

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JUNE 4, 2019
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 7:05 P.M.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Benjamin Hull, III, Kim Sperry, Sharon Gabiga, Cheryl Blanchard, Trevor Danburg, Gary Ritacco, John Dempsey, Timothy Minor (ALT)

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

2. Previous Minutes – Motion by B. Hull second by K. Sperry to accept the previous minutes of May 7, 2019 (Public Hearing and Regular Meeting). VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Letter: from Michael Murphy, Lisbon Town Planner to Paul Duprey, Tucker Development Group, LLC, dated 5/21/2019 re: changes to lots 10 & 11, Janette Court
- b. Newsletter, CT Federation of Planning and Zoning Agencies, Spring 2019
- c. Memo, from CCM re: Excellence Awards
- d. Memo, from CCM re: FOIA Training, June 19
- e. Letter, from Jason Lebel to the Commission, dated May 10, 2019 re: request to be considered for an appointment to the Commission. Motion by K. Sperry second by R. Giroux to add "Appointment Request" to agenda item 8.a. VOTE: UNANIMOUS, MOTION CARRIED
- f. Letter, from Board of Selectmen to Cheryl Blanchard, dated 5/14/2019 re: Appointment as alternate to the Regional Planning Commission
- g. Letter, from Heller, Heller & McCoy to First Selectman, dated 5/3/2019 re: Fee in Lieu of Open Space, \$3000.00, Lot 3, Barber Farm Subdivision (Tucker Development)
- h. Copy: Letter, from CT DOT to Richard Deschamps, dated 5/14/2019 re: 209 River Road
- i. Copy: Letter, to Joseph Sudik from The Conservation Commission, dated May 24, 2019 re: approval, application #19-02, 64 & 68 Lisbon Heights Road
- j. Budget vs. Actual, July 2018 – April 2019 – LI#51730 Purchased Services: \$12,337.58 / LI#51750 Supplies & Expenses: \$419.44

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4. Bills and action thereon

- a. Halloran & Sage, \$840.00, inv#11293158, 5/9/2019 re: General Matters. Motion by R. Giroux second by T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. Halloran & Sage, \$740.00, inv#11293159, dated 5/9/2019 re: Savin Gasoline suit vs. Town of Lisbon. Motion by R. Giroux second by T. Danburg to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. The Bulletin, \$367.56, inv#00262229, dated 5/21/2019. Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS, MOTION CARRIED

5. Reports

- a. ZEO – Brief report by Carl Brown, ZEO: Outside sales at Home Depot; parking spaces at Lowes; update on 16 River Road
- b. Regulations - NONE
 - 1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Michael Murphy, Town Planner. The Draft Ordinance was sent to the Town attorney for review and should be available to the Commission at the next meeting.
- c. Zoning Map Subcommittee - NONE
 - 1. Update Regarding Route 12 Corridor Study and Zoning Amendments per POCD 2016 -NONE

6. Old Business:

- a. Regional Planning Commission – NONE
- b. Application for Zoning Text Amendment, for Contractor's Home Enterprise Regulations – Joshua Armstrong, Applicant – Mr. Murphy noted for the record that the information given to the Commission with regard to Section 10.28.2 (State numbered roads) and 10.28 (outdoor storage of waste materials) was not new material. He clarified that although it is understood that materials will likely be brought back from the job site, the Town does not want "exposed" waste materials and it should therefore be properly contained.
Mr. Hull asked if Section 10.28.4 referred to the total gross floor area of both buildings, to which Mr. Murphy replied, yes, but only in the case of new buildings
Mr. Ritacco asked if existing buildings could be used in an operation, to which Mr. Murphy clarified, only if they meet the setback requirements, and added that the requirements are in place to keep the operation from being too big for a residential area. Mr. Ritacco asked if it could be leased to other operators, to which Mr. Murphy replied, no, section 10.28.5 requires it must be a full time resident of the property.
Chairman Adams asked if the Special Permit goes with the land when sold, to which Mr. Murphy responded, yes, it will go on the Land Records.

