



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, July 17, 2023
7:00 p.m.

Lebanon Town Hall
579 Exeter Road, Downstairs Meeting Room

MINUTES

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

Members Absent: Todd Pannone

Also present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine McCall (Secretary)

I. CALL TO ORDER

Chairman Francis Malozzi called the meeting to order at 7:00 p.m. and appointed Julie Chalifoux a voting member.

II. OLD BUSINESS

- a. Village Business District Design Review: Jonathan D. Krueger (applicant), 903 Exeter Road Realty Co. (owner Village Market & Gas), 903 Exeter Road. Electric vehicle station.

Mr. Chester reported that an email was received by the applicant stating that they were not ready to present a revised plan to the Commission. This item will be tabled until the August meeting.

III. NEW BUSINESS

- a. PZ-23-14: Michael Storm, 6 McCall Road, Assessors Map 260, Lot 41. Request for home occupation permit per Zoning Sec. 7.5a.

The applicant was not present. F. Malozzi is concerned that the applicant states in his letter to the Commission that he does not have time to prepare the application or materials required. This item is tabled until the August Commission meeting.

- b. PZ-23-17: Joel Lebbe, Lebbe Property Works LLC, 504 Waterman Road, Assessors Map 265, Lot 9. Request special permit for home occupation to operate excavation business in 2,240 SF accessory building per Zoning Sec 7.5b. Accept application and schedule public hearing date.

Motion made by R. Chesmer and seconded by W. Budney to schedule a public hearing for this application for August 21, 2023. Motion carried unanimously.

- c. Village Business District Design Review: Town of Lebanon Jonathan Trumbull Library, 580 Exeter Road. Revised landscaping plan.

James Russo, Library Building Committee Chair presented the plans and noted that they have been revised to meet the recommendations of the Village Business District Design Review Board and approved by the Library Building Committee.

K. Weinstein questioned the need for additional landscaping. Mr. Russo explained that some plantings will hide the mechanicals to the west of the building and some are for visual purposes particularly to south of building facing Town Hall. K. Weinstein noted that maintenance is required on plantings and recommended fencing instead. F. Malozzi said that he believes the mechanicals are not pleasant to look at. T. Meyer said he is opposed to fencing and believes plantings are a good idea. R. Chesmer said he was glad that plantings will be installed as the mechanicals are an eyesore and he believes foundation plantings are appropriate.

Motion made by T. Meyer and seconded by T.J. Benoit to approve the landscaping plan. Motion carried 8-1-0 with K. Weinstein opposed.

IV. MEETING MINUTES

- a. June 12, 2023

Motion made by W. Budney and seconded by T. Meyer to approve the minutes from the June 12, 2023 meeting. Motion carried unanimously.

V. EXECUTIVE SESSION - Pending litigation.

Motion by W. Budney, seconded by T. Meyer, to enter Executive Session at 7:35 p.m. with the First Selectman and Town Planner. Motion unanimously approved.

The Commission came out of Executive Session at 8:00 p.m.

VI. TOWN PLANNER REPORT

Mr. Chester reported on residential development activities; activity at Grand Lake Hotel and need for revised site plan application; and issuance of home occupation permit for Maxwell Morrissey, 1465 Exeter Road, Assessors Map 243, Lot 75 for home office with no exterior modifications (PZ-23-15).

The Commission discussed recent improvements made to North Street which is a scenic town road. It was the consensus of the Commission that the work conducted was an improvement and per the town ordinance it should be consulted in the future prior to improvements undertaken on a scenic road.

VII. ADJOURNMENT

Motion by K. Weinstein, seconded by W. Budney, to adjourn at 8:08 p.m. Motion unanimously approved.

Respectfully submitted,
Catherine McCall