

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, OCTOBER 7, 2014  
7:00 P.M.

1. Call to order

The regular meeting of the Planning and Zoning Commission was called to order by Ronald Giroux, Vice Chairman, at 7:01 p.m.

MEMBERS PRESENT: Trevor Danburg, Sharon Gabiga, David Gagnon, Ronald Giroux,  
Benjamin Hull, Gary Ritacco, Kim Sperry

MEMBERS ABSENT: Robert Adams, Ryan Donaldson, Alts.: Lawrence Alice, James Labonne,  
Vacancy

STAFF PRESENT: James D. Rabbitt, AICP, Senior Planner SCCOG, Lisbon Town Planner

2. Previous Minutes

A motion was made by K. Sperry, seconded by S. Gabiga, to approve the previous minutes.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

1. Budget Statement through September 2014, BAL.: LI #51730, Purchased Services - \$65,000; LI #51750, Supplies & Expenses - \$3,573.26

2. c: Letter, from Robert Adams, Chair. P & Z, to Thomas Sparkman, First Selectman, 9/17/14, Re: CGS 8 - 24 Referral (ST CT DOT Maintenance Facility, 486 River Rd.)

4. Bills and action thereon - None

5. Reports

a. ZEO - None

1. Pending Litigation (Executive Session as needed)

A. J. Gwiazdowski - 180 Newent Rd.

It was noted that the next court date is Tuesday, October 15<sup>th</sup> at 2:00 p.m.

B. R. Gwiazdowski - 555 River Rd. - Mr. Rabbitt advised that this item is still in process.

C. Brenmor Properties - Proposed Ames Rd. Subdivision

Mr. Rabbitt reported that according to an email from Michael Zizka, Murtha Cullina LLP, Town Auditor, the Appellate Court has granted the petition for certification of an appeal of the Brenmor decision.

b. Regulations - Committee has not met.

1. Definition of Temporary Structures (Mr. Giroux tabled this item.)

c. Plan of Conservation and Development-RFQ Review (Executive Session as needed)  
( CME Associates, Inc., \$24,500; Milone & MacBroom, \$46,980-\$53,230) See Item 6.b.

d. Regional Planning Commission - No report

6. Old Business

a. As Builts - 180 Newent Rd., J. Gwiazdowski

Mr. Rabbitt distributed, for review, inspection reports from CLA Engineers, Town Engineer, regarding the grading plan for 180 Newent Road, noting that the Town Engineer is in the process of reviewing the As Builts.

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TUESDAY, OCTOBER 7, 2014  
Page 2 Old Business b. contd.

b. Plan of Conservation and Development

A motion was made by K. Sperry, seconded by S. Gabiga, to enter into executive session for contract discussions. (7:12 p.m.) VOTE: UNANIMOUS MOTION CARRIED

The executive session ended at 7:41 p.m.

Gary Ritacco arrived during the executive session.

A motion was made by K. Sperry seconded by G. Rittaco, that we allow the Town Planner, the Commission Chairman, and the First Selectman, to meet and discuss the scope of service and the fee schedule with Milone and MacBroome. VOTE: UNANIMOUS MOTION CARRIED

7. New Business

a. Receipt of New Applications - None

b. ZBA Application - 405 S. Burnham Highway

After reviewing the application, a motion was made by K. Sperry, seconded by S. Gabiga, that the Town Planner reaches out and has a short discussion with Town Counsel regarding the ZBA matter on 405 South Burnham Highway.

VOTE: IN FAVOR Trevor Danburg, Sharon Gabiga, David Gagnon, Ronald Giroux,  
Benjamin Hull, Kim Sperry

OPPOSED Gary Ritacco

MOTION CARRIED

c. 2015 Meeting Schedule - Attached

It was the general consensus of the Commission to approve the following schedule for the Commission's 2015 meetings to be held in the Town Hall at 7:00 p.m.: January 6<sup>th</sup>, February 3<sup>rd</sup>, March 3<sup>rd</sup>, April 7<sup>th</sup>, May 5<sup>th</sup>, June 2<sup>nd</sup>, July 7<sup>th</sup>, August 4<sup>th</sup>, September 1<sup>st</sup>, October 6<sup>th</sup> November 10<sup>th</sup>, December 1<sup>st</sup>.

d. Referrals - None

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

A motion was made by G. Ritacco, seconded by T. Danburg, to add "CCM Policy Commission on Land Use Housing and Community Development". VOTE: UNANIMOUS MOTION CARRIED

a. CCM Policy Commission on Land Use Housing and Community Development

Mr. Rabbitt advised the Commission that he has been asked by the First Selectman to represent the town at CCM's Policy Commission's meetings. A discussion followed.

9. Public Comment - None

10. Adjournment

A motion was made by K. Sperry, seconded by G. Rittaco, to adjourn at 8:17 p.m.

VOTE: UNANIMOUS MOTION CARRIED

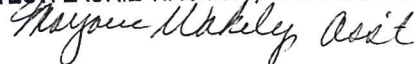
  
Marlene LePine, clerk

RECEIVED FOR RECORD AT LISBON

CT ON 10/08/14

AT 10:20

ATTEST, LAURIE TIROCCHI, TOWN CLERK



APPROVED: \_\_\_\_\_  
Ronald Giroux, Vice Chairman