



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, March 18, 2024
7:00 p.m.

579 Exeter Road
Town Hall Downstairs Conference Room

MINUTES

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

Members absent: Keith Sczurek

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

I. CALL TO ORDER

Wayne Budney called the meeting to order at 7:00 p.m. and appointed Ethan Stearns a voting member.

The Pledge of Allegiance was recited.

II. PUBLIC HEARING

- a. PZ-24-1: Steven and Susan Zickmann, 922 Trumbull Highway, Assessors Map 246, Lot 3. Special permit request for Veterinary Hospital in Village Business District.

Attorney Bill McCoy (Heller, Heller & McCoy, Montville) represented the homeowner. The project will convert the entire property, including the house, into an extension of the Veterinary Hospital. He noted that all abutters had been notified of the public hearing and provided the town with the green cards.

Wesley Wentworth, PE (Wentworth Civil Engineers, Lebanon) provided an overview of the Site Plan dated 10/12/23, revised through 3/8/24, which includes the addition of a 27-space parking lot to the south with landscaping buffer to Trumbull Highway and the abutting property, stormwater management, lighting, and septic system modification. He also reviewed the lighting plan for the site and noted that they had met with the Village Business District Design Review Board and included their recommendations into the current plan.

Architect Christopher Hill (Blue Moon Design) noted that impacts to the exterior of the house will be minimal, and that the historic integrity of the exterior will be maintained. The first floor of the house will be used for exam rooms, while the second floor will be offices, and the third floor will be used for storage.

Mr. Miller asked how handicapped access would be provided to the house and was told that services offered in the existing clinic building which is handicapped accessible are the same as those to be offered in the former residence and therefore did not need to be handicapped accessible. Mr. Wentworth noted that they had met with the Building Official who advised them on ADA issues and that they are in compliance. Mr. Miller recommended that further screening be added to the south end of the proposed parking area to screen the abutting house.

Mr. Chesmer questioned the layout of the second floor of the house where it appears the only way out of an office is through a bathroom. Susan Zickmann explained that there is another existing exit from that room that does not appear on the plan.

Mr. Chester noted that the Commission had received the lighting plan and details today, as well as Brandon Handfield (Yantic River Consultants) review memo dated 3/18/24 which notes that he has reviewed the revised site plan, water quality volume calculations, drainage calculation, lighting plan and fixture details, and engineer review memo. The memo states that the three (3) additional parking spaces added to the revised site plan at the northerly-most side of the site do not comply with the minimum parking lane requirements identified in the Zoning Regulations.

Motion made by Mr. Pannone and seconded by Mr. Miller to close the public hearing at 7:30 p.m. Motion passed unanimously.

III. OLD BUSINESS

- a. PZ-24-1: Steven and Susan Zickmann, 922 Trumbull Highway, Assessors Map 246, Lot 3. Special permit request for Veterinary Hospital in Village Business District.

Motion made by Mr. Miller and seconded by Mr. Stearns to approve PZ-24-1 with the following conditions:

- 1. Add a minimum of four (4) additional arborvitaes to the south of parking area to screen the abutter.**
- 2. Limit the height of the proposed pole-mounted lights to 14 feet.**
- 3. Regular business hours shall be limited to 8:00 a.m. to 8:00 p.m. daily, with exterior lights to be extinguished by 9:00 p.m.**
- 4. Second floor plan shall be amended to show the second door to the easterly most office.**
- 5. Eliminate the three (3) proposed northerly-most parking spots.**

Motion passed unanimously.

IV. NEW BUSINESS

- a. Town of Lebanon Community Center, 872 Trumbull Highway, Assessors Map 235, Lot 49. Installation of sidewalk light bollards in the Village Business District.

Mr. Chesmer recused himself and left the Commission table. Chairman Budney appointed Mr. Dunham a voting member for this item.

Mr. Chester described the lighting plan and noted that landscaping would be replaced.

Motion made by Mr. Miller and seconded by Mr. Dunham to approve the project with the following conditions:

- 1. Existing lights shall comply with Zoning Regulation Section 7.9.**
- 2. Bollard lights shall be turned off by 11:00 p.m.**
- 3. Replacement of landscaping shall be in kind.**

Motion carried unanimously.

Mr. Chesmer returned to the Commission table.

- b. PZ-24-3: Robert Champagne, 185 Randall Road, Assessors Map 272, Lot 5. Special permit request for Home Occupation under Zoning Section 7.5b. Accept application and schedule public hearing date.**

Motion made by Mr. Pannone and seconded by Mr. Miller to bring PZ-24-3 to a Public Hearing at 7:00 p.m. on April 14, 2024. Motion carried unanimously.

V. MEETING MINUTES

- a. February 12, 2024

Motion made by Mr. Pannone and seconded by Mr. Weinstein to approve the minutes of the February 12, 2024 Planning and Zoning meeting. Motion carried unanimously.

VI. TOWN PLANNER REPORT

- a. West Town Street. The Selectmen are planning to add stop signs at Imogene Lane and a speed hump between Imogene and Exeter Road to slow the speed on the road.
- b. Home Occupation. Discussion on allowing more than one home occupation on a property that permits public access. The Commission consensus was that only one home occupation is permitted on a property that allows public access, but that more than one home occupations that do not require public access may be permitted depending on the site.
- c. DPW Building Committee is working on a new facility design for the current site.
- d. Farmers Market will be accepting SNAP and FMNP at this year's market.
- e. Email from Dianne Malozzi on Roberts Rules and making proper motions, and expressing opinions and potential FOI issues.

VII. EXECUTIVE SESSION - Pending litigation.

VIII. ADJOURNMENT

Motion made by Mr. Miller and seconded by Mr. Pannone to adjourn the meeting at 8:24 p.m. Motion carried unanimously.

Minutes respectfully submitted,
Catherine McCall