

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 15.8

PROJECT DESCRIPTION:
Install new 20" x 13'-3 13/16" (22.2 SF) "Sephora" channel letterset. Reface only existing 1'-9" x 11'-7 3/4" (20.4 SF) tenant panels (2) in existing pylon sign.

PROJECT NAME: Kohl's/Sephora ACREAGE: 21.33 ZONING DISTRICT: _____
LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: 89,419

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 160 River Rd
MAP /BLOCK /LOT: 20/014/0000
VOLUME/ PAGE: 61/624

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

- > APPLICANT: National Sign Corp
TELEPHONE: 860-829-9060 EMAIL: keith@nationalsign.com
- > APPLICANT'S AGENT (IF ANY): Darcie Roy
TELEPHONE: 203-949-1154 EMAIL: roypermits@gmail.com
- > OWNER / TRUSTEE: Lisbon Landing LLC c/o WS Asset Management Inc
TELEPHONE: 857-229-0038 EMAIL: Connor.Nolan@wsdevelopment.com
- > ENGINEER/ SURVEYOR/ARCHITECT: _____
TELEPHONE: _____ 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 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 Darcie Roy PRINTED NAME OF APPLICANT/AGENT Darcie Roy
DATE: _____

SIGNATURE/RECORD OWNER Louis Masiello PRINTED NAME/RECORD OWNER Louis Masiello, Senior Vice President Asset Strategy & Development on behalf of w/s Smithfield Associates, LLC
DATE: 2/8/2022 ID: 8755330CAD8A43B...

===== 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)

Kohl's/Sephora
160 River Rd, Lisbon, CT

RECEIVED
6 pages
FEB 16 2022
@ 1:45 pm
TOWN CLERKS OFFICE
TOWN OF LISBON
Adrian Wozniak

The Kohl's store in Lisbon, CT, is going to have a Sephora shop within the store (Sephora is not a sub-tenant within the Kohl's store. Rather, they are like any other vendor who is supplying products to be sold within the store.). As such, in addition to the existing 60" x 462" (192.5 SF) "Kohl's" channel letterset, we are requesting approval to install a new 20" x 13'-3 13/16" (22.2 SF) "Sephora" channel letterset on the front wall of the building. This new sign is made up of individual internally illuminated letters with translucent white acrylic faces. There are no other Kohl's related signs on the face of the building. Adding the new "Sephora" sign would increase the overall wall signage to 214.7 SF. The linear length of that wall is 388'.

In addition to the new "Sephora" wall sign, we are also requesting approval to reface the existing 1'-9" x 11'-7 3/4" (20.4 SF) double sided tenant panel in the existing ground sign. The entire face of the tenant panel will illuminate. However, the black (SW Caviar) background will not illuminate as intensely as the white lettering.



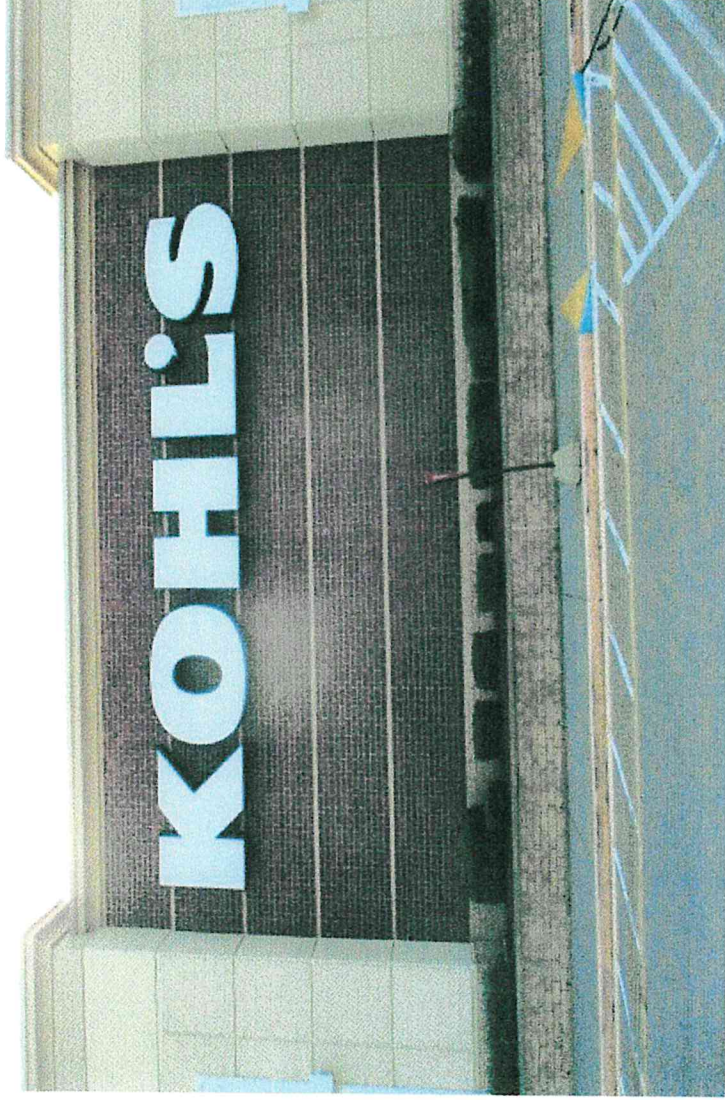
Linear Frontage of Kohl's = 388'

