

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 5, 2016
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, July 5, 2016.

6:30 P.M. – Application by Attorney William Sweeney, Lisbon Investors, LLC, owners of 153 River Road, Lisbon to amend section 15.8.2 e Freestanding Signs of the Town of Lisbon Zoning Regulations to increase the permitted area of signage on an illuminated pylon sign from 120 square feet to 140 square feet per side.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco,
Sharon Gabiga, Benjamin Hull, III, David Gagnon
Alternates:

MEMBERS ABSENT: Cheryl Blanchard, Trevor Danburg
Melissa Krauss, James Labonne, John Dempsey (alternates)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Chairman Robert Adams at 6:30 PM:

Application by Attorney William Sweeney, Lisbon Investors, LLC, owners of 153 River Road, Lisbon to amend section 15.8.2 e Freestanding Signs of the Town of Lisbon Zoning Regulations to increase the permitted area of signage on an illuminated pylon sign from 120 square feet to 140 square feet per side.

Attorney William R. Sweeney of TCORS, 43 Broad Street, New London, Connecticut, was present to represent the applicant, Lisbon Investors, LLC. (Cedarwood Development – Crossing at Lisbon). He read and discussed the proposed text amendment to 15.8.2.e of the zoning regulations.

Gary Ritacco entered at 6:35 P.M.

Attorney Sweeney stated the applicant wished to modify sub section “I” to increase the square footage from 120 square feet to 140 square feet.. There would be no changes to width or height. The overall size of the sign itself will not change. Treatment, color and lighting to remain the same. Brick base will be made smaller, to allow for additional signage. He stated the sign would be as straight forward as possible.

Ben Hull asked how tall the sign was, to which the answer was “less than 19 feet”. Attorney Sweeney stated the “cabinet” would be 12 feet with the additional panel installed.

Staff M. Murphy entered a Staff Summary Sheet into the record. He stated there are no sight visibility issues, as well as no visual pollution. He stated the amendment has no inter-municipal impact on other communities (it is within the 500 foot required radius) and that it is in keeping with the economic development on the route 12 corridor. He also recommended to the Commission, that Mr. Sweeney be required to come before them with the design of the signage in terms of the structure, in order for the Commission to approve it as a zoning permit.

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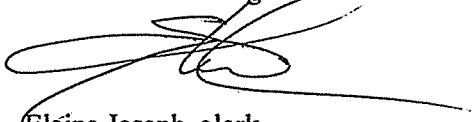
R. Giroux stated he had no problem with the way the applicant was doing this, but was concerned that in the future, the Commission would see these kinds of applications. He also stated that Chili's should not be on that sign, given their location. R. Giroux also stated that the applicant should be willing to fix the damage to the sign, regardless of the decision about this text amendment, as it is their responsibility to begin with.

Attorney Sweeney clarified that his client in no way thought they were not obligated to fix the damage.

K. Sperry stated that new landscaping would need to be added.

Public was not present for public comment.

This Public Hearing was closed at 6:54 PM.



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 7/13/16 AT 9:08 am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
