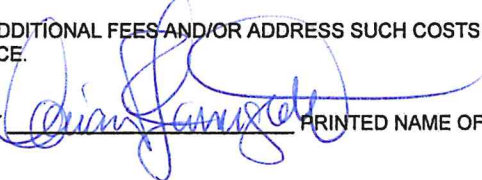


**TOWN OF LISBON
REGULATION AMENDMENT APPLICATION**

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

- > APPLICANT: MSI, LLC TELEPHONE: _____
 ADDRESS: 7 Jean Dr., Old Lyme, CT 06371 EMAIL: _____
- > APPLICANT'S AGENT (IF ANY): Dorian Reiser Famiglietti, Esq. TELEPHONE: 860-812-1765
- > ADDRESS: Kahan Kerensky Capossela LLP, 45 Hartford EMAIL: dfamiglietti@kkc-law.com
- > OWNER / RUSTEE: TnPk, Vernon, CT 06066 TELEPHONE: _____
 ADDRESS: _____ EMAIL: _____
- > ENGINEER/ SURVEYOR/ ARCHITECT: Darren Hayward TELEPHONE: 860-886-1966
- > ADDRESS: CLA Engineers, 317 Main St, Norwich, CT EMAIL: dhayward@claengineers.com
06360

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).
2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER PROPERTY FOR THE PURPOSE OF INSPECTION IF PERTINENT TO THE APPLICATION.
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 Dorian Reiser Famiglietti,
 DATE: 11/7/2023 Attorney for Applicant

SIGNATURE/RECORD OWNER n/a PRINTED NAME/RECORD OWNER _____
 DATE: _____

REGULATIONS PROPOSED FOR AMENDMENT:

ZONING X SUBDIVISION _____

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):

See Addendum attached

REASONS FOR EACH AMENDMENT REQUEST:

See Addendum attached

APPLICATION SUBMITTAL DATE: _____ **FEE(S) PAID:** _____

OFFICIAL DAY OF RECEIPT: _____

P & Z COMMISSION ACTION: _____ **DATE:** _____

CHAIR'S SIGNATURE: _____

Adopted _____ Modified and Adopted _____ Denied _____

Addendum to Application

Applicant: MSI, LLC
Application: Regulation Amendment
Date: November 7, 2023

Proposed Amendment: Delete Section 5B.3.1 in its entirety and replace it with the following:

5B.3.1 Gasoline pumps and dispensers shall be located behind the front line of the building and landscaping shall be installed to minimize the view of the same, to the extent possible, from the adjacent street.

Reason for Amendment: Amendment to this regulation would allow for development of a gasoline station in the BV-III Business Village District with the pumps to the side or rear of the primary building on site. Pumps would still not be permitted in the front of the primary building on site. In addition to specifically requiring that landscaping be installed to minimize the view of the pumps from the adjacent street, the existing landscaping requirements of Section 14 of the Zoning Regulations are still applicable to any site development, as are the existing Business Village District architectural design requirements contained in Section 10.13 of the Zoning Regulations. These landscaping and design requirements provide sufficient control and discretion by the Commission to require design elements, as it deems appropriate, to ensure that the development of a gas station in the BV-III zone would not negatively impact the character of the surrounding area.

NOV 8 '23 PM 1:01
RCV LISBON TOWN CLERK
Janet Hufner ASST.