

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, AUGUST 6, 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 7:00 P.M.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Lawrence Alice, Kim Sperry, Gary Ritacco, Ryan Donaldson, Benjamine Hull, III, David Gagnon (Alt – entered 7:04)

MEMBERS ABSENT: John Dempsey, Larry Thibeault (Alt)

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

2. Previous Minutes – Motion by R. Giroux second G. Ritacco to accept.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

- a. Letter, to Nancy Gosselin, Treasurer, from Chairman R. Adams, dated 8/7/13 re: Surety Reduction, Versailles Road (Bawza) (addressed under 7c)
- b. Letter, from GC Lisbon, LLC to Commission, dated 7/18/2013 re: Surety Reduction letter
- c. Copy: Letter of response, from Commission to GC Lisbon, LLC dated 8/1/2013, re: Surety Reduction letter
- d. Copy: Letter, from Conservation Commission to Paul Klauer, PSK Realty, dated 7/25/2013
- e. Memo, from Tom Sparkman to Commission, dated 8/1/2013 re: Contract for SCCOG. Motion by R. Giroux second by L. Alice to add to 8a.

VOTE: UNANIMOUS, MOTION CARRIED

4. Bills and action thereon

- a. Murtha Cullina, 7/23/2013, #470593, \$20,588.81 (total amount) re: 94.7 hours plus misc. services. Motion by R. Giroux second by G. Ritacco to ask Counsel for clarification because hours don't add up.
- VOTE: UNANIMOUS, MOTION CARRIED
- b. SECCOG, 7/1/2013, \$13,298.16 re: services 4/1/13 through 6/30/13. Motion by G. Ritacco second by L. Alice to pay.
- VOTE: UNANIMOUS, MOTION CARRIED
- c. CLA Engineers, Inc., 7/1/2013, #11, \$287.50 re: Ames Road Affordable Housing Review. Motion by R. Giroux second L. Alice to pay.
- VOTE: UNANIMOUS, MOTION CARRIED
- d. CLA Engineers, Inc., 8/1/2013, #12, \$632.50 re: Ames Road Affordable Housing Review. Motion by L. Alice second R. Giroux to pay.
- VOTE: UNANIMOUS, MOTION CARRIED

5. Reports

- a. ZEO – NONE
- b. Regulations – NONE
- c. Zoning Map Subcommittee – NONE
- d. Regional Planning Commission – NONE

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

To be completed by the Applicant:

Date May 29, 2013

Name of applicant Spafas/Charles River Laboratories

Mailing address 106 Route 32, North Franklin, CT 06254

Name of owner of record N/A

Mailing address N/A

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.)

The applicant proposes a text amendment to allow a "Specialized Agricultural Building" as a special permit use in the R-40, R-60, and R-80 Residential Districts. A Specialized Agricultural Building would be specifically defined to require that fowl be maintained in a sterile environment according to established criteria, such that there would be no evidence from the exterior that fowl were being raised inside. The proposed regulation also requires that the building be adequately screened so as not to disturb the surrounding properties.

Signature of applicant

  
Corp VP Regl - Charles P. Spafas - SPAFAS

To be completed by Commission:

Application No. \_\_\_\_\_

Fee Paid \$ 560.00

Date of Submission 5/29/2013

Date of Receipt 6/4/2013

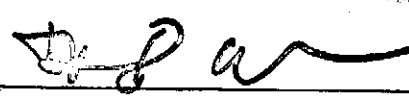
Date of Public Hearing 7/2/2013

Date of Commission Action 8/6/2013

Approved 8/6/2013 EFFECTIVE August 16, 2013 Denied \_\_\_\_\_

Reason for Change See attached language for text ammendment/changes

Signature

  
Robert D. Adams, Chairman

**Town of  
Lisbon**

**4.2 Special Permits**

4.2.19 Specialized Agricultural Building

**Section 10- Supplementary Regulation:**

10.23 Specialized Agricultural Building

10.23.1 Intent. The intent of this section is to allow for the use of a large scale agricultural building for the sole purpose of creating avian vaccines. It is also the intent to minimize the potential adverse impacts that certain large scale agricultural buildings and associated activities may have on the neighborhood with respect to public health, welfare and property values.

