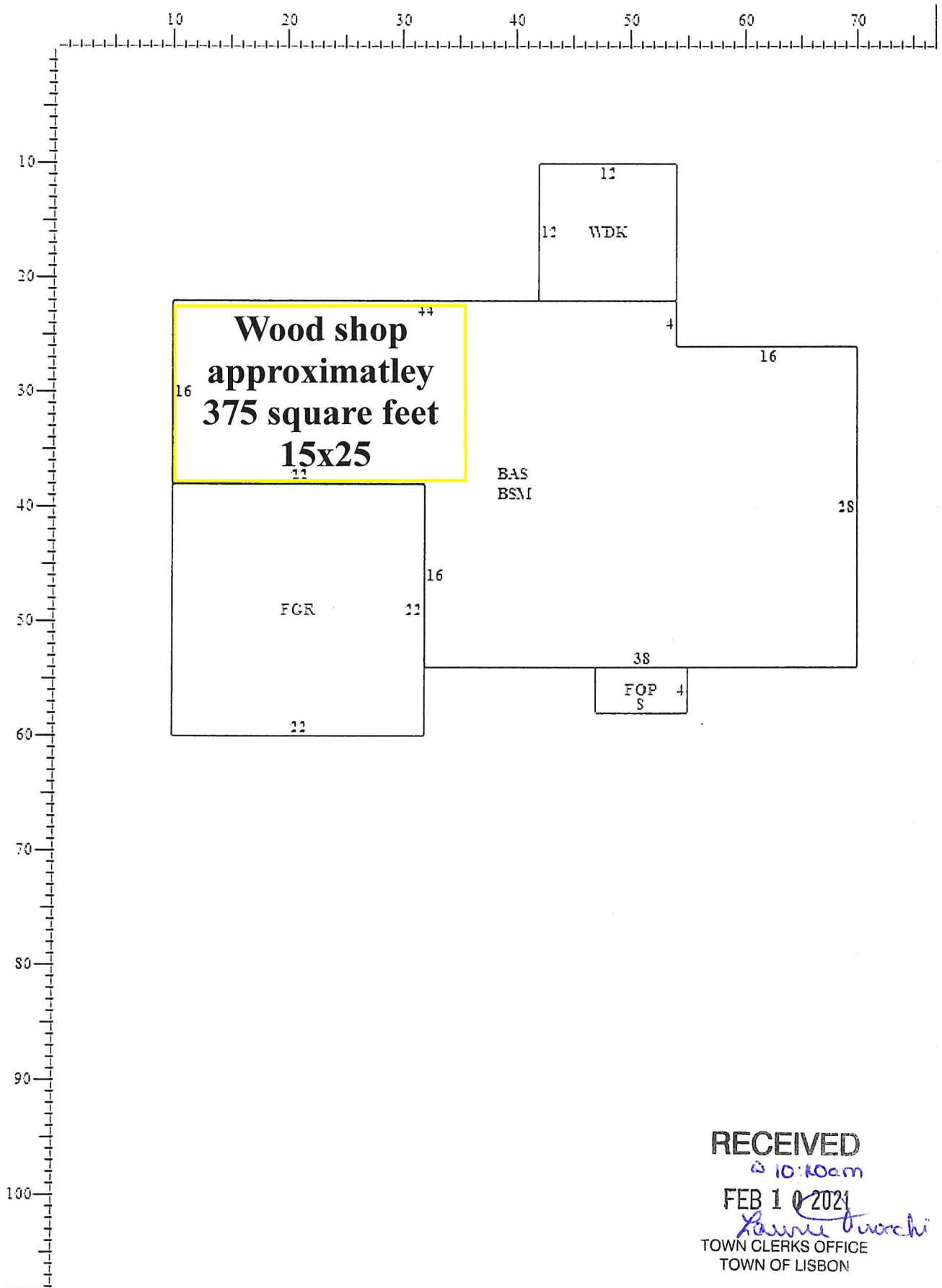
Sincerely,

Tom Golden

RECEIVED
2 10:10am
FEB 10 2021
Rinocchi
TOWN CLERKS OFFICE
TOWN OF LISBON
3 pages







