



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
Monday, June 20, 2022  
7:00 p.m.

Lebanon Town Hall, 579 Exeter Road, Downstairs Meeting Room, and via zoom.

**MINUTES**

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

Members Absent: Ethan Stearns (Alternate)

Also present: Philip Chester (Town Planner), Catherine McCall (minutes), Kevin Cwikla (First Selectman), Bernie Dennler (Office Manager to First Selectman)

**I. CALL TO ORDER**

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

**II. PUBLIC HEARING**

- a. PZ-22-16: Mattwood LLC, Scott Hill Rd., Assessors Map 275, Lot 25. Amend Zoning Map from Business Zoning District to Rural Senior Residence Zoning District.

George Mattern presented the following: The proposed senior housing would allow for a maximum of three (3) people per unit with at least one being fifty-five or older. These units would provide the opportunity for older individuals to downsize or to be Snowbirds. Currently there are only eight (8) market rate senior housing units in Lebanon. Approximately one third of Lebanon residents are fifty-five or older and the number of seniors is expected to rise as Baby Boomers age. Senior housing was mentioned as a need in the latest Lebanon Plan of Conservation and Development. The Economic Development Commission statement also states that it is needed. All required road creation and work would be private, and Mr. Mattern noted that there would be little or no impact to schools, and the units would add to the tax base.

Philip Chester summarized his 6/13/22 report: CT General Statute Sec. 8-3 grants sole authority to Planning and Zoning Commissions to establish and change zoning districts. The owner/applicant rezoned the property from residential to business in 2001 and is currently requesting to rezone from business to rural senior residence zone. They have provided a 25-unit senior housing development concept plan. Rural senior residence zone was established by the Commission in 2015 to promote age-restricted or senior housing. There are only four (4) principal uses allowed in the Rural Senior Residence zone -- agriculture, age-restricted housing, elderly housing, and government facilities. When the Commission receives a zone change request, it is supposed to determine the application's consistency with the Plan of Conservation and Development (POCD). Mr. Chester stated that in his opinion the Zoning Map application appears consistent with the POCD which specifically promotes the development of senior housing and specifically identifies the Scott Hill Road

property for “development” in its Future Land Use Plan. The POCD also recommends regulatory action by the Commission to “encourage business and housing development proposals that meet the physical, social, economic, and environmental needs of the community, including rezoning when warranted.” The impacts of senior housing on municipal town services are considered limited to emergency services, as all roads and infrastructure associated with development would be private and there would be no impact to the schools.

Two letters were submitted to the Commission in support of the application:

1. Darcy Bayte, Senior Center Director read a letter dated June 20, 2022 signed by the members of the Commission on Aging.
2. Mr. Chester read a letter dated May 27, 2022 from the Economic Development Commission.

Chairman Malozzi asked for public comment:

- Jeff Rondo, 56 McGrath Lane, asked if the development would be able to expand to additional units in the future. Mr. Mattern said there were no plans to do so and believes the site would not support further units.
- Jim Russo, 2 Bogg Lane, said he believes a development such as this would benefit the town. It is a central location – approximately seven miles from Lebanon center and close to Norwich and Colchester. He believes if we do not act on this now, we may never have the opportunity again. He noted that it provides an option currently not available to those wishing to live in Lebanon.
- Eileen Weinstein, 533 Goshen Hill Road, asked for a better description of the allowance of *government facilities* use on the site. Mr. Chester explained that it could be used for any type of government facility and that the use is currently permitted on this site in the Business zone.
- Diane Malozzi, 54 Burnham Road, noted that based on the town’s population and what is needed, she supports the possibility of this property being developed for senior housing. Seniors will bring in taxes but do not use a lot of services.
- Kevin Cwikla, First Selectman, stated that he endorses this zone change. He believes there is a need for senior housing, and this would provide an opportunity for its development.

Wayne Budney stated that he has been advocating for additional senior housing for years and is in support of this zoning change.

Thomas Meyer stated that the Plan of Development and Conservation calls for the development of senior housing and was created by many town boards and commissions and represents the consensus of the community. He noted that not only does the 2020 POCD calls for this use, but also did the 2010 POCD.

Robin Chesmer asked Mr. Mattern about the river that runs through along the property and if there are any plans for the area. Mattern said that nothing would be done near the river. Mr. Chesmer suggested that a conservation easement be placed along this area and Mr. Mattern said it was a possibility.

**Motion made by T. Meyer and seconded by W. Budney to close the hearing at 7:20 p.m. Motion carried unanimously.**

### III. OLD BUSINESS

- a. PZ-22-16: Mattwood LLC, Scott Hill Road, Assessors Map 275, Lot 25. Amend Zoning Map from Business Zoning District to Rural Senior Residence Zoning District.

Mr. Chester reiterated that the Commission should make a determination regarding the zone change proposal consistency with the Plan of Conservation and Development.

Karl Weinsteiner wants to revisit the question regarding the ability for the government to develop facilities on a property with this zoning designation. He believes the Commission should understand if it is only local government that can use this property. Mr. Chester noted that should the State of CT decide to place a facility on a property they can overrule the zoning of a town. He also noted that government can use property in most zones in town.

Tom Meyer stated that he feels the zone map change is consistent with the Plan of Conservation and Development.

