

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, SEPTEMBER 6, 2016
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 7:00 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Gary Ritacco, Kim Sperry,
Trevor Danburg, David Gagnon

MEMBERS ABSENT: Sharon Gabiga, Benjamin Hull, III, Cheryl Blanchard, John Dempsey
(ALT), James Labonne (ALT)

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

2. Previous Minutes – Motion by R. Giroux second K. Sperry to approve the minutes of the previous meeting. VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Letter: from CT Siting Council, dated 9/1/16 re: #1178 Fusion Solar CTR, Sprague

b. Copy, Letter, from Zoning Board of Appeals, to Michael Parizzo, dated 8/4/2016 re: application approval #16-02. Motion by R. Giroux second T. Danburg to add ZBA to agenda item 8.a. VOTE: UNANIMOUS, MOTION CARRIED

c. LFM Flyer

d. Profit & Loss Budget Report

4. Bills and action thereon

a. Murtha Culina, \$1276.00, inv # 531651, dated 8/22/2016 re: Draft ordinances for zoning citations review. Motion by R. Giroux second G. Ritacco to pay.

VOTE: UNANIMOUS, MOTION CARRIED

b. Bulletin, \$474.06 dated 8/22/2016. re: McDonald's legal notice. Motion by R. Giroux second K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

c. Bulletin, \$122.40 dated 8/8/2016. re: Spirit of Halloween notice of decision.

Motion by G. Ritacco second T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – C. Brown, ZEO, was present. Discussion of 2 River Road and 13 River Road.

b. Regulations –

1. Ordinance and Amendment for Citations and Fines for Zoning Violations – Brief update by Staff M. Murphy. Plan to have attorney present for November meeting.

c. Zoning Map Subcommittee – Staff M. Murphy said plan is in good shape for November 1, 2016 public hearing. VOTE: UNANIMOUS, MOTION CARRIED

6. Old Business:

a. Zoning Enforcement – Brief discussion

1. Pending Litigation (Executive Session as needed)

i. Rick Gwiazdowski – 555 River Road – NONE

ii. Brenmor Properties – 8-30g Ames Road Subdivision – brief update by M. Murphy

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- b. Regional Planning Commission – NONE
- c. Application for Special Permit – McDonald's Corp., 95 River Road for Drive Through and circulation pattern modifications – Request for Extensions to Reschedule Public Hearing – TABLED Letter of Request for Extension has been received from applicant and noted for the record.
- d. Application for Special Permit – McDonald's Corp., 95 River Road for major remodel program, including modification to signage, parking lot and building design, and landscaping - Request for 65 Day Extension – TABLED – Letter of Request for Extension has been received from applicant and noted for the record.

7. New Business

a. Receipt of New Applications

- 1. Application for Zoning (Sign) Permit – AA Thrifty Sign Inc. (Crossing at Lisbon) 153 River Road – expansion and refurbishing of freestanding pylon sign. Kervin Fortin was present to represent the applicant. Motion by R. Giroux second T. Danburg to approve zoning permit application of AA Thrifty Sign and Lisbon Investors LLC for expansion and refurbishment of the freestanding pylon sign at Crossing at Lisbon, 153 River Road, with the following modifications (also see draft motion attached):

- 1. The applicant shall obtain temporary banner sign permits from the zoning enforcement officer, said sign areas not to exceed existing sign square footage.
- 2. The brickwork and other masonry treatment retain its original physical character as proposed, particularly with respect to its high quality material(s) and low reflective color(s).
- 3. The wattage for lighting components on the freestanding sign not exceed current levels, which have been deemed appropriate for the use and area.
- 4. That any new leasing sign information for the pylon spaces complement the overall design.

VOTE: UNANIMOUS, MOTION CARRIED

- b. Discussion of Draft Zoning Permit Application for Projects Requiring Planning and Zoning Commission Review – (See attached) – Motion by G. Ritacco second by R. Giroux to move forward with application form.