Motion by B. Hull second by T. Danburg to approve the application of Joshua E. Armstrong of 196 Preston Allen Road, Lisbon, Connecticut, modifying and/or adopting the proposed zoning text amendments to section 19.3, section 4.2.22, section 10.28 and section 13.9.4 y to incorporate regulations to allow by special permit the use of *Contractor's Home Enterprises* in the R-40, R-60 and R-80 zoning districts as follows:

1. Modify the proposed definition to clarify uses permitted and prohibited, and provide reasons for prohibition of use(s).
2. Modify sections 10.28, 10.28.3, 10.28.4, 10.28.7, 10.28.8, 10.28.9, and 10.28.11 as proposed, to eliminate ambiguities, improve organization, clarify and restrict the maximum number of outbuildings permitted and their size, allow for more restrictive setbacks at the commission's discretion, limit equipment permitted on site, limit parking associated with the use, and restrict storage of waste materials.
3. Adopt the draft modifications to the proposal of record as provided in planning staff recommended revisions dated 6/4/19.

The proposed amendments, as modified and adopted, are considered consistent with the comprehensive plan of zoning have been found to be consistent with policies in the 2016 Plan of Conservation and Development which recommend protection of rural character, to sustain greenway corridors, to encourage economic development and absorb new growth with minimal impact on community character, and to strengthen the town's economic base.

The effective date of the amendments shall be July 1, 2019.

VOTE: K. SPERRY NO, MOTION CARRIED

c. Special Permit Application, for Earth Products Removal – K&H Properties, Applicant, 397 N. Burnham Hwy – Chairman Adams read a letter from Herb Holden, K&H Properties, dated 5/30/2019 into the record, requesting the Commission postpone the June 4, 2019 Public Hearing and open the Public Hearing on July 2, 2019. Motion by G. Ritacco second by C. Blanchard to reschedule the Public Hearing to July 2, 2019 at 6:30 P.M.

VOTE: UNANIMOUS, MOTION CARRIED

d. Update Regarding Fee in Lieu of Open Space, Burnham Hill Associates, 332 N. Burnham Hwy - Mr. Murphy noted for the record that Richard Hamel received a copy of the letter sent to Attorney Zizka as well as a copy of Attorney Zizka's response to that letter. Mr. Hamel stated he would like to open this back up as the fee in lieu of open space of \$6000.00 per lot was not set based on an appraisal of the property, but by the original planner's recommendation alone. The Commission has requested this item remain on the agenda for next month's meeting.

APPLICATION FOR CHANGE OF ZONING REGULATIONS OR BOUNDARIES
Lisbon Planning and Zoning Commission

To be completed by the Applicant:

Date 3/25/19

Name of applicant Joshua E. Armstrong

Mailing address 196 Preston Allen Road, Lisbon, CT 06351

Name of owner of record _____

Mailing address _____

Description of and purpose for proposed change: (In addition to a written description, the applicant shall submit a map clearly showing the boundaries of the proposed change when the change involves a zoning district boundary.)

Proposed amendments to Lisbon Zoning Regulations:

Section 19: Add definition of "Contractor's Home Enterprise"

Section 4.2: Add Section 4.2.22 "Contractor's Home Enterprise per
Section 10.28"

Section 10: Add Section 10.28 for Contractor's Home Enterprise
(including subsections 10.28.1 - 10.28.17)

Signature of applicant



To be completed by Commission:

Application No. _____

Fee Paid \$ 560

Date of Submission March 25, 2019

Date of Receipt April 2, 2019

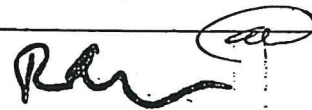
Date of Public Hearing May 7, 2019

Date of Commission Action June 4, 2019

Approved 6/4/2019 / Effective Date 7/1/2019 Denied _____

Reason for Change _____

Signature



Robert Adams, Chairman

SECTION 19 – DEFINITIONS

19.3 Definitions

Add new definition for “Contractor’s Home Enterprise”, as follows:

