

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 2, 2013
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, July 2, 2013.

6:30 P.M. – An application by Spafas/Charles River Laboratories (106 Route 32, North Franklin, Ct 06254) for a text amendment to the Town's Zoning Regulations. The application contains proposed changes to Section 4.2.19 Special permits, Section 10 Supplementary Regulations, and Section 19 Definitions. The purpose for the changes would be to allow specialized Agricultural Buildings as a special permit use in the Town's R-40, R-60 and R-80 Residential Districts. Minimum acreage requirement would be 3 acres.

MEMBERS PRESENT: Ronald Giroux, Kim Sperry, Benjamin Hull, III, Gary Ritacco,
Ryan Donaldson, S. Gabiga, Robert Adams (entered 7:03 PM)

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

The following Public Hearing was called to order by Vice-Chairman Ron Giroux at 6:40 PM:

An application by Spafas/Charles River Laboratories (106 Route 32, North Franklin, Ct 06254) for a text amendment to the Town's Zoning Regulations. The application contains proposed changes to Section 4.2.19 Special permits, Section 10 Supplementary Regulations, and Section 19 Definitions. The purpose for the changes would be to allow specialized Agricultural Buildings as a special permit use in the Town's R-40, R-60 and R-80 Residential Districts. Minimum acreage requirement would be 3 acres.

Atty. Timothy D. Bates of Robinson & Cone, LLP, 75 Eugene O'Neill Drive, New London, CT was present to represent the applicant. He gave a brief overview of Spafas/Charles River Laboratories, stating that the labs are a spin-off of the labs at the University of Connecticut. They specialize in avian vaccines. He stated that with the proposed text amendment, his client would be able to purchase certain property in town and help the town with land use and tax base. He also stated that the specialized industry would not endanger the town in any way. It would be a very stable, sterile environment. He also said that it is a highly controlled industry, and must be sterile in order to produce the product. He reminded the Commission of the handouts from the previous meeting, which detail his client's (the applicant) industry and practices. The handouts describe quality control and other criteria of the industry.

Atty. Bates stated that the building must be screened from the surrounding properties. He also stated that the parking areas must demonstrate adequacy and safety. The applicant will be required to submit plans to the Health Department. He stated that in order to create the avian vaccine, the foul must be maintained in a very clean, sterile environment.

John Bakke, Vice President and General Manager of the Charles River Corporation (Global Avian Operations), 106 Route 32, Franklin, CT, stood up to speak. He stated that the foul used are free of disease. The air is sterilized before going into the building. Feed is sterilized. The animals cannot come into contact with anything on the outside. He said they had other farms in the area, including Voluntown and Preston. J. Bakke stated that it would take 1 ½ to 2 years to get a bird to produce the

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right egg, and that each egg would be valued at \$4.00. He stated that once in full operation, the proposed facility would have six employees. He stated that the company would make considerable investments to the building, creating a little community within it.

J. Bakke stated that waste stays with the flock until the flock is depopulated. Afterwards, everything is contained within a dumpster and removed from the facility.

Commission member B. Hull, III, asked how long the applicant planned to be at the proposed location. J. Bakke stated "if we own the building, we won't move". He also stated that it is a worldwide company, based in Connecticut. B. Hull asked how many birds would be in the facility. J. Bakke stated that each bird required 1 square foot of space, and no birds were in cages. He stated that it is possible to have 2000 birds in each pen, but that they won't be using that many. He stated his company follows a Animal Humane Care Guide.

At this point, it was interjected that other facilities in the area were on Hunters Road in Norwich as well as a facility in Windham.

B. Hull questioned if what was primarily obtained from the chickens was blood or the egg. The answer was "both", but that 70% of what is done is SPF Egg Production.

The applicant's engineer, Chuck Mandel, stated that he did not want to get too site specific at this point in time, as this public hearing is currently about a text amendment. He did say that the plan would be to have landscaping and fencing along the road, as well as a rain guard system.

Traffic will be minimal, with just a couple of trucks on a weekly basis, as well as the employees. One entrance to be closed off.