RECEIVED

@ 10:10am

FEB 10 2021

Rosanne L. Trovati

TOWN CLERKS OFFICE
TOWN OF LISBON

14/087/0012
LAFLAMME, CHRISTOPHER PAUL
3 JANETTE CT
LISBON CT 06351

14/087/0021
MILLER ALAN
43 BARBER FARM RD
LISBON CT 06351

14/087/0024
ROBINSON ARTHUR W
25 BARBER FARM RD
LISBON CT 06351

14/087/0014
MILLOVITSCH ANDREW
40 BARBER FARM RD
LISBON CT 06351

14/087/0015
TUCKER DEVELOPMENT GROUP LLC
1405 SO COUNTRY TRAIL SUITE 530
EAST GREENWICH RI 02818

14/087/0022
GOLDEN THOMAS G
39 BARBER FARM RD
LISBON CT 06351

14/087/0025
KRUCZEK MATTHEW C
11 OAK RIDGE
COLCHESTER CT 06415

14/087/0016
PATEL, ASHOK
44 BARBER FARM RD
LISBON CT 06351

14/087/0023
ONORATO LUKE
31 BARBER FARM RD
LISBON CT 06351

14/087/0013
MANDANIPOUR MAHNAZ
31 OXFORD CT
SIMSBURY CT 06070

RECEIVED

@ 10:10 am

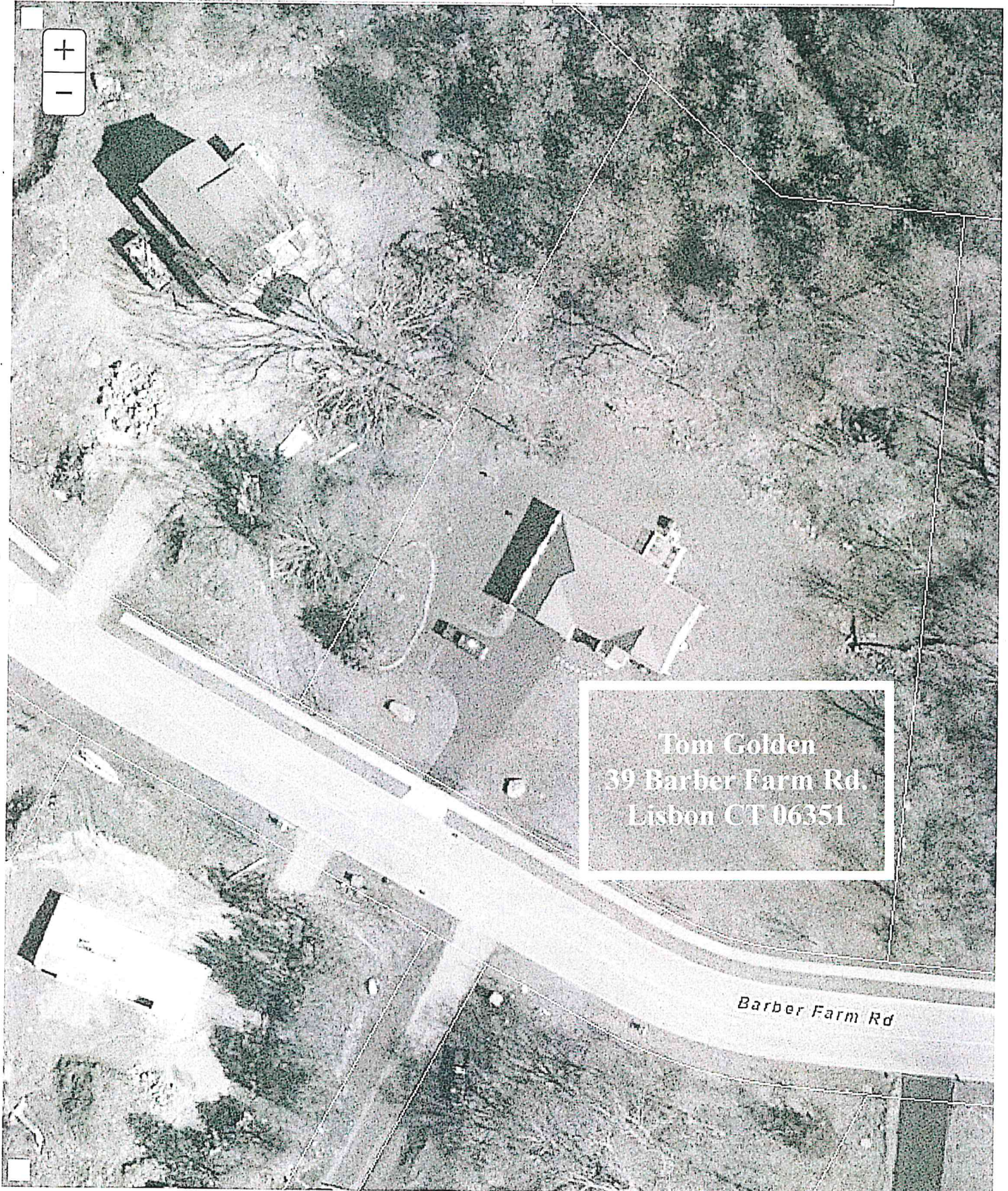
FEB 10 2021

Andrew T. Welch
TOWN CLERKS OFFICE
TOWN OF LISBON

Full Town View

Base Maps / Air Photos

Map Layer



Tom Golden
39 Barber Farm Rd.
Lisbon CT 06351

Barber Farm Rd

Full Extent Zoom In Zoom Out Prev Extent Next Extent Pan **Parcel Information** Sim

MapXpress v1.2

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6073
GOLDEN THOMAS G	1 Level	4 Gas	1 Paved	2 Suburban	RES LAND	Code 1-1	Appraised 108500	Assessed 75,950
GOLDEN DENISE T	5 Well	6 Septic			RES EXCES	Code 1-2	Appraised 650	Assessed 460
39 BARBER FARM RD	SUPPLEMENTAL DATA				DWELLING	Code 1-3	Appraised 217290	Assessed 152,100
LISBON CT 06351	Alt Parcel ID							
