

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
THURSDAY, APRIL 4, 2024
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 Thursday, April 4, 2024:

6:30 p.m. – Special Permit Application in accordance with sections 11 and 10.27 by the Lisbon Farmers' Market to hold a seasonal Farmers Market at 12 South Burnham Highway on 3.21 acres (Assessor's Office Map ID 10/109/0000), to include the use of parking facilities at 1 Newent Road and 7 Newent Road (Assessor's Office Map ID 10/108/0003), and 11 Newent Road (Assessor's Office Map ID 10/108/0002) in the R-60 Zone. The total acreage of all parcels is 7.07 +/- acres.

MEMBERS PRESENT: Robert Adams, Ron Giroux, Ben Hull, III, Jason Lebel, Veronica Lutzen, Timothy Minor, Kim Sperry, Cheryl Blanchard (ALT)

MEMBERS ABSENT: Kelly Clatt, Trevor Danburg, Nathaniel Beardsworth (ALT), Andrew Gil (ALT)

Chairman Adams read the public hearing notice into the record.

The following Public Hearing was called to order by Chairman Robert Adams at 6:34 PM:

Special Permit Application in accordance with sections 11 and 10.27 by the Lisbon Farmers' Market to hold a seasonal Farmers Market at 12 South Burnham Highway on 3.21 acres (Assessor's Office Map ID 10/109/0000), to include the use of parking facilities at 1 Newent Road and 7 Newent Road (Assessor's Office Map ID 10/108/0003), and 11 Newent Road (Assessor's Office Map ID 10/108/0002) in the R-60 Zone. The total acreage of all parcels is 7.07 +/- acres.

Chairman Adams noted that the following documents are in the file and read them into the record:

1. Letter, from Lisbon Fire Department to the PZC dated 4/3/2024 re: Approval of use of Fire Department parking area (7 Newent Road)
2. Email, from Thomas W. Sparkman, First Selectman to FMC dated 4/1/2024 re: approval of Town Hall parking area used for Food Trucks
3. Copy, Legal Notice published in The Bulletin on 3/21 and 3/28
4. Staff Report, as presented to the Commission in their packets
5. Letter, from Conservation Commission to FMC dated 3/20/2024 re: wetlands permit not required for Farmers Market Activities as presented, at 12 S. Burnham Highway location
6. Photos, Public Hearing Signage as posted at 12 South Burnham Highway on March 20, 2024
7. Letter dated 3/19/2024 - Notice of Abutters, Certificate of Mailing and Abutters List
8. Staff Comments, as presented to the Farmers' Market Committee

Member R. Giroux entered at 6:41 PM

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9. Letter, from Historical Society to FMC dated 10/28/2023 re: approval of farmers market location change to the Newent Meeting House Green at 12 S. Burnham Highway
10. CT State Highway Right of Way Map – It is noted for the record that the Market will be set up well past the front yard setback from State Route 169.
11. Informational from Lisbon Active Aging/Senior Center re: spillover parking
12. Email from Uncas Health District to FMC dated 2/18/2024 re: No Department of Public Health requirements for relocation of the farmers market to this location

Laura Sweet of the Farmers Market Committee was present, as were Committee members Ed Gionet (Chairman) and Rich Ruppel. Ms. Sweet presented a Powerpoint presentation via the Viewboard, a hard copy of which is in the file. Her presentation included discussion of changes made to the location plan. She pointed out where the permanent handicapped parking spots are located (2) and where the two additional, temporary handicap spots will be located. Also noted was the location of the entertainment tent; location for bike parking; and locations of three garbage cans and recycling bins. She noted that the Committee was able to secure use of an outbuilding on site to store items like garbage cans, signage, etc., and that they were able to secure a donation to pay the Historical Society for use of the restroom in the Meeting House, which is handicap accessible. She noted that the Lisbon Meadows Park location had a number of issues, including difficulty accessing the bathroom or outhouses, difficult terrain, very hot most of the season, and school-bus traffic.

Mrs. Sperry asked if the handicap parking spots at the Town Hall were able to be utilized during the Market, to which the answer was no, because the food trucks will be setting up in that parking area. Mr. Hull asked for clarification of the parking areas for patrons, to which Ms. Sweet noted that there are permanent, lined parking spots at the Meeting House for patrons, and any spillover may utilize the Active Aging Center parking area. She also noted that the time frame for the market, 3:30 PM to 6:30 PM, will not create any conflict with business at the Active Aging Center or pick-up of children from school, and the Town Hall parking lot should be empty by close of 3:00 PM in time for food trucks to arrive. Mrs. Blanchard asked if the Committee would restrict the traffic flow in the Meeting House driveway? Ms. Sweet's answer was that the Market has volunteers that will be dedicated to traffic control and that the plan is to have a one-way only pattern – "In" at the south end of the driveway and "out" at the north, or Town Hall, end. Ms. Sweet noted that there will be temporary signs out each market day and that the new location, and any restrictions or important details, will be repeatedly promoted on social media and on the Town website. She then noted that the Market will open on June 27, 2024 and that they decided not to hold it on July 4th, which falls on a Thursday this year.

Chairman Adams asked if there was anyone to speak in favor of or against the application. James Carignan of 428 North Burnham Highway asked for the number of working farms in Lisbon. The Commission noted that they are not aware of the exact number of active farms, nor do they know how much land those farms utilize, but did name a few of the more prominent farms in Town. Mr. Carignan then asked why

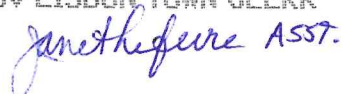
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farms and vendors other than "Lisbon" farms were a part of the "Lisbon Farmers" Market. Ms. Sweet clarified that the Farmers' Market is not just for Lisbon farmers, but welcomes local and regional vendors, noting that farmers and vendors must be CT Grown or Produced, only.

This public hearing was closed at 7:08 PM.


Elaine Joseph, Clerk

Approved _____
Robert Adams, Chairman

APR 10 '24 AM 9:18
RCV LISBON TOWN CLERK
 ASST.