“Contractor’s Home Enterprise” ~~Home-based~~ **Certain activities** and facilities for contractors in ~~specified building and construction trades~~, when carried on as an accessory use to a residential dwelling or agricultural use, and in accordance with the conditions and requirements ~~upon meeting the special criteria and standards~~ of Section 10.28, inclusive, of these regulations. ~~Trades eligible for Contractor’s Home Enterprise use are: concrete; masonry; carpentry; painting; electrical; plumbing; heating, ventilation & air conditioning (HVAC); chimney services; property maintenance; landscaping and similar trades consistent with the purpose and intent of these regulations. Those uses that are expressly prohibited are those in sections 2.3.4 and 10.5.12, and trucking, moving, hauling and express operations based on potential adverse impacts cited in the preamble of said section 2.3.4..~~

SECTION 4 – R-40, R-60 and R-80 RESIDENTIAL DISTRICTS

Section 4.2 Special Permits

Add new sub-section 4.2.22, as follows:

4.2.22 Contractor’s Home Enterprise per Section 10.28

SECTION 10 - SUPPLEMENTARY REGULATIONS

Add new sub-section 10.28, as follows:

10.28 Contractor’s Home Enterprise. ~~Activities as defined under Contractor’s Home Enterprise in Section 19.3 are permitted as an accessory use in residential districts provided a special permit has been obtained from the Commission and recorded in the land records prior to commencement of activity. In general, Contractor’s Home Enterprise is a home-based facility for contractors, conducted as an accessory use of a principally residential or agricultural lot for certain activities associated with a contractor’s business that is deemed by the Commission to be similar to, but more intense than, a Home Occupation. The standards for Contractor’s Home Enterprise in this section are intended to mitigate impacts associated with this use. The Commission may approve Contractor’s Home Enterprise special permits and their renewal only under the following conditions: The Commission may issue a special permit for a Contractor’s Home Enterprise provided that the proposed uses meet the criteria and standards set forth in this section 10.28, as well as all other criteria applicable to the issuance of a special permit.~~

- 10.28.1 In order to avoid undue congestion and limit potential impacts to abutting property owners, a Contractor’s Home Enterprise may only be approved upon properties having a minimum size of 35 acres, subject to setback and other requirements provided herein.
- 10.28.2 To ensure adequate vehicular access and allow for free flow of traffic, and to accommodate special traffic characteristics of the use, a Contractor’s Home Enterprise may only be approved upon properties having frontage on an arterial classified road **(State numbered routes)** as per the **recommended Lisbon road classifications in the** Plan of Conservation and Development.

10.28.3 The Contractor's Home Enterprise must be co-located on the same property as a residential dwelling ~~or agricultural use~~. Up to 500 square feet of ~~the~~ a residential dwelling, or 25% of the dwelling's gross floor area, whichever is less, may be utilized for office. **Nothing shall preclude the provision of up to 900 square feet of an eligible outbuilding from being used as office associated with the Contractor's Home Enterprise in lieu of space in the residential dwelling.**

10.28.4 **Only a maximum of two (2) accessory outbuildings may be utilized as part of the Contractor's Home Enterprise.** Therefore ~~Up to two (2) existing accessory outbuildings may be utilized as part of the Contractor's Home Enterprise, provided such existing outbuildings are at least 75' (minimum) distant from a property line and 150' from any existing residential dwelling, including that which is on the same property, at the date of approval of the special permit.~~ **In the case of new outbuildings, No more than two (2) new outbuildings that the total gross floor area of which do not exceed twice the maximum gross floor area of the principal residential structure may be constructed and utilized as part of the Contractor's Home Enterprise, provided such proposed outbuildings are at least 100' (minimum) distant from any property line and 150' from any existing residential dwelling at the date of approval of the special permit. Any reconstructed or relocated residential dwelling, as the case may be, must also be located a minimum of 150' from outbuildings used as part of the Contractor's Home Enterprise. In cases where it is necessary to satisfy the special permit location criteria in sections 11.1.1 through 11.1.5, and 11.3 and 11.4, the commission may require greater separating distances and/or setbacks deemed necessary to protect the public health and welfare. Nothing shall preclude the provision of up to 900 square feet of an eligible outbuilding from being used as office associated with the Contractor's Home Enterprise in lieu of space in the residential dwelling.** *(this last sentence moved up to 10.28.3)*