Existing 60" x 462" (197.5") "Kohl's" sign - TO REMAIN AS IS

KOHL'S
+ SEPHORA



E01 - CHANNEL LETTER



EXISTING

E01 Channel Letters

Leave as is. Sign is 60" X 462", Neon illuminated

Install new 20" x 13'-3 13/16" (22.2 Ø) "Sephora" Channel Letterset

KOHL'S
+ SEPHORA

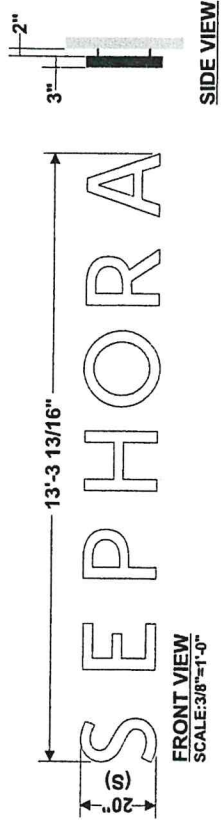
N01 - KOH100-CL-SEPH-20-LTRS-WT



EXISTING



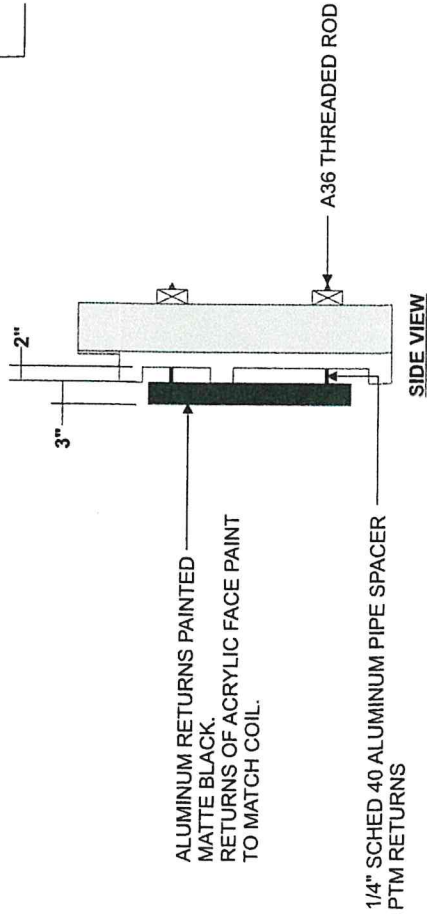
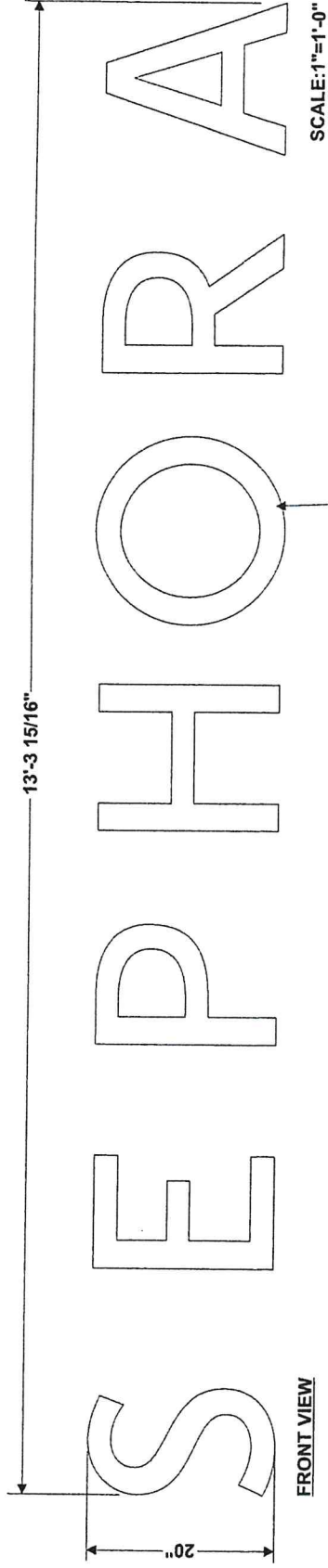
PROPOSED



