

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, DECEMBER 1, 2015
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, Gary Ritacco, Kim Sperry,
Benjamin Hull, III, Sharon Gabiga, Cheryl Blanchard,
Melissa Krauss (Alt)

MEMBERS ABSENT: Trevor Danburg, David Gagnon,
James Labonne (Alt), Nathaniel Beardsworth (Alt)

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

Melissa Krauss was seated for Trevor Danburg by Chairman R. Adams.

2. Previous Minutes – Motion by R. Giroux second K. Sperry to accept previous minutes as presented.

VOTE: UNANIMOUS, MOTION CARRIED

3. Correspondence

a. Town of Sprague – Special Permit for Wargo Stonehouse – Notice of Public Hearing

4. Bills and action thereon

a. Milone & MacBroom, \$900.00, dated 11/9/2015, inv#73763 – Motion by R. Giroux second by K. Sperry to pay once found correct.

VOTE: UNANIMOUS, MOTION CARRIED

b. The Bulletin, \$171.23, dated 11/19/2015 re: Notice of Decision – Famous Footwear & Spirit of Halloween – Motion by G. Ritacco second by S. Gabiga to pay.

VOTE: UNANIMOUS, MOTION CARRIED

5. Reports:

a. ZEO – NONE

b. Regulations – NONE

1. Fines – Staff M. Murphy to follow up with Attorney Joseph Schwartz on the matter.

c. Zoning Map Subcommittee – NONE

6. Old Business:

a. Zoning Enforcement – NONE

1. Pending Litigation -

a. Executive Session (as needed) – NONE

i. John Gwiazdowski – 180 Newent Road –

ii. Rick Gwiazdowski – 555 River Road

iii. Brenmore Properties – 8-30g Ames Road Subdivision

b. Definition of Temporary Structures – NONE

c. Plan of Conservation and Development –

i. Regional Planning Commission – NONE

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7. New Business

a. Receipt of New Applications – CT Sign Service, LLC – Lisbon Landing, 160 Newent Road – “Famous Footwear” Signage – John Morrison, Applicant – Motion by R. Giroux second G. Ritacco to approve the application to existing wall signage at 160 River Road for Famous Footwear with the following modifications:

1. The sketch for Sign A shall be corrected to reflect the correct total square footage to assure congruity of sign measurements and sign area, such area not to exceed 34.31 square feet.

2. The original (existing) Famous Footwear sign shall be removed contemporaneously with the installation of the new sign or prior to issuance of a Certificate of Zoning Compliance and/or Certificate of Occupancy for any proposed retail unit associated and anticipated with this application, whichever occurs sooner.

3. As agreed to by the applicant, the Sign Layout Detail Sign B shall be modified to remove the Gooseneck lights from the section detail.

This motion approves only the signage for the new Famous Footwear wall sign proposed. Any new signage for the remaining anticipated tenant spaces will require additional application(s) to and approval from the Lisbon Planning and Zoning Commission.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by S. Gabiga second M. Krauss to add “Lakeside Signs” to agenda under 7.a.2. “New Business”.

VOTE: UNANIMOUS, MOTION CARRIED

7.a.2. Lakeside Signs – Lisbon River Road, LLC - “Lisbon Package Store” Signage – Kevin Olsen, Applicant. Motion by K. Sperry second by G. Ritacco to approve the application to install wall signage as proposed at 99 River Road for Lisbon Package Store with the modification that any subsequent proposal to light the sign be submitted to the Commission and reviewed by the Town Planner for compliance with section 12.6.9 (Lighting) of the zoning regulations.

VOTE: UNANIMOUS, MOTION CARRIED

b. Referrals – NONE

c. Capital Expenditure Request (for Town’s Financial Plan) - \$50,000.00

8. Any other business which may properly come before the commission – NONE

9. Public Comment - NONE

TOWN OF LISBON ZONING PERMIT APPLICATION

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)

To be completed by the Applicant:

Date: 11/24/15

Applicant John Morrison - Ct Sign Address 23 Saybrook Rd Essex, Ct 06032

Property Owner Lisbon Landing LLC Address 33 Baylston St Chestnut Hill, MA 02167

Location of Property 160 River Road Rd., St., or Ave.

Land Records Map of _____ Lot# _____ Vol. _____ Page _____

Lot Size in Square Feet _____ Total Building Floor Area in Square Feet _____

Existing Use of Land or Building Shopping Center Zone _____

Proposed Use of Land or Building Install 34.31 sqft LED channel letters on front elevation. Install 10.5 sqft non-illuminated pin mount letters on rear elevation. Install gazebo lighting on rear elevation.

(The Applicant shall submit site plans as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant

John R. Morrison - Ct Sign

To be completed by the Commission:

Application No. _____

Fee Paid \$ 560

Date of Submission November 25, 2015

Date of Receipt December 1, 2015

Date of Action December 1, 2015

Approved With Conditions (see attached)

Denied _____

Reason for denial or modification _____

Signature

[Signature]

(A permit issued on the basis of this application certifies conformance with the Lisbon Zoning regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.)

