

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, NOVEMBER 1, 2016
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearings in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, November 1, 2016.

1. Proposed Plan of Conservation and Development, 2015 for the Town of Lisbon, CT. Applicant-Town of Lisbon Planning and Zoning Commission.

2. Application by Steven Pedro, Ayoub Engineering, for McDonald's Corporation, for special permit approval in accordance with section 5A.2.3 and section 11 of the zoning regulations to modify the existing drive-through facilities (one lane with tandem order points) along with parking/stacking, landscaping and circulation pattern adjustments to include a second drive-through lane with a respective order point, resulting in side by side order points for the drive-through facilities at 95 River Road, Lisbon CT 06351, map/block/lot 15/031-000A in the BV-II Zone .

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Sharon Gabiga, Benjamin Hull, III,
David Gagnon, John Dempsey (alternate)

MEMBERS ABSENT: Gary Ritacco, Cheryl Blanchard, James Labonne (alternate)

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

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

Proposed Plan of Conservation and Development, 2015 for the Town of Lisbon, CT. Applicant-Town of Lisbon Planning and Zoning Commission.

Staff M. Murphy presented proposed zoning map to the public and the Board. The existing zoning map (small scale version) was approved and adopted in 2010. He explained that there are no changes to zoning districts or properties with this new plan.

Proposed changes are as follows:

- 1" – 1000 scale map
- Modification of colors (more standard)
- Dimensions remain from previously adopted zoning maps
- Legend clarified
- R-80 now included in legend
- Simple disclaimer added advising public that map is not meant for conveyances, and is an approximate (not a survey)

M. Murphy stated that referrals had been sent to NECCoG and SECCoG. A letter of no impact dated 10/11/2016 from Thomas Sidel, Senior Planner, SECCoG, was read into the record.

Chairman R. Adams asked for Public Comment, to which there was none.

This Public Hearing was closed at 6:44 PM

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Steve Pedroux, of AYOUB Engineers, was present and showed revised plans for proposed modifications to drive-through and clarified traffic questions. He stated that the approaches have not changed with these new modifications.

M. Murphy stated that there are still concerns regarding issues of stopping site distances coming from Jewett City on River Road. Revised plans and other documents were entered into the record:

Exhibit A: Plans
Exhibit B: Memorandum from Sean Kelly of Vanasse & Associates, Inc. Transportation Engineers and Planners, 35 New England Business, Suite 140, Andover, MA
Exhibit C: Parking Plans (Adjustments)
Exhibit D: Storm Water Management
Exhibit E: Ayoub Engineering Report/Comments

Rachel Dean of McDonalds stated that they recommend to their vendors that truck deliveries NOT be made during peak hours, and traditionally they have delivered during off hours.

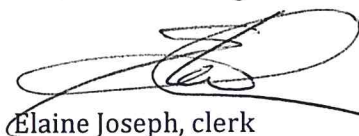
B. Hull, III asked if there was a real need for the proposed sidewalk, to which M. Murphy answered that the Plan of Conservation and Development does plan for a frontage sidewalk to the Route 12 corridor. This would be the start of a sidewalk in that area as per the policy in the POCD. It was also mentioned that there is an existing bus stop across the street from McDonalds.

J. Dempsey asked what has changed regarding the wait spots, to which the answer was that seating has been reduced to 78 seats to reduce parking and move the wait spots for drive thru. J. Dempsey has concerns that people will not be patient to drive all around the building again to get out of those spots, and will back into the drive-thru lane to get out the proposed exit.

R. Giroux stated he did not think the number of people that use those parking spots is significant. Rachel Dean explained that less than 2% (approximately 20) customers in a 24 hour time frame will use those parking spots.

Chairman R. Adams asked for Public Comment, to which there was none.

This Public Hearing was closed at 7:13 PM.


Elaine Joseph, clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 11/9/16 AT 6:00pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