	Census							
	P. Property							
	Call Back							
	R&E received							
	TC Map							
	Gis ID							
	ASSOC PID#							
Total		326,440		228,510				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		Code	Assessed			
GOLDEN THOMAS G	176	257	09-15-2020	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed	
MALIK JOHN E TR	175	117	05-22-2020	U	I	0	10	2020	1-1	75,950	1-1	75,950	1-1	75,950
MALIK FAMILY TRUST AGREEMENT	171	398	03-29-2019	U	I	0	01		1-2	460	1-2	460	1-2	460
MALIK JOHN E	163	254	05-31-2016	Q	I	336,938	00		1-3	152,100	1-3	152,100	1-3	152,100
TUCKER DEVELOPMENT GROUP LLC	130	968	04-19-2007	U	V	0	29		Total	228510	Total	228510	Total	228510

ASSESSING NEIGHBORHOOD		Street Index Name	Parcel Number	Batch	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	Exemption	Adjustment	Total Appraised Parcel Value
NBHD	NBHD	0001			217,290	0	0	109,150	0	326,440	C	0	0	326,440

BUILDING PERMIT RECORD		Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments	Date	Type	CD	Result
20-4351	10-31-2020	BP	SHED	BULK HEAD	4,000	100	10-05-2020	INSPECTION	27	20GL SHED NOT ONSTALLED. RE	05	
20-4326	09-28-2020	SHED		SHED	5,600	100	09-01-2016	BP Measure No Int.	01	Measured	01	
16-2430	06-01-2016	RS		ADD TEE IN EXISTI	500	100	07-01-2016	CERT OF OCCUPA	02	Call Back	02	
15-2242	05-23-2016	CO		INSTALL W/GAS LIN	8,000	100	07-01-2016	PLMBG+GAS WOR				
16-2392	05-02-2016	HA		HOT WATER BASE		100						
16-2323	02-04-2016	PL										
16-2322	02-04-2016	HA										