Conditions of Approval - December 1, 2015

Application by John Morrison, Connecticut Sign Services, for Lisbon Landing LLC to install LED Channel letters on the front elevation and non-illuminated individual letters as proposed on the rear elevation.

MODIFICATIONS

Motion: To approve the application to existing wall signage at 160 River Road for Famous Footwear with the following modifications:

1. The sketch for Sign A shall be corrected to reflect the correct total square footage to assure congruity of sign measurements and sign area, such area not to exceed 34.31 square feet..
2. The original (existing) Famous Footwear sign shall be removed contemporaneously with the installation of the new sign or prior to issuance of a Certificate of Zoning Compliance and/or Certificate of Occupancy for any proposed retail unit associated and anticipated with this application, whichever occurs sooner.
3. As agreed to by the applicant, the Sign Layout Detail Sign B shall be modified to remove the Gooseneck lights from the section detail.

This motion approves only the signage for the new Famous Footwear wall sign proposed. Any new signage for the remaining anticipated tenant spaces will require additional application(s) to and approval from the Lisbon Planning and Zoning Commission.

TOWN OF LISBON ZONING PERMIT APPLICATION

(For all buildings and uses except single- and two-family homes and accessory buildings or uses.)

To be completed by the Applicant:

Date: 11/18/2015

Applicant Kevin O'Keefe (DBA Lakeside Signs) Address 15 Fairy Lake Rd. Salem, CT 06420
Property Owner Lisbon River Rd. LLC. Address 426 Water St., Canterbury, CT 06331
Location of Property 99 River Rd. Rd., St., or Ave.
Land Records Map of 15-031 Lot# _____ Vol. 115 Page 09
Lot Size in Square Feet _____ Total Building Floor Area in Square Feet _____
Existing Use of Land or Building _____ Zone BV-II

Proposed Use of Land or Building Install signage for Lisbon Package Store per attached prints and rendering.

(The Applicant shall submit site plans as prescribed in Section 10 of the Lisbon Zoning Regulations.)

Signature of Applicant

Kevin O'Keefe

To be completed by the Commission:

Application No. _____

Fee Paid \$ 169.90

Date of Submission December 1, 2015

Date of Receipt December 1, 2015

Date of Action December 1, 2015

Approved with conditions (see attached)

Denied _____

Reason for denial or modification _____

Signature

[Signature]

(A permit issued on the basis of this application certifies conformance with the Lisbon Zoning regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.)

CONDITIONS OF APPROVAL __December 1, 2015

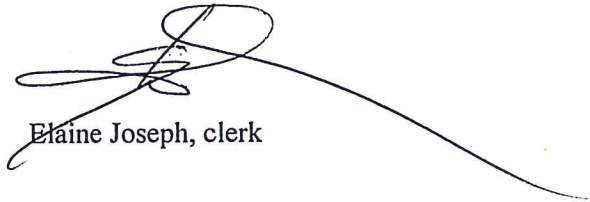
Application by Kevin Olsen, DBA Lakeside Signs, for Lisbon River Rd LLC, to install signage for Lisbon Package Store

Motion: To approve the application to install wall signage as proposed at 99 River Road for Lisbon Package Store with the modification that any subsequent proposal to light the sign be submitted to the Commission and reviewed by the Town Planner for compliance with section 12.6.9 (Lighting) of the zoning regulations.

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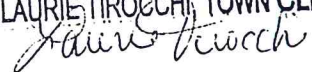
10. Adjournment - Motion made by G. Ritacco second by R. Giroux adjourn at 8:07 P.M.

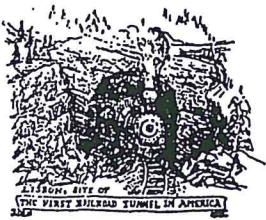
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

Approved: _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 12/8/2015 AT 9:40am
ATTEST. LAURIE TIROCCHI, TOWN CLERK




PLANNING & ZONING COMMISSION
TOWN OF LISBON
1 Newent Road
Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon
Planning and Zoning Commission

At the regular meeting of the Town of Lisbon Planning and Zoning Commission held on Tuesday, December 1, 2015 the following actions were taken:

1. Application for a Zoning Permit for the installation of LED Channel letters on the front elevation and non-illuminated individual letters on the rear elevation, for Famous Footwear, located at 160 River Road (Route 12), listed in the Assessor's records as Map #20, Lot #14. Vol 91, Page 624. Applicant, John Morrison, CT Sign Service. APPROVED WITH CONDITIONS

2. Application for a Zoning Permit for the installation of signage for Lisbon Package Store, located at 99 River Road (Route 12), listed in the Assessor's records as Map #15, Lot #031. Vol 115, Page 09. Applicant, Kevin Olsen, Lakeside Signs and Design. APPROVED WITH CONDITIONS

Dated at Lisbon, Connecticut this 8th day of December 2015.

Robert D. Adams, Chairman
Lisbon Planning and Zoning Commission

RECEIVED FOR RECORD AT LISBON
CT ON 12/8/2015 AT 9:40a
ATTEST. LAURIE TIROGCHI, TOWN CLERK
Laurie Tirogchi