

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

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

- > APPLICANT: National Sign FBO Kohl's Department Stores TELEPHONE: 860-829-9060
 ADDRESS 780 Four Rod Rd, Berlin, CT 06037 EMAIL: keith@nationalsign.com
- > APPLICANT'S AGENT (IF ANY): Darcie Roy TELEPHONE: 203-949-1154, 203-641-9590
 ADDRESS 780 Four Rod Rd, Berlin, CT 06037 EMAIL: roypermits@gmail.com
- > OWNER / TRUSTEE: Lisbon Landing LLC c/o WS Asset Management Inc TELEPHONE: 857-229-0038
 ADDRESS 33 Boylston St, Suite 3000, Chestnut Hill, MA 02467 EMAIL: Connor.Nolan@wsdevelopment.com
- > 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  PRINTED NAME OF APPLICANT/AGENT Darcie Roy
 DATE: 6/30/22

SIGNATURE/RECORD OWNER See attached email PRINTED NAME/RECORD OWNER Lisbon Landing LLC c/o WS Asset Management Inc
 DATE: _____

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 160 River Rd

MAP /BLOCK /LOT: 20/014/0000
 VOLUME/ PAGE: 61/624

PROJECT NAME: Kohl's + Sephora Signage ACREAGE: _____ ZONING DISTRICT: IP-2
 LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: _____

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

Remove existing 5' x 39' (195 SF) internally illuminated "Kohl's" wall sign. Install new 5' x 38' 4-3/4" (192 SF) internally illuminated "Kohl's" wall sign and 2' x 18' 5-5/8" (37 SF) internally illuminated "+ Sephora" wall sign. Total proposed wall signage = 229 SF.
REFACE ONLY existing 1'-9" x 11' 7-3/4" (20.4 SF) internally illuminated, double sided tenant panels in existing ground sign.

=====

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.)

Darcie F. Roy
Sign Consultant

7 Burning Tree Lane
Wallingford, CT 06492
Telephone (203) 949-1154
Cell Phone (203) 641-9590
roypermits@gmail.com

June 30, 2022

Lisbon Planning & Zoning Commission
Attn: Elaine Joseph
Lisbon Town Hall
1 Newent Rd
Lisbon, CT 06351

RE: B-19-392

To whom it may concern,

Attached is a Special Permit application for new "Kohl's + Sephora"
signage at 160 River Road. Can you please add this application to the
Planning & Zoning Commission agenda for July 5, 2022?

Thank you.

Sincerely,



Darcie Roy

RECEIVED
@ 10:05am
JUL 1 2022
Lawrence Fucchi
TOWN CLERKS OFFICE
TOWN OF LISBON

Land Owner Authorization

RECEIVED

@ 10:05

JUL 1 2022

Journee Trucchi
TOWN CLERKS OFFICE
TOWN OF LISBON
5 pag

From: [Nolan, Connor](#)
To: [Olivia Purtle](#)
Cc: [Fu, Xiaoyu](#); [Githens, Tom](#)
Subject: RE: Landlord Approval - Lisbon, CT Attempt #2
Date: Tuesday, November 16, 2021 11:47:03 AM
Attachments: [image002.png](#)
[image003.png](#)

External Sender -- Please Exercise Caution

Hi Olivia- Approved on our end. Thanks.



WSDEVELOPMENT
CONNOR NOLAN
Director, Leasing

T 857-229-0038
M 203-767-6712

33 BOYLSTON STREET CHESTNUT HILL MA 02467
[WSDEVELOPMENT.COM](#)

From: Olivia Purtle <opurtle@agi.net>
Sent: Tuesday, November 16, 2021 9:24 AM
To: Nolan, Connor <Connor.Nolan@wsdevelopment.com>
Cc: Fu, Xiaoyu <Xiaoyu.Fu@wsdevelopment.com>
Subject: RE: Landlord Approval - Lisbon, CT Attempt #2

Good morning,

Following up on this. Really looking to get approval so that we can start applying for permits. Please get back to me when you can.

Thanks,

Olivia Purtle
Assistant Project Manager
Electrical, Lighting & Maintenance Division



1702 Minters Chapel Rd.
Suite 114
Grapevine, TX 76051
O 800.877.7868 ext.4512
opurtle@agi.net
www.AGI.net

From: Olivia Purtle
Sent: Tuesday, November 9, 2021 12:42 PM
To: Nolan, Connor <Connor.Nolan@wsdevelopment.com>
Cc: Fu, Xiaoyu <Xiaoyu.Fu@wsdevelopment.com>
Subject: RE: Landlord Approval - Lisbon, CT

Hey Connor,

Following up on this. We update our brand book with the notes that you requested. Let me know if you need anything else in order to give approval for this project.

