

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 2, 2014
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 7:01 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco,
David Gagnon, Trevor Danburg, Sharon Gabiga, James Labonne (alt)

MEMBERS ABSENT: Ryan Donaldson, Benjamin Hull, III
Alternates: Lawrence Alice

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner
J. Labonne was seated for B. Hull by Chairman R. Adams.

2. Previous Minutes – Motion by R. Giroux second by G. Ritacco to accept previous minutes as presented. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter: from Board of Selectmen dated 9/2/2014 re: Obtaining property from State of Connecticut, DOT at 486 River Road. Motion by G. Ritacco second by D. Gagnon to move it to agenda item 7.b. "Referrals". VOTE: UNANIMOUS, MOTION CARRIED

b. Letter: from Bank of America re: Tucker Development, irrevocable letter of credit

4. Bills and action thereon –

a. Norwich Bulletin, \$109.40, dated 8/14/2014 re: Bresnan, Notice of Decision. Motion to pay by R. Giroux second J. Labonne. VOTE: UNANIMOUS, MOTION CARRIED

b. Norwich Bulletin, \$93.42 dated 7/18/2014 re: 180 Newent Road, Notice of Decision. Motion to pay by G. Ritacco second R. Giroux. VOTE: UNANIMOUS, MOTION CARRIED

c. Norwich Bulletin, \$223.92 dated 8/7/2014 re: RFQ, Legal Notic. Motion by G. Ritacco second by J. Labonne to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – Verbal report by ZEO, Carl brown. Junk is being removed from various properties in town.

b. Regulations – NONE

1. Fines – NONE

c. Zoning Map Subcommittee – NONE

6. Old Business:

a. Zoning Enforcement - NONE

1. Pending Litigation - NONE

a. Executive Session (as needed) - NONE

i. John Gwiazdowski – 180 Newent Road

ii. Rick Gwiazdowski – 555 River Road

iii. Brenmore Properties – 8-30g Ames Road Subdivision

b. Definition of Temporary Structures - NONE

c. Plan of Conservation and Development – RFQ Legal Notice was published in The Bulletin. Two responses were received. Motion to move agenda item 6.c. to below agenda item 8 by D. Gagnon second J. Labonne. VOTE: UNANIMOUS, MOTION CARRIED

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7. New Business

- a. Receipt of New Applications – NONE
- b. Referrals – Proposed Acquisition of 486 River Road (DOT) – Motion by K. Sperry second by J. Labonne to support the proposed acquisition of, and use for municipal purposes, the former State DOT site on Route 12 in Lisbon as it is consistent with the Town's Plan of Conservation and Development. VOTE: UNANIMOUS, MOTION CARRIED
- c. Workshop/Preliminary Discussion – Cedarwood Development, signage – NONE
- d. Site Plan - 102 Bushnell Road – Steven Marien was present as representative to the possible purchasers of Twoney/Whitney's Lot #7. He supplied the Commission with copies of a site plan addressing the area of the property where they would like to add a primary driveway on Strawberry Street rather than the existing driveway on Bushnell. It was recommended that the future property owners apply to obtain a driveway permit through the First Selectman.

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

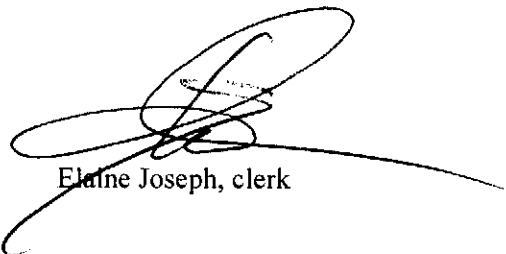
- a. Round Hill Farm Church Service – Sam Liberty, a pastor from a Norwich church was present, seeking permission to hold a one-time tent service in September on the Round Hill Farm property. The property owner was neither present, nor had they submitted a letter of intent for the use of their property in this manner. It was recommended that the church look into the possibility of holding the service at Lisbon Meadows Park instead.

RFQ –Proposals received from the following: Milone & McBroome of Cheshire and CME Associates from Woodstock. A subcommittee consisting of R. Giroux, K. Sperry, S. Gabiga and T. Danburg was formed. A Subcommittee Meeting will be held on Wednesday, September 10, 2014 at Lisbon Town Hall at 6:30 P.M. to review and discuss the RFQ's.

9. Public Comment – Selectman R. Browne commented on work being done off of Preston Allen Road.

10. Adjournment - Motion made by G. Ritacco second by T. Danburg to adjourn at 8:15 P.M.

VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 09/09/2014 AT 1:30pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Maryanne Hakeley, Asst