

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 2, 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 8:27 P.M.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Benjamin Hull, III, Kim Sperry, Sharon Gabiga, Cheryl Blanchard, Jason Lebel (ALT)

MEMBERS ABSENT: Trevor Danburg, Gary Ritacco, John Dempsey, Timothy Minor (ALT)

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

Chairman R. Adams seated Jason Lebel for Trevor Danburg

2. Previous Minutes – Motion by R. Giroux second by J. Lebel to accept the previous minutes of June 4, 2019 (Regular Meeting). VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Copy, Letter: from Brenmor Properties to Mr. Murphy, Lisbon Town Planner re: Adjustment of boundary adjustments, Ames Road Subdivision Lot 1
- b. Copy, Letter: from CT DOT re: Town approval needed for the septic design plan for 209 River Road
- c. Memo, from Chairman Zelasky, Board of Fiannce re: notice of approval for \$1000.00 additional appropriation to LI#51750
- d. Memo, from Lisbon Farmers Market re: Opening Day June 27
- e. CT Landscaping Magazine

4. Bills and action thereon

- a. Halloran & Sage, \$240.00, inv#11295937, 6/20/2019 re: General Matters. Motion by R. Giroux second by B. Hull to pay. VOTE: UNANIMOUS, MOTION CARRIED
- b. Halloran & Sage, \$740.00, inv#11295938, dated 6/20/2019 re: Savin Gasoline suit vs. Town of Lisbon. Motion by R. Giroux second by C. Blanchard to pay. VOTE: UNANIMOUS, MOTION CARRIED
- c. The Bulletin, \$194.71, inv#00263287, dated 6/11/2019 re: Armstrong Text Amendment NoD. Motion by S. Gabiga second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED
- d. The Bulletin, \$412.84, inv#00263448, dated 6/18/2019 re: K&H NoPH. Motion by S. Gabiga second by K. Sperry to pay. VOTE: UNANIMOUS, MOTION CARRIED

REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 2, 2019
page 2 (cont)

5. Reports

- a. ZEO – Brief report by Carl Brown, ZEO: Letters sent to Lowes, Home Depot and Walmart re: requesting removal of outdoor sales. Home Depot and Walmart are complying; Lowes is contacting Corporate. A Cease & Desist Order has not been signed for by the owner of 423 & 425 North Burnham Highway. Temporary signage for “Reason to Ride” has been removed from South Burnham Highway.
- b. Regulations - NONE
 - 1. MS4 Storm Water Regulation/Ordinance Update – Brief update by Michael Murphy, Town Planner. The Draft Ordinance is still with 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. Special Permit Application, for Earth Products Removal – K&H Properties, Applicant – 397 North Burnham Highway - TABLED
- c. Update Regarding Fee in Lieu of Open Space, Burnham Hill Associates, 332 N. Burnham Hwy - Mr. Murphy reported that the audio from the 2007 meetings pertaining to Mr. Hamel’s Subdivision application will be transcribed for further consideration.

7. New Business

- a. Receipt of New Applications
 - i. Zoning Permit Application, Signage – Graphic Impact Signs, Inc. for Berkshire Bank, 180 River Road (Walmart Location) – Motion by K. Sperry second by S. Gabiga to approve the request of Graphic Impact Signs for Berkshire Bank for a Zoning Permit to install a 24 1/8” x 121” Berkshire Bank replacement sign at 180 River Road on the Walmart façade as per plans provided on June 19, 2019. VOTE: UNANIMOUS, MOTION CARRIED
 - ii. Zoning Permit Application, Temporary Signage - Spirit of Halloween, 160 River Road – Motion to approve the request of Spirit of Halloween for a Zoning Permit to install temporary sign at 160 River Road, with the modification that the sign be limited to 3’ in width and a maximum of 80 square feet and it shall be removed by the end of business on November 1, 2019.
 - iii. Zoning Permit Application Review Under Section 2.8, for Personal Use of Private Art Studio – Joe Parise, 17 River Road – The Commission determined that this was not

**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:

Reface existing 24 1/8" H x 121" W illuminated wall sign with new sign face, same
size as existing 24 1/8" H x 121" W. Reface due to Acquisition of Bank.