The Voluntown facility went through Uncas Health, as will this one. Al Gosselein had no issue with the effluent leaving the building. Everything is contained within the building. There will be rodent control, etc., and no odors. Atty Bates suggested the Commission could do a controlled visit of another site to see how clean they are. Staff J. Rabbitt explained that there will be screened dumpster areas for employee waste and that bio filters will be in place for air quality.

Chairman Robert Adams entered the public hearing at this point at 7:03 P.M.

J. Bakke interjected that there is so much air being blown into the facility that the air keeps the manure dry, and therefore there is no odor.

Member K. Sperry asked whose "criteria" and "standards" for facility and animal treatment were being followed, to which the answer was the Federation of Animal Sciences and Societies, which are currently published on the FASS website. K. Sperry stated that she was not comfortable with the word "disturb" surrounding properties in the text amendment, but suggested it should read "consistent with surrounding property". She also said it is important to think about the text amendment and traffic control, with truck traffic bringing in feed and birds. Atty. Bates stated that the Commission should ask

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for the specifics regarding traffic. K. Sperry then asked about emissions, and if there were any stacks involved, to which the answer was "no".

Staff J. Rabbitt read into the record a letter dated 7/2/2013, summarizing the application (Exhibit A). He also read into the record a letter from the South Eastern CT Council of Governments dated 7/2/2013 (Exhibit B) in response to the Commission's referral letter, stating that the proposal has no intermunicipal impact; that it shows appropriateness of land use; and that it will not be detrimental to the residential area.

Vice-Chairman R. Giroux asked for public comment.

Charles Holzschlag of 193 Bundy Hill stated that he feels it is a good idea to welcome such a fine company to the town. He stated that as far as traffic is concerned, there was more traffic before.

Bill Nye of 56 School House Road said that he does not think traffic will be an issue. He said he services Spafas through Dahl Fuel Oil. The buildings are sterile. He said that residents have been putting up with kids in the vacant property in the parking lot and this would be an improvement.

Gerry Herzlog, 67 Remik Road, says he is a truck driver that goes by their other facilities and they are very clean.

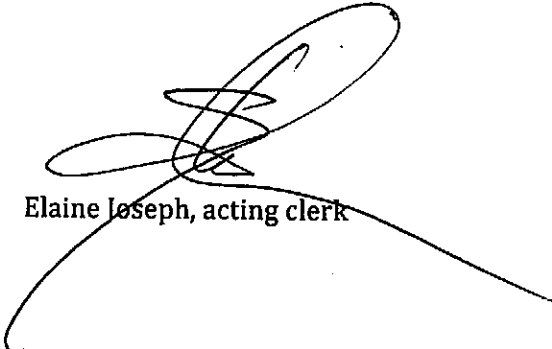
Jessie Benjamine, 184 Newent Road, said that it is time to change the rules and upgrade everything, and let other people in here.

Calvin Mellore, 87 Bundy Hill Road said he cares very much for the town. He has watched the building deteriorate. He feels this facility is a very good idea. He said other community uses would bring more traffic, parking problems. He is very much in favor of this.

This public hearing went into recess at 7:25 PM and returned at 7:33 PM.

Atty. Bates returned to say that his clients are satisfied with the hearing and ask that the hearing be closed.

This public hearing was closed at 7:35 P.M.


Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 07/09/2013 AT 1:45pm
ATTEST, LAURIE TIROCCHI, TOWN CLERK


MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, JULY 2, 2013
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 7:37 PM.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Benjamine Hull, III, Kim Sperry, Gary Ritacco, Sharon Gabiga, Ryan Donaldson

MEMBERS ABSENT: Lawrence Alice, John Dempsey. Alternates: David Gagnon, Larry Thibeault