**Motion made by T. Meyer and seconded by K. Weinsteiner to approve PZ-22-16 and that it is consistent with Lebanon's Plan of Development and Conservation. Motion carried unanimously.**

### IV. NEW BUSINESS

- a. PZ-22-20: Town of Lebanon Town Hall, 579 Exeter Road, Assessors Map 235, Lot 1. Site Plan Modification to replace landscaping and install generator, electric vehicle charging station, and ADA voting station.

Robin Chesmer recused himself from this item and left the meeting table. Francis Malozzi appointed Julie Chalifoux as a voting member.

Mr. Chester went through the proposed site plan changes. He noted that the majority of Design Review Board members recommended that the diesel generator be relocated to the southeast of the building and be screen with landscaping or replaced with a propane generator with a lower profile in the location shown on the plan.

Karl Weinsteiner asked about the cost of the generator and when in the last 10 years the town has had an issue that would require a generator. Dean Hunniford (DPW/Facilities Director) noted \$62,000 for the diesel generator and \$78,000 for the propane generator. He also explained that an issue with propane is that during a long-term emergency it might be difficult to get propane whereas the town has ready access to diesel fuel. Mr. Cwikla noted that since he has been First Selectman there have been three (3) events. He noted that the generator is needed to enable Town Hall to function during power outages and that ARPA funds would be used.

Allyn Miller stated that the proposed mulching the side of the building would be a fire hazard and recommended stone. He also asked where power comes into the building.

Todd Pannone suggested that the cement walkway be extended to support the installation of the generator unit.

Tom Meyer noted that he believes the role of the Commission is for site plan approval versus budgetary issues.

Bernard Dennler spoke to say that in the four (4) years he has worked for the town there have been several events that have caused multi-day closures of town hall. He noted that some things can now be done remotely, but when the power is out at our homes and at the town hall we cannot use computers, access town hall servers, etc. Mr. Dennler is required to coordinate with fire and emergency personnel, and it is difficult under current conditions. The Town Hall being a hub would make it much easier to deal with these situations and respond to emergencies appropriately.

Allyn Miller asked what has been done in the past. It was explained that the high school is set up as a cooling and heating area, and a place to get water, etc. Currently the high school, the fire station, the DPW garage all have generators. He also asked about the proposed charging station, the adequacy of the size of the generator and its function related to vehicle charging.

Karl Weinstein noted that as there are other locations in town that have generators they could be used in an emergency.

Dean Hunniford explained the charging station would run off the town hall and not the generator. The generator is sized for the use of the building and its electric heat. Weinstein asked for specifics on who pays for the electricity used by the charging stations and was told they would be paid with a debit / credit card by the user.

Mr. Chester noted that it is the Commission's charge to decide if the proposed changes met the Zoning Regulation's Design Review Standards.

Diane Malozzi, 54 Burnham Road, explained that this commission is charged with the zoning piece of this only and any costs would go before the Board of Finance. She asks if there is a need for the charging stations. Dean Hunniford explained that there are incentives through Eversource for this and that they pay a considerable amount for the stations and their installation. Bernard Dennler confirmed that Eversource would pay for most of it. Mr. Chester noted that installation of charging stations is in the Plan of Conservation and Development.

**Motion made by T. Meyer and seconded by T. Pannone to approve site plan modifications with the provision that the generator be moved to the southeast corner of building and screened by landscaping and that stone replace the mulch on the west side of the building.**

Wayne Budney noted that Rhododendrons may not do well on the northeast side of the building and would like to see the generator moved further away from the building.

Benoit asked about the exhaust from the generator. J. Russo believes the exhaust would be on the furthest side of the unit away from the building. Mr. Pannone agreed that the unit should be moved away from the building.

**Motion carried 5-2-0 with W. Budney and K. Weinstein opposing.**

**V. MEETING MINUTES**

a. May 16, 2022

**Motion made by T. Pannone and seconded by R. Chesmer to approve the minutes of the May 16, 2022 meeting. Motion carried unanimously.**

**VI. TOWN PLANNER REPORT**

a. PZ-22-19: Jonathan Trumbull Library, 580 Exeter Rd., Assessors Map 235, Lot 47. Temporary Use Permit for August 20, 2022 grand opening, 10:00 a.m.-2:00 p.m. Mr. Chester reported that he issued a Temporary Use Permit under Zoning Sec. 7.1 for the Jonathan Trumbull Library grand opening ceremony which will include food trucks, parking in the Alden parking lot with police assistance to cross Route 87.

The Farmer's Market is in full swing. The Himmelstein farm on North Street was preserved last week for farmland. Route 207 (Exeter Road) was designated a State Scenic Highway/Road by DOT and will be receiving signage to that effect. Concept plans for a 16-unit senior affordable housing project abutting the Senior Center is moving forward. Interest has been expressed to develop property on Norwich Avenue at the intersection of Sisson Road for vehicle repair services.

**VII. EXECUTIVE SESSION - Pending litigation**

**Motion by W. Budney and seconded by R. Chesmer to go into Executive Session at 8:23 p.m. with the Town Planner and First Selectman. Motion carried unanimously.**

The Commission came out of Executive Session at 8:37 p.m. with no action taken.

**VIII. CORRESPONDENCE**

**IX. ADJOURNMENT**

**Motion made by T. Pannone and seconded by Thomas Benoit to adjourn the meeting at 8:38 p.m. Motion carried unanimously.**

Minutes respectfully submitted,  
Catherine McCall