



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**

**Regular Meeting**

Monday, January 23, 2023

7:00 p.m.

Lebanon Town Hall  
579 Exeter Road, Downstairs Meeting Room

**MINUTES**

Members Present: Francis Malozzi (Chair), Robin Chesmer (Secretary), Tom Meyer, Wayne Budney, Karl Weinstein, Todd Pannone, Robin Chesmer, Thomas Benoit, Allyn Miller (Alternate), Julie Chalifoux (Alternate)

Members Absent: Ethan Stearns (Alternate)

Also present: Philip Chester (Town Planner), Catherine McCall (minutes), Catherine Marion (Commission Counsel), Kevin Cwikla (First Selectman)

**I. CALL TO ORDER**

The meeting was called to order by Chairman Francis Malozzi at 7:00 p.m.

**II. OLD BUSINESS**

- a. PZ-22-41: Michael J. Consentino (owner), Wes Wentworth (applicant), 213 Horiska Road, Assessors Map 274, Lot 4.001. Request for 90-day extension to file 1-lot subdivision mylars in land records. Mr. Chester told the Commission that the mylars have been provided and that discussion on this item is no longer needed.

**III. NEW BUSINESS**

- a. PZ-23-3: Prides Corner Farms, 122 Waterman Road, Assessors Map 251, Lot 5. Site plan modification to add a 10,752 square foot shipping pad. No action taken. This item will be discussed at the February meeting.

Robin Chesmer recused himself from items b. and c. as he is a member of the Board of Selectmen and left the meeting room. Chairman Malozzi appointed Alan Miller as a voting member.

- b. CGS Sec. 7-159b Preapplication review. Town of Lebanon, 171 Exeter Road, Assessors Map 234, Lot 25. Rezone portion of transfer station property from Rural Agricultural Residence (RA) to Light Industry (I) Zone to allow installation of commercial solar array on capped landfill. The consensus of the Commission was that adding solar to the capped landfill for government use did not require a zone change. No action taken.
- c. CGS Sec. 8-24 Municipal Improvement. Town of Lebanon purchase 16+/- acres at 859 Beaumont Highway for repurposing existing building for new Public Works Facility.

First Selectman Kevin Cwikla, Town Attorney Catherine Marrion, Director of Public Works Dean Hunniford, and James Russo from J. R. Russo LLC were present. Mr. Cwikla explained that the site has been evaluated by the Public Works Building Committee who hired Jacunski Humes architects and J. R. Russo to conduct a code and feasibility study to convert the barn to a municipal and prepare conceptual drawings and cost estimates. The proposed plan allows for:

- Reuse of 21,197+/- sq. ft. barn and horse ring as the public works facility to allow for indoor storage of DPW vehicles and equipment, office space, and a wash bay and town fuel depot that accommodates all public works vehicles, fire trucks, school buses, and police cars.
- Sufficient land to accommodate new salt shed, sand storage, and school bus parking.
- Reuse of former 1,000+/- ranch house as a Town Hall Annex.
- Property that is shielded from neighbors and public view.
- Implementation of POCD recommendation calling for new public works facility sized to accommodate current and future needs and for the current DPW site to be redeveloped as a greenway entrance to town center.
- Value added use of an existing structure and existing infrastructure (road access, septic, and utilities) which saves the town money based on constructing new.

Mr. Cwikla noted that the Selectmen intend to bring this to Town Meeting and referendum vote.

Attorney Marrion reviewed the CGS 8-24 draft resolution provided to the Commission in support of the plan. She noted that the Commission had approved similar resolutions for the 2018 and 2019 DPW proposals.

Mr. Russo explained that he has been working with the Building Committee for three (3) months. He noted that other sites for the DPW that had been looked at did not provide for bus parking and did not contain existing structures that could be used as a DPW of town hall annex. The cost of the renovation would be \$225-250 per sq. ft. vs over \$400 to build new. The Building Committee suggests that this is the best course of action for the town.

Mr. Weinstein asked if the cost included in the purchase price was included in the per square foot cost analysis and was told it did. It would be just under \$1 million for the property and \$4.7+/- million for renovations.