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

2. Previous Minutes

A motion was made by K. Sperry second by S. Gabiga to accept the regular minutes as presented.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence

a. Note: From M. Lepine, 7/2/2013 re: Gavin Estates letter and treasurer report as to what remains

b. Letter: From Department of Transportation dated 5/21/2013 re: 425 Burnham Highway (Habitat for Humanity)

c. Copy, transfer request: from Board of Finance 6/10/2013 re: additional appropriation of \$35,000.00 (line item# 51730) approved

4. Bills and action thereon –

a. CLA Engineers, 6/3/2013, #10, \$1035.00 re: Ames Road. Motion by G. Ritacco second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED

b. Towne Engineering, Inc., 6/4/2013, #22075, \$60.00. Motion. by S. Gabiga second by R. Giroux to pay. VOTE: UNANIMOUS MOTION CARRIED

c. Towne Engineering, Inc., 6/5/2013, #22075, \$30.00. Motion. by R. Giroux second by G. Ritacco to pay. VOTE: UNANIMOUS MOTION CARRIED

d. The Bulletin, 6/17/2013, #150791, \$393.94 re: PH Notice. Motion by R. Giroux second by R. Donaldson to pay. VOTE: UNANIMOUS MOTION CARRIED

e. Murtha Cullina, 6/24/2013, #468785, \$550.00 re: conference calls. Motion by G. Ritacco second by S. Gabiga to pay. VOTE: UNANIMOUS MOTION CARRIED

f. Murtha Cullina, 6/24/2013, #468785, \$198.00 re: Gwiazdowski litigation. Motion by G. Ritacco second by S. Gabiga to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations – NONE

c. Zoning Map Subcommittee – NONE

d. Regional Planning Commission – NONE

Motion by R. Giroux second by G. Ritacco to add “New Regulations” under agenda item 8a

VOTE: UNANIMOUS MOTION CARRIED

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6. Old Business:

- a. Application of Change for Zoning Regulations or Boundaries – Spafas/Charles River Laboratories, Applicant – Motion by R. Donaldson second by R. Giroux to table until the following meeting. VOTE: UNANIMOUS MOTION CARRIED

- b. Zoning Enforcement – Verbal review by Staff J. Rabbitt of court ordered injunction re: J. Gwiazdowski

1. Pending Litigation

- a. Executive Session (as needed)

Motion by R. Giroux second by G. Ritacco to add “Tilcon Bond Release” to agenda item 8b.

VOTE: UNANIMOUS MOTION CARRIED

7. New Business:

- a. Receipt of New Applications – NONE

- b. Referrals – Town of Preston - Proposed amendment to definitions of the Zoning Regulations Section 23.35.1a) Restaurant

Motion to add “Paul Klauer” to agenda item 8c by G. Ritacco second by R. Giroux.

VOTE: UNANIMOUS MOTION CARRIED

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

- a. New Regulations – Review of draft copy. Will refer to Attorney Zizka to see if any action is needed by Commission.

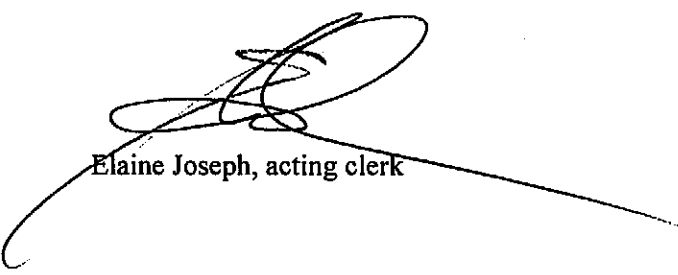
- b. Tilcon Bond Release – Review by Staff J. Rabbit. Going through paperwork to release bond. Special Permit expired.

- c. Paul Klauer – Review by Staff J. Rabbitt. Staff J. Theroux is working with counsel to bring property into compliance. Staff will follow up on situation.

9. Public Comment - NONE

10. Adjournment - Motion made by R. Giroux second by R. Donaldson to adjourn at 8:04 P.M.

VOTE: UNANIMOUS MOTION CARRIED


Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 07/09/2013 AT 1:45pm
ATTEST. LAURIE TIROCCHI, TOWN CLERK
