

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 11, 2017
7:00 P.M.

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Robert Adams, at 7:04 P.M.

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

MEMBERS ABSENT: Trevor Danburg, John Dempsey (ALT), James Labonne (ALT)

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

2. Previous Minutes

Motion by G. Ritacco second by R. Giroux to approve the previous minutes as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter, from M. Murphy re: Performance bond for Gosselin Subdivision

4. Bills and action thereon

a. Norwich Bulletin, \$102.84, dated 6/9/2017, inv#00233351 re: Notice of Decision – Artfx Signs.

Motion by R. Giroux second by K. Sperry to pay.

VOTE: UNANIMOUS, MOTION CARRIED

b. SECCoG, \$11,429.70, dated 7/5/2017, 4/1/17-6/30/17. Motion by R. Giroux second by G.

Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – It was noted that Five Below has been putting merchandise out on sidewalk.

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Mr. Murphy to have final draft for next meeting.

c. Zoning Map Subcommittee - NONE

1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016

6. Old Business:

a. Zoning Enforcement – NONE

1. Pending Litigation (Executive Session as needed)

i. Rick Gwiazdowski – 555 River Road – NONE

ii. Brenmor Properties – 8-30g Ames Road Subdivision – Atty. Hollister of Shipman & Goodwin, LP, One Constitution Plaza, Hartford, CT 06103 was present for the applicant. The Court ruled against the town in late June and the applicant will come back before the Commission to approve the application as-is. (Add under “New Business” on next agenda).

b. Regional Planning Commission – NONE

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7. New Business

a. Receipt of New Applications

1. Change of Zoning Regulation Application – Richard & Michele Hamel, 363 N. Burnham HWY – for Private Event Facilities in the R-40, R-60, R-80 Zones – Atty. Harry Heller of Heller, Heller and McCoy, 736 Norwich-New London Turnpike, Uncasville, CT 06382 was present to represent the applicant. Motion by R. Giroux second by G. Ritacco to schedule a Public Hearing for September 5, 2017 at 6:30 P.M.

VOTE: UNANIMOUS MOTION CARRIED

b. Referrals – NONE

1. City of Norwich – Text Amendment to Zoning Regulations/Ordinances – Amend Zoning Regulation (ZR) Section 2.3.3.4 to add drive-thru windows, as accessory to permit use, as a special permit use in the Neighborhood Commercial (NC) District - Letter of "No-Adverse Affect" to be sent.

2. Town of Griswold – Borough of Jewett City Zoning Regulations – Text Changes, Sections 7.1 and 11.4 (Off Street Parking and Loading) - Letter of "No-Adverse Affect" to be sent.

3. Town of Griswold – Zoning Regulations – Text Changes, Section 1.3 Official Rulings; Section 11.8.2.2c Landscaping; Section 21 Definitions (Housing Unit) - Letter of "No-Adverse Affect" to be sent.

8. Any other business which may properly come before the commission

a. Mr. Murphy made the Commission aware of Tesla working with W.S. Development to add charging stations to the parking lots.

9. Public Comment – NONE

10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 7:50 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____

Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 07/18/2017 AT 9:45am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