N01 KOH100-CL-SEPH-20-LTRS-WT

Install (1) new Sephora letterset on renovated façade. Letterset to be installed with 2" pipe spacer, centered in painted sign band, and connect to primary power. Façade renovation to accept letterset and primary power to be provided by others.

N01 KOH100-CL-SEPH-20-LTRS-WT



#7328 TRANSLUCENT WHITE ACRYLIC FACE
OVERHANG OF ACRYLIC FACE ROUTED
W/ RETURN/ROUTED.

**Note: Landlord requires all penetrations to
be sealed at time in installation.**

Reface only existing 1'-9" x 11'-7 3/4" (20.4 sq) tenant panels (a) in existing ground sign.

KOHL'S
+ SEPHORA



E02 - SEPH-REFACE



EXISTING



PROPOSED



E02 SEPH-REFACE

Please remove and replace existing Kohl's tenant panel with flex face, with digitally printed vinyl to match SW Caviar and white copy.

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
LISBON LANDING LLC	1 Level	2 Public Water	1 Paved	COM LAND	Code	Appraised	Assessed	6073	
33 BOYLSTON ST SUITE 3000		3 Public Sewer		COM BLDG	2-1	6589800	4,612,860	Lisbon, CT	
CHESTNUT HILL MA 02467	Alt Parcel ID	SUPPLEMENTAL DATA		COM OUTBL	2-2	13124670	9,187,280		
	Census				2-5	213090	149,160		
	P.Property								
	Call Back								
	I&E received	05/14/2019- RENTE							
	TC Map								
	Gis ID	ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
LISBON LANDING LLC	91	624	03-27-2000	U	V	0	29
Total							

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount
	0.00		
Total		Total	

ASSESSING NEIGHBORHOOD		Parcel Number	
Street Index Name	Batch	Year	Code
		2021	2-1
			2-2
			2-5
Total		Total	

NOTES	
(KOHLS)	
TESLA CHARGING STATION	
SPEC PERMIT SEE 174/519 174/190	
EASEMENT VOL 75 PG 725	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
21-4773	11-01-2021	CM	11-08-2021
20-4299	08-31-2020	TFIT	06-01-2021
20-4291	08-19-2020	BP	04-28-2021
20-4227	06-17-2020	EL	09-20-2018
19-3859	06-05-2019	CM	09-26-2016
18-3569	06-18-2018	B	08-31-2016
17-3413	10-26-2017	EP	08-24-2016
Total		Total	

LAND LINE VALUATION SECTION		Special Pricing		Adj Unit Price		Land Value	
Permit ID	Description	Units	Depth	Zone	Code	Value	Code
1	3020 Retail	16.350 AC		IP-2	0	6,540,000	1,000
1	3020 Retail	4.980 AC			0	49,800	1,000
Total Card Land Units		21.330 AC				Total Land Value	Total Land Value

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	12,875,240
Appraised XF (B) Value (Bldg)	249,430
Appraised OB (B) Value (Bldg)	213,090
Appraised Land Value (Bldg)	6,589,800
Special Land Value	0
Total Appraised Parcel Value	19,927,560

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