PROJECT NAME: Berkshire Bank/SIFI Sign Change ACREAGE: 21.53 ZONING DISTRICT: IP-2
LOT IN SQUARE FEET: 937846.8 TOTAL FLOOR AREA IN SQUARE FEET: 385,006
tenant space: 600 square feet

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 180 River Road
MAP / BLOCK / LOT: 20 / 015 / 0000
VOLUME / PAGE: 91 / 656

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

- APPLICANT: Graphic Impact Signs, Inc
TELEPHONE: (800) 458-2376 EMAIL: cbolotin@gisigns.com
➤ APPLICANT'S AGENT (IF ANY): John Renzi
TELEPHONE: (800) 458-2376 EMAIL: johnrenzi@gisigns.com
➤ OWNER / TRUSTEE: Walmart Real Estate Business Trust
TELEPHONE: (800) 925-6278 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 John Renzi PRINTED NAME OF APPLICANT/AGENT JOHN RENZI
DATE: 6/14/19
SIGNATURE/RECORD OWNER Peter Merwin PRINTED NAME/RECORD OWNER Peter Merwin
DATE: 6/14/19

APPLICATION SUBMITTAL DATE: 6/17/2019 FEE(S) PAID: \$100.52

OFFICIAL DAY OF RECEIPT: 7/2/2019

*P & Z COMMISSION ACTION: APPROVED

CHAIR'S SIGNATURE: Robert Adams DATE: 7/2/2019

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)

**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:

temp sign for Spirit Halloween
4x20 feet sign above door - storefront - from approx. 7/15/19 - 11/15/19

PROJECT NAME: Spirit Halloween ACREAGE: 21.33 ZONING DISTRICT: 1P2
LOT IN SQUARE FEET: _____ TOTAL FLOOR AREA IN SQUARE FEET: _____

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 1607 River Rd. Sp A190
MAP / BLOCK / LOT: 20-014-0000
VOLUME / PAGE: _____

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

- > APPLICANT: Jennifer Zilka
TELEPHONE: (708) 990-1764 EMAIL: spdist19415@spirithalloween.com
> APPLICANT'S AGENT (IF ANY): _____
TELEPHONE: _____ EMAIL: _____
> OWNER / TRUSTEE: WS Development / Lisbon Landing LLC - 33 Baylston St. Suite 300
TELEPHONE: _____ EMAIL: dana.clark@wsdevelopment.com Chestnut Hill MA 02467
> 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 [Signature] PRINTED NAME OF APPLICANT/AGENT Jennifer Zilka
DATE: 6/14/19

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

APPLICATION SUBMITTAL DATE: 6/20/2019 FEE(S) PAID: \$230.00

OFFICIAL DAY OF RECEIPT: 7/2/2019

*P & Z COMMISSION ACTION: APPROVED w/ MODIFICATION DATE: 7/2/2019

CHAIR'S SIGNATURE: [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)

REGULAR MEETING
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 2, 2019
page 3 (receipt of New Applications, cont)

considered to be a change in use and did not require site plan approval, and that the ZEO could issue the zoning permit. Motion by K. Sperry second by R. Giroux to allow Carl Brown, ZEO, to issue a Zoning Permit and to modify application to specify "Private Art Studio, to include Tattoo Artwork, Photo Realistic Portraiture, and Related Retail Accessories". VOTE: UNANIMOUS, MOTION CARRIED

- iv. Text Amendment Application, Farm Breweries – Joseph Imschweiler, 291 N. Burnham Highway – Motion by R. Giroux second by K. Sperry to schedule a Public Hearing for September 3, 2019, 6:30 p.m. VOTE: UNANIMOUS, MOTION CARRIED

b. Referrals

- i. Town of Preston – Amendment, Section 16.6 of the Preston Zoning Regulations, Flood Hazards – Motion by R. Giroux second by B. Hull to send a Letter of No Impact. VOTE: UNANIMOUS, MOTION CARRIED
- ii. Town of Preston – Amendment, Section 16.6 of the Preston Zoning Regulations, Accessory Apartments – Motion by R. Giroux second by B. Hull to send a Letter of No Impact. VOTE: UNANIMOUS, MOTION CARRIED

8. Any other business which may properly come before the commission - NONE

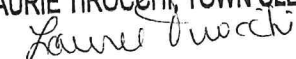
9. Public Comment – Mr. Joshua Armstrong, 180 Newent Road, asked the Commission if he needed any kind of permit to remove stalls from the barn on property he just recently purchased. It was the consensus of the Commission that he did not.

10. Adjournment - Motion made by R. Giroux second by K. Sperry to adjourn at 9:28 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 7/19/19 AT 2:05pm
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, July 2, 2019, the following actions were taken:

1. Graphic Impact Signs, Inc. for Berkshire Bank, 180 River Road (Walmart Location) - Zoning Permit Application for 24 1/8" x 121" Replacement Sign. APPROVED
2. Spirit of Halloween, 160 River Road – Zoning Permit Application for 4' x 20' Temporary Sign. APPROVED WITH MODIFICATION

Dated at Lisbon, Connecticut this 9th day of July 2019.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 7/9/19 AT 2:05pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Laurie Tirocchi