

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

APPLICATION / PROJECT NAME

Lowe's Outdoor Storage Display and sales

APPLICANT / PROPERTY OWNER

Lowe's Home Improvement Centers

PUBLIC HEARING / DECISION TIMEFRAMES

Public hearing must close by April 6th w/o extension

PROPERTY ADDRESS / LOCATION INFORMATION

155 River Road- Crossing at Lisbon

BRIEF SUMMARY OF REQUEST

The request for Special Permit Approval for expansion of outdoor sales and the application has been modified to eliminate the outdoor display request. This is a continuation of the March 16th portion of the hearing.



WAIVER REQUESTS: None

MAP SOURCE: Applicant/Zoning Map

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IP-1	Retail home improvements center	North: IP 1/vacant-Chili's South: IP 1/Target East: IP 1/Rte 12/Lisbon Landing West: IP 1/ Wetlands-vacant	Striping, directional signage, minor appurtenances, pallet storage.	11.28 acres

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

<p>COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:</p> <p>This area is zoned for large scale retail and is designated for present and future economic development in the 2016 POCD.</p>	<p>PROJECT HISTORY AND BACKGROUND:</p> <p>Staff provided history in the first report. The purpose of the continuation of the hearing was to allow staff to address issues raised about signs on site and product display at the two islands in the Pro-Contractor parking area under the building canopy at the lumber yard.</p>
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LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:

Administrative:

The only remaining administrative issue at this point is the signature of the property landlord's representative on the application. If you recall, the landlord had concerns that Target had not agreed to the reduction in some parking that would have been linked to the Quick Load outdoor display issue. But this should have been resolved with the withdrawal of the outdoor display request.

I have requested confirmation that this has been resolved. If it has not, and we do not obtain the signature of the landlord by the hearing, I will recommend the commission close the hearing and table the item at the regular meeting. The commission will still have two (2) months to act after the close of the hearing.

Signs: The wooden directional sign at the one way entrance into the parking lot has been removed.

Also, the pickup directional sign at the T intersection near the Lowe's building should be eliminated and another added in the nearby landscaped island to direct traffic straight ahead to the four (4) BOPUIS stalls.

Display at Islands at Pro-Contractor Spaces:

Wood and other home improvement materials are apparently being retailed out of these bins to contractors. Some material has pricing details and is rapped for apparent sale. There is also bagged storage in the area of the proposed air station as well. These are not designated outdoor sales, storage or display areas.

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

Staff is recommending several changes to the original motion provided based on the last hearing, which will be included below with recommended findings to simplify communications:

Recommended Motion: To approve the application for special permit by Lowe's Home Improvement stores, LLC at 155 River Road, Lisbon, CT for site improvements with the following conditions:

1. Striping of the exit lane leaving the Pro-Contractor spaces at the indoor lumber yard area shall be corrected to reflect only one (1) exit lane.
2. The cart return area in the aisle shall be relocated to the middle of the parking aisle after establishing the new BOPUIS spaces.
3. The *pickup* directional (right turn) sign attached to the stop sign near the Garden Center shall be removed and a *pickup* (straight ahead) sign with a post shall be installed in the first landscaped island in front of the Garden Center.
4. Remove the bag storage from the exit door area in the vicinity of the proposed *air station* (at lumber yard exit doors). Material may only be stored as shown on the site plan.
5. Display racks of wood and home improvement products shall be removed from the islands at the head of the Pro-Contractor customer parking spaces. Material may only be stored as shown on the site plan.
6. Technical items of staff re plan and application finalization shall be addressed.

FINDINGS AND REASONS FOR APPROVAL

The commission finds that the proposed application, as conditioned, will meet the intent of section 11.1, inclusive, in that the proposed use shall be arranged in a manner that protects the public health, safety and welfare, continues to allow for free-flowing traffic, and continues to comply with the provisions of section 8.10 (3) of the zoning regulations.

ATTACHMENTS (CIRCLE):	SUBMITTED PLANS	APPLICATION FORM(S)	LEGAL NOTICE CONTINUATION	LEGAL DESCRIPTION
	PUBLIC COMMENT(S)	AGENCY COMMENTS	APPLICANT RESPONSE	STUDY EXCERPTS

OTHER (DESCRIBE):