

Canterbury Planning & Zoning Commission
Thursday, January 14, 2021- 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

MINUTES

I. **Call to Order**

M. Flynn called the meeting to order at 7:10 p.m.

II. **Roll Call**

Members present: M. Flynn, Z. Maderia

Members present (Zoom): R. Hegan, C. Kent, B. Sear

Members absent: B. Farland, I. Barron

Alternates present: D. Wolford

Alternates absent: V. Thumser

Others present: M. Gil (ZEO), C. Lippke (First Selectman), R. Gordan, M. S. Wibberley, M. Derenuik

Others present via (Zoom): M. Branse (Land Use Attorney), R. Brown, B. DeLuca, K. Kelly, P. Kelly, B. Farland, J. Maderia, H. Maderia

III. **Minutes**

November 19, 2020

C. Kent made a motion to approve the minutes from November 19, 2020. R. Hegan seconded the motion and it passed by a vote of 6-0-0.

IV. **Public Hearings**

A. **PZ #20-12-SE, Richard Gordon, Special Exception, wedding venue, 172 Lisbon Road, Map 35, Lot 10.**

M. Gil noted that the abutters had been notified. R. Gordon of 172 Lisbon Road was present at the meeting. R. Gordon explained that he was requesting permission to rent out his property as a wedding venue. Mr. Gordon stated he would not be constructing any structures or utilizing the existing house or facilities. He explained that he intended to rent to the property only and a temporary tent would be erected when events are held. He stated portable restrooms would be rented for the events and those renting the space would also need to hire caterers for food/beverage. He stated that the proposed parking will be in the open field on the property which is already cleared and had no plans to pave this area. R. Gordan stated that a separate driveway would be used when an event was being held.

R. Gordon explained that the nearest abutter is more than 800' away from the location that the tents will be erected. C. Kent asked what times the events would be held and if music would be played. R. Gordan stated that no live music would be allowed. He stated that events would be held from 3:00 pm to 10:00 pm. M. Gil stated that the town of Canterbury did not have a noise ordinance and the town turned to the state regulations on this issue. First Selectman, C. Lippke stated he had concerns about the traffic control during events.

Z. Maderia made a motion to continue the public hearing until Thursday, February 11th, 2021 at 7:00 p.m. to receive additional information from R. Gordan. D. Wolford seconded the motion and it passed unanimously.

B. **PZ #20-13-SE, Stephen Wibberley, Special Exception, Commercial Accessory Apartment, 360 Lisbon Road, Map 27, Lot 3B.**

M. Gil noted that the abutters of the property were notified. S. Wibberley of 360 Lisbon Road was present at the meeting. He stated that he is proposing to add a commercial apartment to an existing metal building on the property at 360 Lisbon Road. The building was part of a grandfathered use and received approval from the Commission for commercial storage. S. Wibberley stated that the commercial

use would continue, and the apartment would be added. The apartment was under the required square footage of Section 10.4 at 30 x 14 (430 square feet) and the building is approximately 1800 sq feet. The proposal has received approval from NDDH.

The Commission discussed the intent of Section 10.4 and that it should be used by the business owner, manager or agent for security and management purposes. Attorney Branse stated that the Commission could condition any approval that the occupant must operate a business on the property as there were several commercial uses allowed on the property.

P. Kelly of 255 Cemetery Road went through Section 13.5 of the Special Exception requirements. S. Wibberley explained that there would be no outside changes to the landscaping, lighting, storage, and parking availability created by adding the apartment to the building.

Z. Maderia made a motion to close the public hearing for PZ#20-13-SE. D. Wolford seconded the motion and it passed unanimously.

C. PZ #20-14-SUB, G.C. Lisbon, LLC, 11-lot subdivision, Goodwin Road, Map 2, Lot 10A

M. Gil noted that the abutters of the property had been notified. B. DeLuca of CLA Engineers was present at the public hearing via Zoom. R. Brown of GC Lisbon, LLC was also present on Zoom. B. DeLuca shared plans of the proposed subdivision with the Commission and public.

GC Lisbon, LLC was proposing a subdivision off Goodwin Road. The property was approximately 45 acres that would be subdivided into 11-lots. The subdivision received approval from the Inland Wetland & Watercourses Commission in November. Boundaries, LLC, the town engineering firm reviewed the plans. B. DeLuca stated that the Northeast District Department of Health sent a letter concurring with the feasibility of the land for development. A copy of letter was on file.

The applicant was proposing a conservation easement along the back of the property. The proposed area was 29.6 acres. B. DeLucas stated the property was reviewed by the CT Deep Natural Diversity Database because of the potential presence of wood turtles on the site. A letter from the CT DEEP NDDB supported the mitigation measures proposed to protect the turtles during development.

B. Farland of 144 Goodwin Road expressed concern that the subdivision would impact area wells. M. Branse stated that the Planning & Zoning Commission did not have jurisdiction over this matter.

P. Kelly of 255 Cemetery Road stated that he used to lease the property from the owners. He discussed the proposed conservation easement. He expressed concern with the slope of the property and the area of wetlands included in the conservation easement. He discussed fee in lieu of open space. P. Kelly also questioned that a home was already being constructed on the property. B. DeLuca explained that the lot currently is an approved building lot regardless of the approval of this subdivision and one home could legally be constructed. He stated this was Lot 11 of the proposed subdivision if approved. P. Kelly asked if there was a review done. M. Gil stated that a review had been done.

P. Kelly and R. Brown discussed the purchase of the property. M. Flynn stated he did not feel this discussion relevant to the zoning regulations.

K. Kelly of 255 Cemetery Road submitted a letter into the record in support of the proposed conservation easement. The members each were given a copy of this letter.

H. Maderia of 92 Hanover Road stated she was opposed to the subdivision. She spoke of the environmental impacts an 11 subdivision could have on the area.

Z. Maderia made a motion to continue the public hearing until February 11, 2021 at 7:00 p.m. R. Hegan seconded the motion and it passed unanimously.

V. New Business

None

VI. Old Business

A. **PZ #20-12-SE, Richard Gordon, Special Exception, wedding venue, 172 Lisbon Road, Map 35, Lot 10-** public hearing continued until February 11, 2021.

B. **PZ #20-13-SE, Stephen Wibberley, Special Exception, Commercial Accessory Apartment, 360 Lisbon Road, Map 27, Lot 3B.**

C. Kent made a motion to approve PZ #20-13-SE. She then made an amendment to the motion to approve with the condition that the occupant of the property must operate a business on the property.

D. Wolford seconded the motion. The motion was denied by a vote of 0-0-6.

C. **PZ #20-14-SUB, G.C. Lisbon, LLC, 11-lot subdivision, Goodwin Road, Map 2, Lot 10A-** public hearing continued until February 11, 2021 at 7:00 p.m.

VII. Other Business

A. **Correspondence-** None

B. **ZEO Report-** M. Gil reported that the office has been very busy with building/zoning permits.

C. **Any other appropriate business**

a. **Budget 2021/2022-** The Commission tabled this until the next meeting when the information was available.

VIII. Adjournment

Z. Maderia made a motion to adjourn at 9:10 p.m. R. Hegan seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil

ZEO

Cc; Town Clerk; applicant files; PZ members