

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 3, 2015
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, February 3 2015.

6:30 P.M. - Application for a Special Permit for a Construction and Demolition Recycling Facility, located at 425 South Burnham Highway, (Route 169) on a parcel of land owned by Lisbon Industrial Park, L.P., Map #2, Lot #11. Applicant, Lisbon Industrial Park, L.P. The Project is located just southeast of the existing Wheelabrator Lisbon Inc. waste-to-energy facility on the east side of the access road to the existing facility.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco, Trevor Danburg,
Benjamin Hull, III, Sharon Gabiga

MEMBERS ABSENT: Ryan Donaldson, David Gagnon,
Alternates: Lawrence Alice, James Labonne

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

The following Public Hearing was called to order by Chairman Robert Adams at 6:33 PM:

Application for a Special Permit for a Construction and Demolition Recycling Facility, located at 425 South Burnham Highway, (Route 169) on a parcel of land owned by Lisbon Industrial Park, L.P., Map #2, Lot #11. Applicant, Lisbon Industrial Park, L.P. The Project is located just southeast of the existing Wheelabrator Lisbon Inc. waste-to-energy facility on the east side of the access road to the existing facility.

Staff J. Rabbitt, Lisbon Town Planner, read his letter to the Commission dated 2/3/2015 into the record, for administrative purposes (see file).

Matthew Willis of Branse & Willis, LLC, 148 Eastern Blvd, Glastonbury, CT, was present to represent the applicant. He submitted the green cards from notices sent to abutters, as well as a copy of signage and photographs. Also present was David McKay of Boundaries, LLC, 179 Pachaug River Drive, Griswold, CT, to go over changes in the plans. He submitted copies of a revised site plans (see file), and a copy of the minutes from the Conservation Commission where they approved the application. He stated the changes would affect 20 acres of the parcel, in 4 phases. The first phase will prepare the open staging area, phases 2 and 3 include blasting to prepare a pad site for the proposed building and phase 4 is the construction of the building.

The main changes of the project is in relation to how the project would impact the 125 foot easement for Connecticut Light and Power that runs through the site.

Originally, two access-drives involved near-vertical faces through CL&P's easement. It does not meet CL&P's requirements so the applicant has moved the access-drives to a flatter portion of the site where the required slope is five-feet horizontal to one-foot vertical can be met. The storm water management system has also been revised as a part of this application, as per CL&P requirements.

He reviewed the proposed staging area, stating 1.3 acres will be set aside for topsoil overburden, as well as an area for processing, screening and fueling, job storage and trailer area.

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Mr. McKay gave an overview of phase one staging area; phase 2 blasting and material removal to prepare final grade for the pad site and final storm water detention basins. Phase 3 is similar to phase 2, with the continuation of blasting and removal of rock materials. Phase 4 is the proposed final grade and the layout of the proposed building.

Changes from the original application include the location and figuration of access driveways, now showing only one-way direction for trucks. Speed limit is 15 miles per hour at entrance. Storm water detention systems are in review by Staff J. Rabbitt.

Mr. McKay gave an overview of the proposed utilities, reduced parking lot fixtures and increased fixtures on the building. Landscape plans being finalized with Staff J. Rabbitt.

Chairman R. Adams asked if there were plans for snow removal or storage, to which the answer was that there are good-sized grass areas. R. Giroux also stated that the removal of some of the trees would give more room for snow piling.

R. Giroux asked about a fueling station, to which the answer was that during construction, a truck will come in on-demand during times of operation. He also asked if the temporary pad was for hauling materials in and out, to which the answer was "yes". Topsoil is to stay on site, but crushed rock will be removed. R. Giroux questioned whether the neighboring houses would be monitored during blasting, to which the answer was that they would be monitored during blasting, but not after the fact. Staff J. Rabbitt interjected that in answer to R., Giroux's question about fueling, there will be no on-site storage of fuel. He also stated that material will be processed on site, and that not all of it will be removed. He then recommendeds continuing the Public Hearing to "iron out details".

Chairman R. Adams asked for comment in favor of the application, to which there was none. He then asked for comment opposed to the application, to which there was none.

Jane Whitaker of 72 Preston Allen Road had concern that there would be access on Preston Allen Road, where the logging road is.. Mr. McKay said all access will be from Route 169.

R. Giroux wants the other commission members to understand that the proposed facility itself has not changed. Staff J. Rabbitt concurred and said it is the same as in the original application as approved.

K. Sperry questioned right hand turn only signage. J. Rabbitt stated that routing plans directs drivers to Route 97 on to I395.

This Public Hearing was continued to March 3, 2015 at 6:30 PM.

This Public Hearing was out at 7:10 PM.


Elaine Joseph, clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 02/10/2015 AT 1:20 PM
ATTEST. LAURIE TIROCCHI, TOWN CLERK