LANDLINE VALUATION SECTION		Use co	Description	Zone	D	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
1	1010	Single Family	R-40				0.920 AC	110,250	1.069	9	1.00	500	1.00	1.00		0	1,000	108,500	
1	1010	Single Family	R-40				0.260 AC	2,500	1.000	0	1.00	500	1.00	1.00		0	1,000	650	
Total Card Land Units 1.180 AC Parcel Total Land Area: 1.1800																			
Total Land Value 109,150																			

VISIT / CHANGE HISTORY		Type	CD	Result
Total Appraised Parcel Value				326,440

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style Model	01	Ranch Residential			
Grade	11	B			
No. of Stories	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	03	Gable			
Roof Structure	03	Asphalt Drywall			
Roof Cover	03				
Interior Wall 1	05				
Interior Wall 2	12	Hardwood			
Interior Fir 1					
Interior Fir 2	09	Propane Tank			
Heat Fuel	05	Hot Water Central			
Heat Type	03	3 Bedrooms			
AC Type	03				
Total Bedrooms	03				
Total Bathrms	2				
Total Half Baths	2				
Xtra Fixtrs.	2				
Total Rooms	03	Average			
Bath Style	03	Average			
Kitchen Style	03				
Wood Fireplace					
Gas Fireplaces					
Rental Unit					
Fin. Basement					
Fin. Bsmt. Qu					
Mobile Complex					
Bsmt Garage					
Foundation	03	Concrete			
Int vs Ext	02	Same			

Cost to Cure Ovr Comment

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depr	Conditio	Qu	Apprais Va
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												

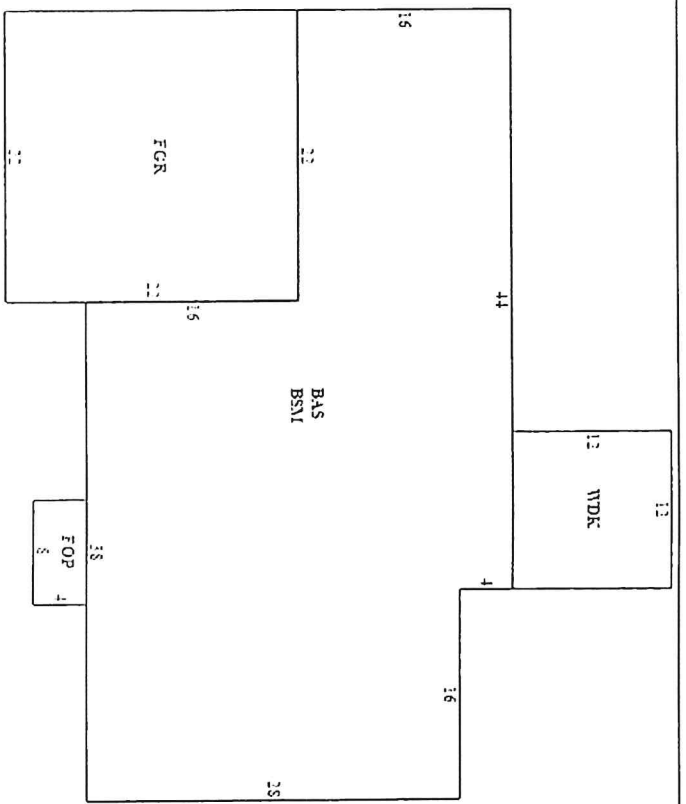
BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprrec Value
BAS	First Floor	1,504	1,504		0	
BSM	Basement	0	1,504		0	
FGR	Garage	0	484		0	
FOP	Open Porch	0	32		0	
WDK	Wood Deck	0	144		0	
Ttl Gross Liv / Lease Area		1,504	3,668			

Code	Description	Percentage
1010	Single Family	100
		0
		0

COST / MARKET VALUATION

Base Rate	95,000
Replace Cost	219,481
Net Other Adj	
Year Built	2016
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	1
Economic Obsol	
Cost Trend Factor	
Condition	99
% Complete	217,290
Deprec Value	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	