10.28.5 The Contractor's Home Enterprise activity shall be conducted by the full-time resident who is a record owner/member of the Contractor's Home Enterprise. Other than: (a) the full-time resident(s) of the dwelling; (b) other owner/members of the enterprise; and (c) not more than 5 office personnel, no employees shall be allowed to work on site. Loading/unloading of equipment, appliances and materials to/from business vehicles and occasional upkeep and maintenance of the facilities by employees of the enterprise are permissible.

10.28.6 There shall be no outdoor storage of products, appliances or raw materials associated with the Contractor's Home Enterprise. All products, appliances and materials shall be stored within buildings at all times and adequately shielded from public view.

10.28.7 There shall be no outdoor storage of equipment associated with the Contractor's Home Enterprise. All equipment shall be stored within buildings at all times and adequately shielded from public view. **Examples of Equipment that may be stored on-site as part of a Contractor's Home Enterprise may include, but is not limited to: skid steers; mini excavators; mowers; trimmers; blowers; lifts; lights; generators; forms; scaffolding; ladders; etc.; however, only equipment specifically associated with the home enterprise, disclosed during the special permit proceeding and authorized by the Commission as part of the application, shall be permitted as part of the home enterprise.**

10.28.8 The parking/storage of one (1) contractor's construction or commercial vehicle or truck not to exceed 10,000 lb Gross Vehicle Weight (GVW) is permitted outside a building, provided it is screened from view. There shall be no other outdoor parking/storage of vehicles or trailers associated with the Contractor's Home Enterprise, except as permitted

in section 10.28.9. All vehicles and trailers shall be registered with the Connecticut Department of Motor Vehicles, none of which shall exceed 26,000 lb GVW. Outdoor idling of vehicles shall not be permitted. Vehicles owned ~~personally~~ by the full-time resident(s) of the dwelling ~~that are not used as part of the contractor's home enterprise are exempted from the requirements of this section.~~ and used solely for residential purposes are not subject to this section.

10.28.9 If employees are reporting to the property and leaving their personal vehicles, all employee vehicles shall be parked in a manner and location that adequately screens them from public view. Notwithstanding **the first sentence of** section 14.2.1 a, the buffer and landscape modification requirements of Section 14.2.1, 2 ~~a-d~~ shall apply to contractor home enterprise operations. The number of anticipated employee vehicles shall be disclosed, and a feasible location for their parking shall be demonstrated to the Commission during the Special Permit proceeding. ~~The limit on the number of contractor's home enterprise parking generated spaces (office and personnel) shall be fifteen (15).~~ **No more than fifteen (15) parking spaces may be allowed on the site for use in conjunction with a Contractor's Home Enterprise.** All applicable parking and loading standards in Section 13 shall be met to assure proper supply, design and maintenance of parking areas.

10.28.10 There shall be no retail and/or wholesale sales of products or services allowed on the property, and there shall be no visits by customers and/or clients to the property.

10.28.11 There shall be no outdoor, **exposed** storage of recyclable materials or waste materials associated with the Contractor's Home Enterprise. ~~Waste materials generated off-site shall not be brought to the home enterprise and shall be disposed of properly in accordance with law.~~ **Any such non-hazardous solid waste storage shall take place within a building, structure or individual container or dumpster. Containers or dumpsters shall be located on concrete pads and be designed to prevent the generation of contaminated runoff or leachate and be leak-tight with tight fitted lids and doors.**

10.28.12 The Contractor's Home Enterprise activity shall not generate traffic detrimental to the character of the district and shall not adversely affect the capacity of adjacent streets to accommodate peak and average traffic volumes. All anticipated traffic trips and vehicle types shall be disclosed to the Commission during the Special Permit proceeding, and limitations on vehicle trips and vehicle types may be included as a condition on said Special Permit.