Thanks,

Olivia Purtle
Assistant Project Manager
Electrical, Lighting & Maintenance Division



1702 Minters Chapel Rd.
Suite 114
Grapevine, TX 76051
O 800.877.7868 ext.4512
opurtle@agi.net
www.AGI.net

From: Olivia Purtle
Sent: Wednesday, November 3, 2021 10:50 AM
To: Nolan, Connor <Connor.Nolan@wsdevelopment.com>
Cc: Fu, Xiaoyu <Xiaoyu.Fu@wsdevelopment.com>; Sandra Boyd <sboyd@agi.net>
Subject: RE: Landlord Approval - Lisbon, CT

Kohl's is hiring a general contractor to handle the access, electrical, and painting. You should be receiving drawings directly from them. We will send over your notes to our designer to have them added to the book.

Thanks,

Olivia Purtle
Assistant Project Manager
Electrical, Lighting & Maintenance Division



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Grapevine, TX 76051
O 800.877.7868 ext.4512
opurtle@agi.net
www.AGI.net

From: Nolan, Connor <Connor.Nolan@wsdevelopment.com>
Sent: Tuesday, November 2, 2021 8:26 AM
To: Olivia Purtle <opurtle@agi.net>
Cc: Fu, Xiaoyu <Xiaoyu.Fu@wsdevelopment.com>
Subject: RE: Landlord Approval - Lisbon, CT

External Sender – Please Exercise Caution

Hi Olivia,

See attached comments for your review/revision. Are we going to receive the storefront change drawing? It looks you will only be painting the storefront but want to know if there are drawings for it.

Thank you,



WSDEVELOPMENT
CONNOR NOLAN
Director, Leasing

T 857-229-0038
M 203-767-6712

33 BOYLSTON STREET CHESTNUT HILL MA 02467
WSDEVELOPMENT.COM

From: Olivia Purtle <opurtle@agi.net>
Sent: Wednesday, September 29, 2021 2:03 PM
To: Nolan, Connor <Connor.Nolan@wsdevelopment.com>
Subject: RE: Landlord Approval - Lisbon, CT

Hello,

I am following up to make sure you got the artwork I sent over and to see if there is an update in the approval process.

Please let me know.

Thanks,

Olivia Purtle
Assistant Project Manager
Electrical, Lighting & Maintenance Division



1702 Minters Chapel Rd.
Suite 114
Grapevine, TX 76051
O 800.877.7868 ext.4512
opurtle@agi.net
www.AGI.net

From: Olivia Purtle
Sent: Wednesday, September 22, 2021 8:36 AM
To: Connor.Nolan@wsdevelopment.com
Cc: Sandra Boyd <sboyd@agi.net>
Subject: Landlord Approval - Lisbon, CT

Hello,

Please note that it is possible you may be receiving this letter ahead of the notification letter you will be receiving from Kohl's Portfolio Management department.

We are currently working with Kohl's on an existing location they currently have in your property located at 160 River Rd Ste A100 Lisbon, CT 06351 Site #10471. Kohl's is planning to add Sephora signage to their exterior signage. Attached is the artwork for the proposed signage change for your approval. Please attach the approval letter on your Company Letterhead referencing the attached drawing dated 9/16/2021.

Please let us know if you have any questions; we look forward to hearing from you soon.

Thank you for your time,

Olivia Purtle

Assistant Project Manager
Electrical, Lighting & Maintenance Division



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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Description
Style	17		
Model	94		
Grade	03		
Stories:	1		
Occupancy	1.00		
Exterior Wall 1	20		
Exterior Wall 2			
Roof Structure	01		
Roof Cover	02		
Interior Wall 1	05		
Interior Wall 2			
Interior Floor 1	11		
Interior Floor 2	14		
Heating Fuel	03		
Heating Type	04		
AC Type	03		
Bldg Use	3020		
Total Rooms			
Total Bedrms			
Total Baths			
Heat/AC	01		
Frame Type	03		
Baths/Plumbing	02		
Ceiling/Wall	05		
Rooms/Prtns	02		
Wall Height			
% Corn 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	400,		1.00	0	50	0.00	A		200,000
FN3	FENCE-6' C		L	400		12.00	2016	50	0.00	A		4,800
LT1	Light-Single		L	2		690.00	2016	50	0.00	A		1,380
LT2	Light - Doubl		L	10		1100.00	2016	50	0.00	A		11,000
LT3	Light-Triple		L	6		1500.00	2016	50	0.00	A		9,000
SPR1	Sprinklers-W		B	189,		1.10		83	2.00	A	3	172,940

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	89,419	89,419		0	0
SLB	Slab	0	93,579		0	0
Ttl Gross Liv / Lease Area		89,419	182,998			