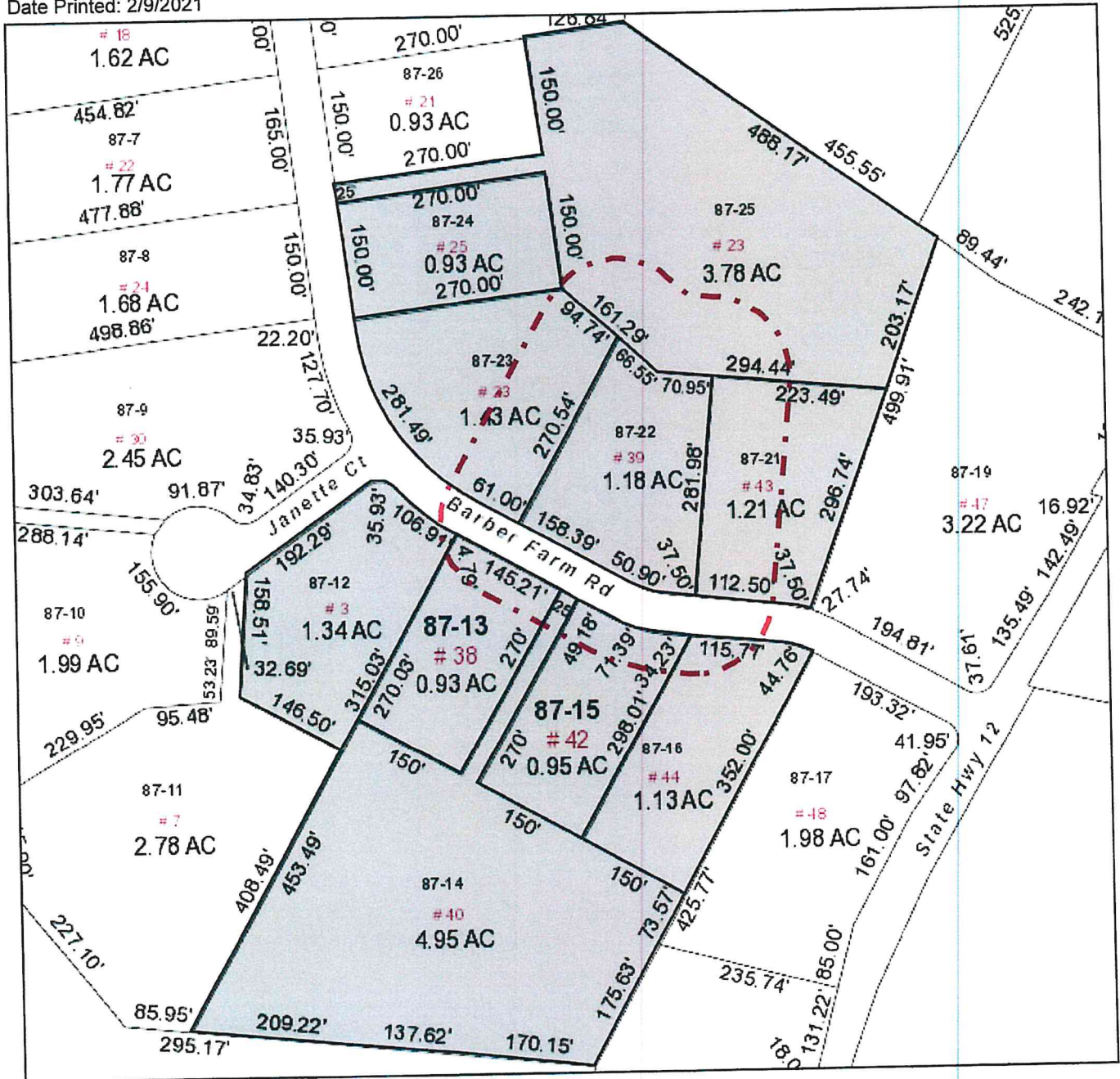


Town of Lisbon

Geographic Information System (GIS)



Date Printed: 2/9/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal

Approximate Scale: 1 inch = 75 ft feet