

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
LISBON TOWN HALL
TUESDAY, OCTOBER 26, 2021
6:30 P.M.

The Zoning Board of Appeals held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 P.M. on Tuesday, October 26, 2021:

1. Application #21-03 by Today's Realty LLC, seeking a variance of the following sections of the Zoning Regulations: Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping, to construct a 9,400 ± SF metal frame contractor maintenance and office facility at 240 Paper Mill Road (Assessor's Map/Block/Lot 05/06/0000, Vol/Pg 181/39) in the IP-1 Zone.

MEMBERS PRESENT: Steven Beck, Robert Jencks, Frederick Kral, III

MEMBERS ABSENT: Ronald Babbitt, Leo MacDonald, James Contino (Alt)

The following Public Hearing was called to order by Chairman Steven Beck at 6:34 PM:

Application #21-03 by Today's Realty LLC, seeking a variance of the following sections of the Zoning Regulations: Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping, to construct a 9,400 ± SF metal frame contractor maintenance and office facility at 240 Paper Mill Road (Assessor's Map/Block/Lot 05/06/0000, Vol/Pg 181/39) in the IP-1 Zone.

The applicant, Keith Mackin, and his agent James Rossman, P.L.S. of Stadia Engineering Associates, Inc., 516 Vauxhall Street – Suite 103, New London, CT 06320, were both present. Mr. Rossman addressed the Board stating that Mr. Mackin is here tonight requesting a variance of a side yard setback distance for the construction of a brand new contractor's maintenance facility. He stated a variance of the landscaping requirements, other than the street trees or the street plantings, and a variance of the size and magnitude of the parking that needs to be constructed for said facility. The granting of these variances would be consistent with your plan, consistent with the use of the property and are meant to honor the regulations as they are written giving Mr. Mackin the latitude to use this oddly-shaped piece of property which is an existing lot of record. The side yard setback guards would allow him to construct the building a little further to the north allowing him access to the odd-shaped piece of property on the southerly side of that new building that leaves room for a driveway and a scale. The scale will be placed at a future time. The parking requirements is sized in such a way that Mr. Mackin would have enough onsite parking for the employees of his contractor's operation, yet it would not overly impact the amount of pavement he would have to put down on the ground for better storm water management. Having the ability to minimize the amount of Mr. Mackin's impervious surface that allows him to delete from the design is a great infrastructure to capture sheet flows or concentrated flows and allows that water which is created by the impervious surface to flow across the property utilizing the gravel surfaces which are more than capable of accommodating that flow and allowing for full infiltration. The landscaping requirement variance allows Mr. Mackin to fully utilize the two halves of the property which are connected by a narrow strip of dry land and would allow him to use that full width which is on the plan. There is a 40 foot constraint in the southerly most piece of the narrow strip and a 60 foot width on the northerly end. The requirements to landscape the entire buffer property or the entire perimeter adjacent to their neighbor, which is an underutilized paved parking lot, leads the access way for the equipment to move from the north side of the site to the south side of the site where the processing of the materials would take place. Mr. Mackin believes that in the granting of these variances, he would be allowed the flexibility to improve this site, put it back as a valuable asset into the tax rolls and allow him to construct the facility that would serve his purposes for the reconstruction of this property.

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Chairman Beck noted for the record that a copy of the Letter from Richard Hamel, Chairman of the Conservation Commission to Mr. Keith Mackin of Today's Realty, LLC, dated October 25, 2021 regarding the Conservation Commission's approval of Application #21-007, 240 Paper Mill Road, for construction of 9,400 SF office & maintenance facility with associated parking, utilities and external storage area, is in the file.

Board Member Fred Kral, III read into the record a Letter from Robert Adams, Chairman of the Lisbon Planning and Zoning Commission, to Steve Beck, Chairman of the Zoning Board of Appeals, dated October 5, 2021. The letter states, "the Planning and Zoning Commission is writing in response to the referral of ZBA Application #21-03 by Today's Realty, LLC, requesting a variance of Section 8.5, Yard Requirements; Section 13, Parking and Loading; and Section 14, Landscaping for a proposed contractor maintenance and office facility at 240 Paper Mill Road. Please be advised that the Lisbon Planning and Zoning Commission reviewed the application and supporting materials at their October 5, 2021 meeting. With regard to the request for variance of Section 8.5, Yard Requirements and Section 13, Parking and Loading and Section 14 Landscaping relating to the interior area along the rear boundary of the Sprague Paperboard site, this Commission has no comment. However, this Commission does not support, nor should the ZBA consider, any variance for front landscaped area, landscaped parking area or street frontage landscaping, since the regulations authorize the Planning and Zoning Commission to regulate and modify these other landscape requirements. The Commission respectfully requests that this letter be read into the record at the public hearing scheduled for October 26, 2021."

Chairman Beck asked if there is anyone to speak for or against the application, to which there was none.

Chairman Beck asked for comment or questions from the Board, to which there was none.

Chairman Beck asked for public comment on the application, to which there was none.

This public hearing was closed at 6:45 P.M.


Renee Williams, clerk

APPROVED: _____
Steven M. Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 11/3/2021 AT 7:30pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
