



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, October 16, 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, Todd Pannone, Karl Weinstein, Ethan Stearns (Alternate), Allyn Miller (Alternate), Julie Chalifoux (Alternate)

Also present: Philip Chester (Town Planner), Catherine McCall (Secretary)

I. CALL TO ORDER

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

II. PUBLIC HEARING

- a. PZ-23-22: John & Dawn Drum, 567 Tobacco Street. Scenic road application for gravel portion of Tobacco Street.

Dawn Drum, 567 Tobacco Street would like the road to become scenic so that it remains unpaved and the trees remain. John Drum spoke in agreement.

Mr. Chester referenced his 9/14/23 memo, described the Scenic Road Ordinance, and believes Tobacco Street extension (dirt) meets the criteria. He noted that 19 of the 25 properties signed onto the application, representing 70% of the road frontage, and stated that the Conservation and Agriculture Commission has recommended scenic road designation as does the 2020 Plan of Conservation and Development.

The following people spoke in favor of the designation noting that maintaining Tobacco Street as a gravel road and tree cover was paramount:

- Pam Kusek, 662 Tobacco Street
- Michelle Smart, 709 Tobacco Street
- Daryl Lucas, 590 Tobacco Street
- Sherry Vailancourt, 671 Tobacco Street grew up on the street and loves it as it is. She is also concerned with the speed of traffic.

Kevin Drum (and daughter), 237 Chesboro Bridge questioned the ability to add utility poles along a scenic road in case they want to develop his property. Mr. Chester said there should not be an issue with poles being installed and noted that if trees are deemed dangerous by the town they can be removed after posting per state law.

Stacey Messier 690 Tobacco Street is concerned with potential for increased traffic if the road is deemed scenic. She noted that traffic is much heavier now than it was previously, and cars travel much too fast. Mr. Chester noted that he did not believe there would be increased traffic and the town would place a scenic road sign at each end of the road.

Motion made to close the public hearing by R. Chesmer and seconded by W. Budney. Motion carried unanimously.

III. OLD BUSINESS

- a. PZ-23-22: John & Dawn Drum, 567 Tobacco Street. Scenic road application for the gravel portion of Tobacco Street.

R. Chesmer noted that he believes this portion of Tobacco Street meets the criteria and has the support of the property owners.

Motion made by R. Chesmer and seconded by T. Meyer to approve PZ-23-22. Motion carried unanimously.

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

Kevin Grindle, Barton and Loguidice presented. Mr. Grindle described the site plan and told the Commission that it is similar to current hoop house installations elsewhere on the property and the nearby overflow pond will easily handle run off. Topsoil will remain onsite and be used to make a vegetated buffer along Route 87.

Mr. Chester referenced Mr. Handfield's (Yantic River Consultants) 9/27/23 letter and recommended the Commission modify the site plan to require three (3) foot high berms under the plantings along Trumbull Highway and between the site and 1223 Trumbull Highway and show all other topsoil location to include the cubic yards of topsoil (per Zoning Sec. 8.6.). The applicant said that was acceptable.

Allyn Miller asked what percentage of the topsoil must remain on site and the answer was all of it. He also asked how long the topsoil must be kept and was told in perpetuity. He asked for additional information on the berms and construction of the catch basins and was provided such.

Tom Meyer asked for additional information on the propagation houses and if they would be seen from the road and learned that with the berm and plantings it will eventually not be.

Mr. Chesmer asked if the berms would be cleared of rocks, stumps, etc. and was told yes.

Mr. Benoit asked how much area would become impervious and requested further explanation of water catch basins and Mr. Grindle answered.

Mr. Weinstein asked how materials would be brought onto the site and how much truck traffic it would cause and for how long. He was told that it would take a few months and that trucks would be staggered throughout the day. He also asked how the sediment tanks are maintained and was told the State audits maintenance yearly.

Motion made by T. Pannone and seconded by W. Budney to approve PZ-23-20 with the condition that the site plan be modified to show where all topsoil will be stockpiled and their quantities, and that there be a minimum three (3) foot high berms under the proposed landscaping along Route 87 and between the site and 1223 Trumbull Highway. Motion carried unanimously.

IV. NEW BUSINESS

- a. Reappointment of Jason Nowosad to the Village Business District Design Review Board for four (4) years.

Motion made by R. Chesmer and seconded by T. Pannone to reappoint Jason Nowosad and Jean Reichard to the Village Business District Design Review Board for four (4) years. Motion carried unanimously.

V. MEETING MINUTES

- a. September 19, 2023

Motion made by T. Meyer and seconded by K. Weinstein to approve the minutes of the September 19, 2023 regular meeting with the amendment that Tom Meyer was present rather than absent. Motion carried unanimously.

VI. TOWN PLANNER REPORT

Discussion of future home occupation application for art gallery at 876 Trumbull Highway; trailer removal at 39 West Town Street; Renaissance Fair impacts on road system and emergency services; attendance at Southern New England Planners Conference; and 9/29/23 letter from Town Attorney related to Commissioner training.

The Commission discussed a 10/16/23 letter from Town Attorney related to zoning compliance with PA 23-142 and need for First Selectman to report to State by December 1st. R. Chesmer recused himself from discussion and Julie Chalifoux was appointed a voting member.

Motion made by T. Meyer and seconded by T. Benoit that the Commission will amend its regulations in 2024 to include changes to Public Act 23-142. Motion carried unanimously.

VII. EXECUTIVE SESSION - Pending litigation.

The Commission entered Executive Session with the Town Planner at 8:30 p.m. and exited at 8:44 p.m. with no action taken.

VIII. ADJOURNMENT

Motion made by T. Benoit and seconded by T. Pannone to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

Minutes respectfully submitted,
Catherine McCall, Secretary