


APPLICATION / PROJECT NAME	APPLICANT / PROPERTY OWNER
Amendments for Additional Notice for ZBA Applications	Town of Lisbon Planning and Zoning Commission
PUBLIC HEARING / DECISION TIMEFRAMES	PROPERTY ADDRESS / LOCATION INFORMATION
Action within 65 days after close of hearing	N/A

<p>BRIEF SUMMARY OF REQUEST</p> <p>This is a proposed amendment to the zoning regulations to include additional notice provisions to abutters in the case of Zoning Board of Appeals applications. It would be the applicant's responsibility as part of a subject application to make these simple notices by Certificate of Mailing.</p> <hr/> <p>WAIVER REQUESTS: N/A</p>	
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MAP SOURCE: Getty images

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
N/A	N/A	North: N/A South: N/A East: N/A West: N/A	N/A	N/A

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

<p>COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:</p> <p>Besides physical and economic development goals, the plan calls for setting policy for social goals for the town, of which public participation and community engagement are a part. Connecticut general statutes allow for additional notice to be made over and above statutory notice of public hearings. This amendment will make the regulations for variances and appeals consistent with additional notice requirements for special permits to protect the public's right to be informed properly.</p>	<p>PROJECT HISTORY AND BACKGROUND:</p> <p>The commission has reviewed variance applications that have raised questions about the clarity of the requests included in those applications. Upon critical review of zoning processes in place for special permit and zoning map amendment applications, the commission deemed it appropriate to propose additional notice requirements by applicants to abutters for variance and appeal applications to protect the public interest.</p>
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LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:

Administrative: The application was advertised as required by statute. In addition, the town has notified the Councils of Governments of this pending change to the regulations, although it does not particularly relate to land use in the traditional sense.

This new requirement, if adopted, will require additional work by the ZBA and its administrative staff to make sure that applicants understand the methods and requirements involved in the process. **Proof of the abutter notifications should be entered into the record and verified prior to or at the public hearing on a particular application.**

Land Policy Analysis: The provision will build on the Commission's policy of making sure that the public is fully aware of applications for development that occur near them so they can adequately consider any impacts to their property interest, the environment, the zoning district or the Town.

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

Staff will be prepared for action by the commission.

ATTACHMENTS (CIRCLE): SUBMITTED PLANS **APPLICATION FORM(S)** **LEGAL NOTICE** LEGAL DESCRIPTION

PUBLIC COMMENT(S) AGENCY COMMENTS APPLICANT RESPONSE STUDY EXCERPTS

OTHER (DESCRIBE):