

MINUTES
ZONING BOARD OF APPEALS
PUBLIC HEARING
LISBON TOWN HALL
TUESDAY, MARCH 22, 2022
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 PM on Tuesday, March 22, 2022.

6:30 PM – Application #22-01 by Today's Realty, LLC, seeking variance of the following sections of the Zoning Regulations: Section 8.5. and 8.5.1.c, Yard Requirements; Section 10.10.4, Specifications for Driveways and Parking; Section 10.10.6, Outdoor Storage and Activities; Section 10.10.7.a., Buffers; and 14.2.1.a.1, Front Landscape Area, to construct a 9,400 +/- SF contractor maintenance/office facility and retaining wall at 240 Paper Mill Road (Assessor's Office Map ID 05/06/0000, Vol/Pg 181/39) in the IP-1 Zone.

MEMBERS PRESENT: Steve Beck, Ronald Babbitt, Robert Jencks, Fred Kral III, Leo MacDonald
MEMBERS ABSENT: James Contino (Alt)

The following Public Hearing was called to order by Chairman Steve Beck at 6:38 PM:

Application #22-01 by Today's Realty, LLC, seeking variance of the following sections of the Zoning Regulations: Section 8.5. and 8.5.1.c, Yard Requirements; Section 10.10.4, Specifications for Driveways and Parking; Section 10.10.6, Outdoor Storage and Activities; Section 10.10.7.a., Buffers; and 14.2.1.a.1, Front Landscape Area, to construct a 9,400 +/- SF contractor maintenance/office facility and retaining wall at 240 Paper Mill Road (Assessor's Office Map ID 05/06/0000, Vol/Pg 181/39) in the IP-1 Zone.

James Rossman, P.L.S. of Stadia Engineering Associates, Inc., 516 Vauxhall Street, New London, CT was present with amended maps for the project. Also present was Attorney Stanley Maxim Lucas of Lucas Law, PC, 116 Sachem Street, Norwich, CT to represent the applicant. Also present was Applicant Keith Mackin, Today's Realty, LLC, 240 Paper Mill Road.

Legal Notice regarding this application was read aloud for the record by F. Kral, III.

Mr. Rossman took the podium and gave a synopsis of the 5 (five) requested variances. #1) Seeking relief from setback requirements for retaining wall #2) Seeking relief from Requirement to Curb Driveway #3) Seeking relief from Prohibition of Outdoor Storage and Activities #4) Seeking relief from Buffer Requirement of 25 feet #5) Seeking relief from Front Landscaped Area requirements.

Regarding request #1, Mr. Rossman explained that the retaining wall was moved east 15 feet from the original plan. He said wetlands to the south made this location the best viable option for maximum use of the property. The wall height of 18 feet with ½ inch per foot setback, resulting total setback of 9 feet was part of this revised plan. Ronald Babbitt asked for the brochure regarding the retaining wall specifications and Mr. Rossman gave him a copy. It is noted for the record that a copy of this brochure is in the file.

Regarding request #2, Mr. Rossman indicated that currently there is no curbing on this site or any of the surrounding area and landscaping would be used strategically to mitigate rain water runoff.

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Regarding request #3, Mr. Rossman clarified the nature of the proposed business would require outdoor activity and material storage that would not impact the esthetics of this industrial area.

Regarding request #4, Mr. Rossman opposed the requirement of a 25' double tree line as excessive in this situation. He showed the proposal of five (5) trees on the northerly end and a 6th tree on the southwest corner to adequately provide an esthetic buffer. He felt this requirement was mandated more for commercial development and not Industrial development.

Regarding request #5 Mr. Rossman iterated the sentiment that the required 25' wide required front lot landscaping was not congruent with this industrial site but more geared for commercial development.

For the record, F. Kral read aloud the letter from the Planning and Zoning Commission to the Chairman of the Zoning Board of Appeals that recommended denial of requested variances and the reasons forthwith. It is noted for the record that a copy of this letter is in the file.

Attorney Stanley Lucas spoke in rebuttal of another Town Commission telling this Zoning Board of Appeals what to do.

Chairman Beck asked if there was anyone to speak in favor of or in opposition of the application, to which there was none.

Public hearing #22-01 was closed by the Chairman at 7:13 P.M.


Janet Lefevre, clerk

APPROVED: _____
Steve Beck, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 3/25/2022 AT 10:50am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