VOTE: UNANIMOUS, MOTION CARRIED

- c. Mobilitie, LLC – Application for right of way utilization for installation of 120' hi microcell utility pole along Nygren Road. – Discussion and review with Staff M. Murphy.
- d. 1000 Degree Pizza, Lisbon Landing – Request for authorization of restaurant wine and beer permit – Vihda Patel was present to represent the restaurant. There will be no liquor, just wine and beer. Staff M. Murphy to check the intent of the current regulations.

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

- a. Zoning Board of Appeals – Motion by G. Ritacco second K. Sperry to allow Staff M. Murphy to pursue a regulation to allow Planning and Zoning Commission knowledge of, and response to, ZBA applications.

VOTE: UNANIMOUS MOTION CARRIED

Item 7.a.1: Application for Zoning (Sign) Permit at Crossing at Lisbon

Draft Motion: To approve the zoning permit application of A.A Thrifty Sign and Lisbon Investors LLC for expansion and refurbishment of the freestanding pylon sign at Crossing at Lisbon, 153 River Road, with the following modifications:

1. The applicant shall obtain temporary banner sign permits from the zoning enforcement officer, said sign areas not to exceed existing sign square footage.
2. That brickwork and other masonry treatment retain its original physical character as proposed, particularly with respect to its high quality material(s) and low reflectance color(s).
3. The wattage for lighting components on the freestanding sign not exceed current levels, which have been deemed appropriate for the use and area.
4. That any new leasing sign information for the pylon spaces complement the overall sign design.

**TOWN OF LISBON
ZONING PERMIT APPLICATION**

PLEASE CHECK THE APPROPRIATE LINE(S) AND COMPLETE THE REQUIRED APPLICATION(S):

- ____ SITE PLAN REVIEW OF PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 2.5 AND SECTION 12
____ PLANNING AND ZONING COMMISSION ADMINISTRATIVE REVIEW OF CHANGES TO COMMERCIAL/INDUSTRIAL
BUILDINGS AND PROPERTIES IN ACCORDANCE WITH SECTION 2.8 AND SECTION 10.13
____ SITE PLAN REVIEW OF ASSOCIATED SIGNAGE IN ACCORDANCE WITH SECTION 15.8

PROJECT DESCRIPTION:

PROJECT NAME: _____ ACREAGE: _____ ZONING DISTRICT: _____
LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: _____

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: _____
MAP /BLOCK /LOT: _____
VOLUME/ PAGE: _____

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- APPLICANT: _____
TELEPHONE: _____ EMAIL: _____
➤ APPLICANT'S AGENT (IF ANY): _____
TELEPHONE: _____ EMAIL: _____
➤ OWNER / TRUSTEE: _____
TELEPHONE: _____ EMAIL: _____
➤ ENGINEER/ SURVEYOR/ARCHITECT: _____
TELEPHONE: _____ EMAIL: _____

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, OR ITS CONSULTANT TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT _____ PRINTED NAME OF APPLICANT/AGENT _____
DATE: _____

SIGNATURE/RECORD OWNER _____ PRINTED NAME/RECORD OWNER _____
DATE: _____

=====

APPLICATION SUBMITTAL DATE: _____ **FEE(S) PAID:** _____

OFFICIAL DAY OF RECEIPT: _____

***P & Z COMMISSION ACTION:** _____ **DATE:** _____

CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH ANY DIRECTIVES, MODIFICATIONS AND/OR CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer

DATE: _____

(* Any modifications, directives or conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached)

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9. Public Comment – NONE


10. Adjournment - Motion made by G. Ritacco second by K. Sperry to adjourn at 8:38 P.M.

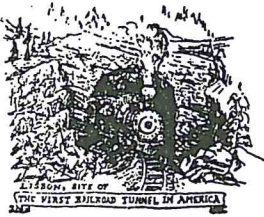
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 09/14/2016 AT 9:38am
ATTEST. LAURIE TIROCCHI, TOWN CLERK




PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon
Planning and Zoning Commission

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, September 6, 2016, the following action was taken:

1. AA Thrifty Sign, Inc (Crossing at Lisbon), 153 River Road, for expansion and refurbishing of freestanding pylon sign.
APPROVED WITH MODIFICATIONS

Dated at Lisbon, Connecticut this 14th day of September, 2016.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 09/14/2016 AT 9:38am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi