



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**

Monday, February 12, 2024  
7:00 p.m.

**Town Hall Downstairs Conference Room**  
**579 Exeter Road**

**MINUTES**

Members present: Wayne Budney (Chair), Robin Chesmer (Secretary), Thomas Benoit, Allyn Miller, Todd Pannone, Keith Sczurek, Karl Weinstein, Julie Chalifoux (Alternate), Tom Dunham (Alternate)

Members absent: Ethan Stearns (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 W. Budney at 7:00 pm.

The Pledge of Allegiance was recited.

**II. OLD BUSINESS**

**III. NEW BUSINESS**

- a. PZ-24-1: Steven and Susan Zickman, 922 Trumbull Highway, Assessors Map 246, Lot 3. Special permit request for Veterinary Hospital. Set public hearing date.

**Motion made by T. Pannone and seconded by A. Miller to set a Public Hearing on PZ-24-1 for March 18, 2024 at 7:00 p.m. and require two-thousand-dollars (\$2,000.00) to cover the cost of an engineering review by Yantic River Consultants, LLC. Motion passed unanimously.**

- b. Compliance with Public Act 21-29 (CGS Sec. 8-4c.). Commissioner Training. All Commission members who were required to complete the training have done so.

**Motion made by K. Weinstein and seconded by K. Sczurek that the Commission send a letter to the First Selectman by March 1, 2024 affirming that it is in compliance with the training requirements of PA 21-29. Motion passed unanimously.**

**Motion made by R. Chesmer and seconded by A. Miller to add new item c. under New Business – Connecticut General Statute Sec. 8-24 Report: Review of acquisition of 16.4 acres of land by donation for municipal park on Cook Hill Road, Assessors Map 213, Lot 24. Motion passed unanimously.**

- c. Connecticut General Statute Sec. 8-24 Report: Review of acquisition of 16.4 acres of land by donation for municipal park on Cook Hill Road, Assessors Map 213, Lot 24.

K. Sczurek recused himself from this discussion as his brother abuts the property. R. Chesmer recused himself as he is a member of the Board of Selectmen. W. Budney appointed T. Dunham and J. Chalifoux as voting members.

First Selectman Cwikla reviewed the bequest from Walter Stebner to the town with the Commission.

W. Budney asked if it would be brush hogged to keep invasives at bay and was told yes.

K. Weinstein asked how the general public is made aware of open town land such as this and how the property would be maintained. K. Cwikla stated that the property would be brush hogged yearly. P. Chester noted that the property would be included in the annual Conservation and Agriculture Commission town-wide newsletter.

There were questions about the use of the property by various groups and the answer was that any requests for special use of the property would go before the Board of Selectmen for approval.

**Motion made by A. Miller and seconded by T. Dunham that the town should take possession of the property with the condition that the town be required to brush hog it at least once per year. Motion passed 6-1-0, with K. Weinstein against.**

K. Sczurek and R. Chesmer rejoined the meeting as voting members.

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

- a. January 22, 2024

**Motion made by A. Miller and seconded by T. Dunham to approve the minutes of the January 22, 2024 meeting with the amendment that the minutes reflect that the town should not have proceeded with tree felling on scenic roads and installation of light on Green without first receiving the approval of Planning and Zoning Commission.**

R. Chesmer recused himself from voting on the motion. T. Dunham was made a voting member.

**Motion passed unanimously.**

R. Chesmer rejoined the Commission.

**V. TOWN PLANNER REPORT**

P. Chester provided the Commission with a 2/7/24 email from Heidi Bailey, 59 West Town Street, regarding the light that was installed on the Green for the skating pond and light pollution entering her property, and a copy of the Selectmen's 2/6/24 meeting minutes regarding the same.

K. Cwikla explained that the Selectmen are working with the homeowner to reach a solution to the issues caused by the light.

A. Miller asked what will be done going forward to ensure that the town abides by the rules when it comes to getting Planning and Zoning Commission approval prior to moving forward with town projects that are under the oversight of the Commission. K. Cwikla stated that he was unaware that some past activities should have come to the Commission first and he looks forward to better communication going forward.

The Commission discussed drainage issues on town (and scenic) roads, especially considering recent rain events. K. Cwikla explained that the town faces multiple issues regarding drainage in town and noted that some problems stem from homeowners not clearing debris from the culverts under their driveways. P. Chester noted that Yantic River Consultants, LLC, is reviewing the 2004 Driveway Ordinance in order to make suggestions for improvement, and that the Plan of Conservation and Development recommends the town conduct a drainage plan.

P. Chester updated the Commission on DPW conceptual design work for the current site and that the Fire Department secured radio cell tower service for the south end of town on an existing tower in the Town of Bozrah.

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

The Commission entered Executive Session with the Town Planner and First Selectman at 8:02 p.m. and came out of Executive Session with no action taken.

**VII. ADJOURNMENT**

**Motion made by A. Miller and seconded by T. Pannone that the Commission adjourn at 8:15 p.m. Motion passed unanimously.**

Minutes respectfully submitted,  
Catherine McCall