10.23.2 Standards. The Commission shall approve a permit for a specialized agricultural building only upon finding that:

- a. The building will be adequately screened from view from surrounding properties. The size of the building/structure shall be limited to 15,000 square foot, foot print and a gross floor area of 30,000 square feet. Minimum lot size is three acres.
- b. Roads and intersections providing access to the building and associated parking and loading will be adequate to provide safe and uncongested movement of traffic.
- c. Parking and driveways will be setback from side and rear lot lines by a minimum of 50 feet. Parking areas shall be designed and screened so as to minimize impact on surrounding areas.
- d. The applicant is required to submit plans to the Health District and Inland Wetlands Commission for any comments either may wish to make.
- e. Any noxious or offensive emissions emanating or resulting from the proposed use shall be properly mitigated.

**Section 19 Definitions**

19.3 Specialized Agricultural Building: The use of a building for the production of avian vaccines, with activities that involve maintaining fowl in a sterile environment for biological material to be harvested and sold to pharmaceutical companies; shelter fowl based on the humane care standards of the Federation of Animal Science Societies' Guide for the Care and Use of Agricultural Animals in Research and Teaching and workplace for more than 5 non-family members.

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6. Old Business

- a. Text Amendment Application – Change for Zoning Regulations and Boundaries – Spafas/Charles River Laboratories, Applicant -

Motion by L. Alice second G. Ritacco to approve the text amendment/change, to be effective August 16, 2013. VOTE: R. Giroux YES; G. Ritacco YES; K. Sperry NO; B. Hull YES; L. Alice YES; R. Donaldson NO; D. Gagnon (Alt) ABSTAINED; R. Adams YES; MOTION CARRIES

b. Zoning Enforcement

1. Pending Litigation

- a. Executive Session (as needed) – Motion by R. Giroux second L. Alice to go into Executive Session to discuss Brenmor; Staff. J. Rabbitt to remain, at 7:29 P.M.

VOTE: UNANIMOUS, MOTION CARRIED

Out 7:53 P.M.

Motion by L. Alice second G. Ritacco to go into Executive Session to discuss 180 Newent Road, pending litigation; Staff J. Rabbitt to remain, at 7:54 P.M.

VOTE: UNANIMOUS, MOTION CARRIED

Out 8:17 P.M.

7. New Business

- a. Receipt of New Applications – NONE  
b. Referrals – NONE  
c. Versailles Road, Bawza – Surety Release – Motion by G. Ritacco second K. Sperry to release the \$6,000.00 surety to the landowner. VOTE: UNANIMOUS, MOTION CARRIED

8. Any other business which may properly come before the Commission

- a. Southeastern CT Council of Governments, Contract for Services – Motion by R. Giroux second by L. Alice to accept. VOTE: UNANIMOUS, MOTION CARRIED

9. Public Comment – NONE

10. Adjournment – Motion to adjourn at 8:22 P.M. by G. Ritacco second by R. Giroux.

VOTE: UNANIMOUS, MOTION CARRIED

  
Elaine Joseph, acting clerk

APPROVED: \_\_\_\_\_  
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 08/08/2013 AT 10:15am  
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

The Town of Lisbon Planning and Zoning Commission took the following action on August 6, 2013:

An application for a text amendment (Zoning Regulation) by Spafas/Charles River Laboratories (106 Route 32, North Franklin, CT 06254), which would allow specialized Agricultural Buildings as a special permit use in the Town's R-40, R-60, and R-80 Residential Districts.

APPROVED; EFFECTIVE DATE: AUGUST 16, 2013

Dated at Lisbon, Connecticut, this 8<sup>th</sup> day of August, 2013

Robert D. Adams, Chairman  
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON

CT ON 08/08/2013 AT 10:15am

ATTEST. LAURIE TIROCCHI, TOWN CLERK

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