10.28.13 All deliveries of products and materials to the property shall be made by a single-unit (SU) type truck, not to exceed forty (40) feet in overall length and shall be scheduled between the hours of 7AM and 5PM, Monday through Friday. No deliveries shall be made outside of the herein stated hours, on weekends or on legal holidays. A maximum of five (5) deliveries shall be made on a weekly basis.

10.28.14 The applicant shall submit a written request to the Uncas Health District for comment on the compliance of the proposed use with all pertinent provisions of the Connecticut Public Health Code. A copy of such written request shall be submitted to the Commission as part of the Special Permit application.

10.28.15 The Contractor's Home Enterprise shall not result in objectionable noise, dust, smoke, odors, vibrations, obnoxious or unsightly conditions noticeable from off the premises, or interfere with radio or television reception.

10.28.16 Consistent with "Home Occupation and Bed and Breakfast" signs per section 15.8.4 of these Regulations, not more than one (1) identification sign identifying the Contractor's Home Enterprise, totaling not more than six (6) square feet, and having a height not greater than five (5) feet above ground, is permitted to be displayed. The intent of this sign shall be for property identification and way-finding only.

SECTION 13.9 PARKING AREA REQUIREMENTS

Add new sub-section 13.9.4.y, as follows:

13.9.4.y Contractor's Home Enterprise: 1 space per employee on the maximum shift + 1 space per 300 sq. ft. of dedicated office area

7. New Business

- a. Receipt of New Applications - NONE
- b. Referrals – NONE
- c. Request for Additional Appropriation – Motion by G. Ritacco second by R. Giroux to request an additional appropriation of \$1000.00 to line item #51750 to satisfy upcoming legal ad expenses.

VOTE: UNANIMOUS, MOTION CARRIED

- d. Request for Review of Architectural Changes Associated with Mattress Firm Zoning Permit Approval of April 2, 2019 – Mr. Patrick Gallagher was present to represent the applicant, Lisbon Investors LLC. He submit a plan of architectural changes to the application that was approved on April 2, 2019. Motion was made by J. Dempsey second by B. Hull to approve an alternate design with the following modifications:

- 1. The storefront shall include the proposed brick improvements and canopy design, said canopy to be consistent in material and color with the existing Mattress Firm awnings.
- 2. A full architectural rendering shall be filed as part of the final plan.
- 3. Shop drawings and samples of building materials including colors for the façade treatments shall be submitted and reviewed by town staff to determine compliance with Commission approval prior to installation.
- 4. Remaining landscaping adjacent to the building shall be reviewed with planning staff for viability upon installation of the concrete pad and repaired and augmented as necessary.
- 5. Surety in the form of a cash bond in the amount of \$5000.00 shall be posted with the Town of Lisbon prior to issuance of a building permit for exterior work at the site.
- 6. This approval applies only to architectural modifications of the space. Any new sign for the reworked retail space, as well as any use of the site that is not a use by right, shall require approval from the Planning and Zoning Commission.

VOTE: UNANIMOUS MOTION CARRIED

- 8. Any other business which may properly come before the commission
 - a. Appointment Request – Motion by R. Giroux second by G. Ritacco to approve the recommendation of Jason Lebel as an alternate for the term 11/21/2017 – 11/16/2021.
- VOTE: UNANIMOUS MOTION CARRIED
- b. Pending Litigation – Mr. Murphy briefly updated the Commission regarding pending litigation.
 - 9. Public Comment – Mr. Armstrong thanked the Commission, and said he looks forward to working with the Commission again in the future.

**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: request for modification to architecture on previously approved application to:
construct a demure wall to divide a 6838 SF existing retail space into
a 4375 SF Mattress Firm and a 2463 SF vacant future tenant space. Adding
an awning and car front and back to the vacant future space.

