



**Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, September 18, 2023 7:00 p.m.
Lebanon Town Hall**

MINUTES

Members present: Francis Malozzi (Chair), Robin Chesmer (Secretary), Thomas Benoit, Wayne Budney, Todd Pannone, Karl Weinstein, Allyn Miller (Alternate), Ethan Stearns (Alternate)
Members absent: Julie Chalifoux (Alternate)
Also present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine McCall (Secretary)

I. CALL TO ORDER

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

II. OLD BUSINESS

III. NEW BUSINESS

- a. PZ-23-20: Prides Corner Farms Inc, 122 Waterman Road, Assessor Map 250, Lot 118. Site plan modification to erect propagation houses, gravel roads and water quality basin, and make drainage improvements.

Mr. Chester noted that Prides Corner Farms concurrently applied to the Wetlands Commission and would be attending next month's meeting. R. Chesmer noted that the application states there will be no landscaping while the revised site plan shows landscaping. P. Chester noted that as a result of a recommendation for landscaping by Brandon Handfield (Town Engineer) the site plan was revised plan but not the application, which can be remedied at the next meeting.

- b. PZ-23-21: Shane Speight, 520 Trumbull Highway, Assessor Map 229, Lot 31. Permit request for accessory apartment under Zoning 8.2.

Mr. Speight presented his proposed one-bedroom accessory apartment. T. Meyer asked if it would be enclosed within the existing building and was told it would be.

Motion made by T. Meyer and seconded by W. Budney to approve PZ-23-21. Motion carried unanimously.

- c. PZ-23-22: John & Dawn Drum, 567 Tobacco Street. Scenic road application for gravel portion of Tobacco Street. Accept application and set public hearing date.

Motion made by T. Meyer and seconded by R. Chesmer to set a public hearing for PZ-23-22 for 7:00 p.m. on October 16, 2023. Motion carried unanimously.

- d. Village Business District Design Review: Barry & Linda Improte, 876 Trumbull Hwy., Assessor Map 235, Lot 76. Replace 6 over 6 windows with 12 over 12.

P. Chester described the change and noted that the overall window size will not change and that the Design Review Board had no issue with the proposed change.

Motion made by T. Pannone and seconded by T. Benoit to approve this application. Motion carried unanimously.

- e. Village Business District Design Review: J.R. Russo LLC (applicant), Kevin Cwikla Town of Lebanon (owner), 872 Trumbull Highway (Community Center), Assessor Map 235, Lot 49. Replace windows and siding.

R. Chesmer recused himself from the application as he is on the Board of Selectmen. F Malozzi appointed A. Miller in R. Chesmer's place.

James Russo, J. R. Russo LLC, presented and is the owners (Board of Selectmen) project manager for the Community Center renovation project. The current windows and siding needs replacement. The windows will continue to be six over six style and the current bow window facing north will be replaced with a three-window combination. The other windows will be replaced with the same current size.

A. Miller asked why the project included six over six rather than twelve over twelve windows and what materials would be used. Mr. Russo noted that the Board of Selectmen wanted to replace the existing six over six windows as in kind, and that the siding would be replaced with the existing reveal and would be either a wood or AZEK product as determined by the Selectmen.

Motion made by A. Miller and seconded by T. Pannone to approve this application. Motion carried unanimously.

R. Chesmer became an active member following this item.

IV. MEETING MINUTES

- a. August 21, 2023

Motion made by W. Budney and seconded by T. Pannone to approve the August 21, 2023 meeting minutes. Motion passed 6-0-1 with T. Meyer abstaining.

V. EXECUTIVE SESSION – None.

VI. TOWN PLANNER REPORT

P. Chester updated the Commission on residential development (new homes and additions); attendance at CT DOH workshop on funding for affordable senior housing project at the Senior Center; mandatory Commissioner training; and farmers market.

VII. ADJOURNMENT

Motion made by W. Budney and seconded by T. Panone to adjourn the meeting at 7:48 pm. Motion carried unanimously.

Respectfully submitted,
Catherine McCall