Mr. Miller asked if utilities were underground or overhead and was told they are underground. He asked if zoning would need to be changed, and Mr. Chester said that “government” use is permitted in RA zone by special permit. Mr. Miller felt that this is an East Coast renowned equestrian center and that to destroy it to build a town garage is not desirable.

Mr. Weinstein asked if the town were to move forward with the project what type of remediation was necessary at the current DPW site. Mr. Cwikla said contamination at the current site is minimal and suggested it be brought back to grass and perhaps a park in the future.

**Motion to approve the following resolution regarding a municipal improvement was made by Mr. Meyer and seconded by Mr. Benoit:**

***RESOLUTION OF LEBANON PLANNING AND ZONING COMMISSION***

***RESOLVED, that the Planning and Zoning Commission of the Town of Lebanon approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:***

- (1) the acquisition of 15.93 acres (the "Property") of the 40.95-acre property located at 859 Beaumont Highway, Lebanon including a stable, riding ring, ranch dwelling and storage buildings, and***
- (2) the design, construction, furnishing and equipping of a new Lebanon Public Works facility on the Property, contemplated to include but not limited to vehicle/storage and maintenance facilities, a fueling island a salt storage shed and offices, as presented to the Commission,***

***provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.***

**Motion carried 6-1-0 with Mr. Miller opposed.**

- d. Town of Lebanon Jonathan Trumbull Library, 580 Exeter Road, Assessors Map 235, Lot 47. Relocate existing freestanding sign to driveway entrance and add sign on south side of building facing Exeter Road.

Mr. Chesmer rejoined the Commission as a regular member. Jim Russo, Chairman of the Library Building Committee presented. Drawings of the proposed sign on the south side of the building (Exeter Road) were presented. Eight (8) inch black lettering would be installed on the furthest southeast corner of the building. Mr. Chester reported that Village Green Design Review Board members had reviewed the proposal and that the consensus (3-2) agreed to the 8" versus 6" letters on the building.

**Motion made by Mr. Pannone and seconded by Mr. Budney to approve the 8" high letters on proposed building sign. Motion carried unanimously.**

- e. FY 23-24 Open Space Capital Budget.

Mr. Chester reported that the Conservation and Agriculture Commission recommend that \$13,834.56 be added to the Open Space Account to be in conformance with the Plan of Conservation and Development which calls for \$300,000 to be in the account.

**Motion made by Mr. Meyer and seconded by Mr. Budney to approve the requested amount of \$13,834.56. Motion carried unanimously.**

#### **IV. MEETING MINUTES**

a. December 19, 2022

**Motion made by Mr. Weinstein and seconded by Mr. Meyer to approve the December 19, 2022 meeting minutes. Motion carried with Mr. Chesmer abstaining.**

#### **V. PUBLIC COMMENT**

- Frank Lineberry, 291 East Hebron Turnpike addressed the Commission with concerns about a gun range business on property behind his home. The Commission said that the process for land use complaints was that they be in writing and addressed to the Commission's Zoning Agent Mr. Chester.

#### **VI. EXECUTIVE SESSION - Pending litigation.**

**Motion by Mr. Benoit, seconded by Mr. Chesmer, to enter Executive Session with Town Planner, First Selectman, and Commission Counsel. Motion unanimously approved.**

The Commission came out of Executive Session at 9:00 p.m. with no action taken.

The Chair asked for a motion to revisit the proposed FY 2023-24 operating budget relative to legal expenses.

**Motion by Mr. Meyer and seconded by Mr. Weinstein to revisit the proposed FY 2023-24 operating budget relative to legal expense. Motion unanimously approved.**

There was discussion regarding the increases in neighbor complaints, enforcement, and legal matters.

**Motion by Mr. Pannone and seconded by Mr. Benoit to adjust the proposed FY 2023-24 Legal expense budget to \$15,000.00. Motion unanimously approved.**

#### **VII. TOWN PLANNER REPORT**

Mr. Chester updated the Commission on the affordable housing project for seniors in front of the Senior Center and market-rate senior housing project off Doctor Manning Drive.

#### **VIII. ADJOURNMENT**

**Motion made by Mr. Budney and seconded by Mr. Benoit to adjourn the meeting at 9:10 p.m. Motion carried unanimously.**

Minutes submitted by  
Catherine McCall