PROJECT NAME: Mattress Firm Remodel; anolc ACREAGE: N/A ^{in line} ~~total~~ ZONING DISTRICT: IP-1
LOT IN SQUARE FEET: in-line TOTAL FLOOR AREA IN SQUARE FEET: 6,838 SF Remodel, NOT NEW
retail

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: SUN CORNER STATE ROUTE 12 & I-395, OUTLOT C
MAP / BLOCK / LOT: MAP 14 / PARCEL 39A ROUTE 12, LISBON, CT
VOLUME / PAGE: VOL. 49 / PAGE 350

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

- > APPLICANT: LISBON INVESTORS, L.L.C.
TELEPHONE: 730.836.9971 x 2251 EMAIL: SMITH.P@cedarwood.com
> 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: David B. Burnows VP PRINTED NAME OF APPLICANT/AGENT: DAVID B. BURNOWS
DATE: 5-29-19

SIGNATURE/RECORD OWNER: David B. Burnows V.P. PRINTED NAME/RECORD OWNER: DAVID B. BURNOWS
DATE: 5-29-19

APPLICATION SUBMITTAL DATE: 6/3/2019 FEE(S) PAID: 240.00

OFFICIAL DAY OF RECEIPT: 6/4/2019

*P & Z COMMISSION ACTION: Approved with Conditions DATE: 6/4/2019

CHAIR'S SIGNATURE: Robert Adams, Chairman

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)

Lisbon Planning and Zoning Commission

Zoning Permit Application by Lisbon Investors, LLC (Mattress Firm)

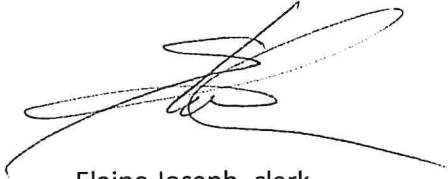
Approved with the Following Modifications June 4, 2019:

1. The storefront shall include the proposed brick improvements and canopy design, said canopy to be consistent in material and color with the existing Mattress Firm awnings.
2. A full architectural rendering shall be filed as part of the final plan.
3. Shop drawings and samples of building materials including colors for the façade treatments shall be submitted and reviewed by town staff to determine compliance with Commission approval prior to installation.
4. Remaining landscaping adjacent to the building shall be reviewed with planning staff for viability upon installation of the concrete pad and repaired and augmented as necessary.
5. Surety in the form of a cash bond in the amount of \$5000.00 shall be posted with the Town of Lisbon prior to issuance of a building permit for exterior work at the site.
6. This approval applies only to architectural modifications of the space. Any new sign for the reworked retail space, as well as any use of the site that is not a use by right, shall require approval from the Planning and Zoning Commission.

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10. Adjournment - Motion made by R. Giroux second by T. Danburg to adjourn at 9:13 P.M.

VOTE: UNANIMOUS MOTION CARRIED

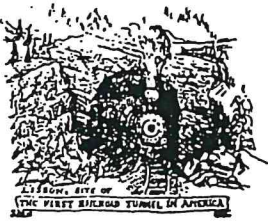


Elaine Joseph, clerk

Approved: _____

Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 06/10/2019 AT 11:05
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Mayorie Wakely, Asst



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, June 4, 2019, the following actions were taken:

1. Lisbon Investors, LLC, 193 River Road – Modification of the April 2, 2019 approval of a Zoning Permit for the Mattress Firm remodeling and construction of a demise wall at Crossing at Lisbon.
APPROVED WITH MODIFICATIONS
2. Joshua E. Armstrong, 196 Preston Allen Road - To amend the Town of Lisbon zoning regulations to allow by special permit the use of a Contractor's Home Enterprise in the R-40, R-60 and R-80 zoning districts.
APPROVED; EFFECTIVE DATE JULY 1, 2019

Dated at Lisbon, Connecticut this 10th day of June 2019.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 06/10/2019 AT 11:10am

ATTEST. LAURIE TIROCCHI, TOWN CLERK

Margaret Wakely, Asst