



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, February 14, 2022
7:00 p.m.

Lebanon Town Hall, Downstairs Meeting Room

MINUTES

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

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

I. CALL TO ORDER

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

II. MEETING MINUTES

a. January 10, 2022

Motion made by R. Chesmer, seconded by W. Budney, to approve the minutes of the January 10, 2022 meeting. Motion carried unanimously.

III. OLD BUSINESS – None.

IV. NEW BUSINESS

a. PZ-22-4: Matthew Williams, Williams Materials, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Accept application for Earth Excavation per Zoning Sec. 8.6 and set public hearing date. Matthew Williams presented.

Motion made by T. Meyer, seconded by T. Benoit, to set the public hearing for this application on April 18, 2022 at the regular Commission meeting. Motion passed unanimously.

b. PZ-22-5: Todd Pannone, Roger Foote Road, Assessors Map 271, Lot 18. Request Temporary Use permit for processing existing interior stone walls on property. Mr. Pannone recused himself from the Commission for this application and A. Miller was seated.

Todd Pannone presented and requests permission to crush the interior stone walls on the property in order to clear the land for agriculture. Work will be done weekdays (8am-4pm) and the project will take two (2) months and begin in March.

Motion made by A. Miller, seconded by W. Budney, to approve this application with work to be done during March and April 2022. Motion carried unanimously.

Todd Pannone rejoined the Commission.

V. REGULATION REVIEW SUBCOMMITTEE REPORT

T. Meyer presented the work of the Subcommittee including possible Commission applications regarding zoning map and zone text amendments and opting out of PA21-29. The Commission discussed the ability to have golf courses in town and their plans to revisit the allowance of campgrounds and commercial kennels in the future.

Motion made by T. Meyer, seconded by K. Weinstein, to add new item c. under New Business in order to accept PZ-22-6, PZ-22-7, PZ-22-8, and PZ-22-9. Motion unanimously approved.

IV. NEW BUSINESS

- c. Accept the following applications made by the Planning and Zoning Commission and set public hearing date.
 - 1. PZ-22-8: Lebanon Planning and Zoning Commission. Opt out of the provisions of Public Act 21-29 that allow detached accessory apartments on lots with single-family dwellings as-of-right.
 - 2. PZ-22-9: Lebanon Planning and Zoning Commission. Opt out of the provisions of Public Act 21-29 that limit parking to one space for each studio or one-bedroom dwelling unit and two spaces for two-bedroom or more dwelling units.
 - 3. PZ-22-6: Lebanon Planning and Zoning Commission. Proposed amendments to the Zoning Map to change properties currently zoned Rural Agricultural Residence District that have an agricultural conservation easement to the Agricultural District.
 - 4. PZ-22-7: Lebanon Planning and Zoning Commission. Proposed changes to Zoning Regulation Sections 1.1, 2.2, 3.1.a, 4.1.1a., 4.2, 4.3b.8), 4.3b.10), 4.3b.14), 4.3b.21), 4.3.1(c)3, 4.4e., 4.5c., 4.7b.3), 4.7c.4), 4.8b., 4.9b., 4.12, 5.2, 5.3c., 7.1, 7.5, 7.6, 8.1, 8.2, 8.4e.1), 8.4i., 8.7a., 8.8, and 9.1.

Motion made by W. Budney, seconded by T. Benoit, to accept the applications and hold public hearings on March 21, 2022 at 7:00 p.m. at Town Hall during the regular Commission meeting. Motion unanimously approved.

VI. TOWN PLANNER REPORT

Lebanon Fair will be serving alcohol this year and the Resident State Trooper has been notified. Discussion on the amount residential developing take place in town, possible future land uses for 74 Norwich Avenue, and farmers market planning.

VII. EXECUTIVE SESSION – None.

VIII. CORRESPONDENCE – 1/20/22 letter from Waller Smith & Palmer to Myles Davis regarding unauthorized removal of trees and stone walls on Smith Road.

IX. ADJOURNMENT

Motion made by R. Chesmer, seconded by T. Meyer, to adjourn the meeting at 8:57 p.m. Motion carried unanimously.

Minutes respectfully submitted,
Catherine McCall