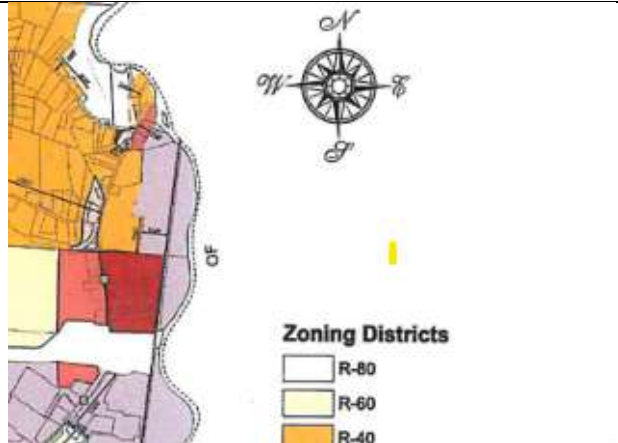


SUMMARY DATE: November 29, 2023

TOWN PLANNING STAFF REPORT FROM: Michael J. Murphy, AICP, 860-885-8697/mmurphy@seccog.org

<p>APPLICATION / PROJECT NAME</p> <p>Proposed Zone Change Map-Town of Lisbon</p>	<p>APPLICANT/PROPERTY OWNER</p> <p>Town of Lisbon Planning and Zoning Commission</p>
<p>PUBLIC HEARING/ DECISION TIMEFRAMES</p> <p>No Limits on Deliberation Time</p>	<p>PROPERTY ADDRESS/LOCATION INFORMATION</p> <p>Town of Lisbon</p>
<p>BRIEF SUMMARY OF REQUEST</p> <p><i>This request involves an application by the commission to designate all hard zones depicted in the regulations; rezone from BV-1 to IP-1 the small right of way portion of Route 12 immediately adjacent to 143 River Road from the front lot line to the centerline of the highway; improve continuity and readability; and updating parcel definition, colors and street/route names. There are no changes to any other existing zoning boundaries.</i></p> <hr/> <p>WAIVER REQUESTS: Not applicable</p>	 <p>Zoning Districts</p> <ul style="list-style-type: none"> R-80 R-60 R-40 <p><small>MAP SOURCE: Application Materials</small></p>

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LANDUSE	SITE IMPROVEMENTS	SIZE OF PROPERTY

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

<p>COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:</p> <p>This request has no implications for policy other than reconciling the existing zoning map with the regulations as it relates to the western industrially zoned areas.</p>	<p>PROJECT HISTORY AND BACKGROUND:</p> <p>This application came about as a result of the Cannabis regulation development process, which led the town to bifurcate the Industrial Park-1 zone which had been incorrectly designated I on previous (and current) zoning maps. The commission also wishes to improve readability and resolve the small portion of right of way in front of 143 River Road which was retained as a small island of BV-I zone between the BV-II and IP-1 classification that abut it.</p>
<p>LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:</p> <p>Administrative: The legal ad was noticed in accordance with law and the plan referred as necessary.</p> <p>Analysis of Proposal: A zoning commission performs a legislative function when it processes an amendment application for the map. So, the commission has broad discretion whether to make a change in zoning classification or if determining if there is a need to make such a change. But there are certain rational criteria that should be considered when reviewing any proposal:</p> <ol style="list-style-type: none"> a) Is any change proposed consistent with the Plan of Conservation and Development? b) Was any area in question zoned improperly to begin with, and if not, have conditions in the area changed? In this case the only being changed is the small portion of right of way within Route 12. c) Is the request singling out a new area to establish a zoning district that is inharmonious with the Town's 	

zoning (Comprehensive) plan, or does it represent the logical and orderly extension of an existing adjacent or contiguous zone?

First, the principle changes with this map proposal involve changes in zone name, colors and inclusion of streets/routes. These aspects, in and of themselves, are not substantive policy changes. In fact, the colors proposed are more in line with the designations on the zoning map included in the 2016 POCD (see page 9). Road names can only be included to a certain degree to be workable with the scale of the plan.

Next, relative to the right of way area in Route 12, a review of the 2016 POCD reveals that most of the Route 12 right of way in the area of the two large retail centers is zoned IP-1. The sliver of right of way in question was zoned BV-1 with the property at 143 River Road. The River Road site was re zoned to BV-II a couple of years ago but the right of way remained BV-I. So, while this area was not necessarily zoned improperly to begin with, conditions have changed and simply extending the IP-1 zone in this area is the logical and orderly extension of that zone, in my opinion.

The proposal meets the zone change test in this planner's opinion. Upon review and consideration of the ultimate plan prepared by the SCCOG for the hearing, staff will provide additional information or recommendations regarding color or clarity.

RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:

Staff will develop and provide recommendations upon consideration at the hearing.

ATTACHMENTS (CIRCLE):

SUBMITTED PLANS

APPLICATION FORM(S)

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENT(S)

AGENCY COMMENTS

APPLICANT RESPONSE

STUDY EXCERPTS

OTHER (DESCRIBE):
