



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
September 16, 2019, 7:00 p.m.

Members present: James Jahoda (Chair), Kathleen Smith (Vice Chair), Robin Chesmer, Francis Malozzi, Thomas Meyer, Keith LaPorte (left meeting at 9:08), Ethan Stearns (Alternate), Thomas Benoit (Alternate)

Members absent: Wayne Budney, Allyn Miller

Also present: Philip S. Chester, AICP Town Planner, Catherine McCall (minutes)

I. CALL TO ORDER

Meeting called to order by Chairman J. Jahoda at 7:00 pm. Alternate member E. Stearns substituted for absent member W. Budney.

II. MOTION TO AMEND AGENDA – K. LaPorte moved to add the following item to the agenda under OLD BUSINESS item ‘c’; PZ-15-4319: Town of Lebanon Jonathan Trumbull Library, 580 Exeter Road, Assessors Map 235, Lot 47. Request for five (5) year site plan extension. Seconded by K. Smith. Motion passed with none opposed.

III. NEW BUSINESS

- a. PZ-19-8172: Prides Corner Farms, 122 Waterman Road, Map 251, Lot 5. Site plan modification for 78,000 square foot greenhouse per Zoning Sec. 4.3.a.2) and 7.8.

P. Chester reminded the Commission that they cannot move on this application prior to approval by the Inland Wetlands Commission. John Sczurek of Megson and Heagle Engineering presented the application, and Christian Joseph from Prides Corner was in attendance. Prides Corner is proposing a 180 ft x 432 ft propagation building. Roof drains will tie into a subsurface infiltration system that has been sized to accommodate runoff from a 100-year storm. The building will have 16 ft sidewalls and peaks to 20 ft. There will be bathrooms in the building and sewage will be pumped into a septic system located near Waterman Road. Silt socks will be used instead of a silt fence for erosion control around the ponds. Town Engineer B. Handfield is currently reviewing the project and UNCAS Health District is reviewing the septic system. The Commission is awaiting Mr. Handfield's findings.

- b. Design Review Application. John and Susan Williams, 1 West Town Street, Assessors Map 229, Lot 1. Rebuilding of ell and porch addition.

P. Chester provided the materials submitted by the applicant to the Commission and noted that there was an 8/29/19 Design Review Board meeting at the site where only the front door was recommended for approval. The Commission reviewed the building elevation and window details provided by the applicant. The Commission is looking for a plan drawn to scale that shows the proposed siding, windows with (simulated) divided panes, and side door detail for the next meeting.

IV. OLD BUSINESS

- a. PZ-19-8128: SCM Holdings LLC, 216 Norwich Avenue, Assessors Map 275, Lot 40. Site plan modification for retention pond and drainage per Zoning Sec. 4.7.b.2) and 7).

The Commission reviewed the 9/16/19 review letter from Town Engineer Brandon Handfield recommending approval of the site plan modification with the condition that an engineer certify the proper installation of the detention and drainage systems.

F. Malozzi motioned to approve the site plan modification with the requirements that the applicant provide certification by a CT licensed professional Engineer to the town that the installation of the detention and drainage systems was satisfactory and that the detention and drainage systems are installed prior to addition of any structures. Seconded by T. Meyers. Motion passed unanimously.

- b. PZ-19-8115: B&M Upholstery Supply, LLC, 332 Geer Road, Assessors Map 276, Lot 37. Site plan modification for increased paving area.

Westley Wentworth PE and Soil Scientist of Wentworth Engineering, Mary Gagnon and Scott McCall of B&M Upholstery were present. W. Wentworth presented the application and his report which looked at paving conducted on the site since the last site plan approval. He found that there are good infiltration rates of water runoff based on the makeup of soil and no erosion caused by any of the pavement expansion. He recommends that loam should be added to bring the lawn up to pavement height and that crushed stone may be needed in some areas if the loam does not take care of the problem. He also recommends removal of fill that in the Southeast corner of the site where there is evidence of erosion. W. Wentworth has informed B&M of this and they are willing to have this done.

P. Chester recommends approval of application with the following conditions; 1) The fill at the Southeast corner shall be removed, 2) The surveyor shall sign and certify the site plan, and 3) Loam and fill shall be installed along the pavement edges to stop erosion. **F. Malozzi made a motion to accept the application with the three conditions noted by P. Chester. K. Smith Seconded. Motion passed unanimously.**

- c. PZ-15-4319: Town of Lebanon Jonathan Trumbull Library, 580 Exeter Road, Assessors Map 235, Lot 47. Request for five (5) year site plan extension.

Jim Russo, Library Building Committee Chairman was present and requests a five (5) year extension of site plan that was approved by the Commission on February 8, 2015.

Motion R. Chesmer to approve a five (5) year extension of the site plan, K. Smith seconded. Motion passed unanimously.

V. PRE-APPLICATION DISCUSSION

- a. Paradise Agency, Gan Aden Phase II Senior Housing, Assessors Map 236, Lot 10.001. P. Chester cited CGS 7.159b. Bruce Goldstein (owner), Michael Tarbell PE, presented a pre-application review for six (6) age-restricted housing units off Doctor Manning Drive. No action taken.

VI. EXECUTIVE SESSION – Enforcement Actions.

Motion by K. LaPorte to enter Executive Session to discuss enforcement actions with the Town Planner. Motion seconded by K. Smith and unanimously approved at 8:55 p.m.

- a. Roadside Ranch Rescue, 380 Kick Hill Road, Assessors Map 230, Lot 5.
- b. SCM Holdings LLC/David Gesiak, 216 Norwich Avenue, Assessors Map 275, Lot 40.

Commission exited Executive Session at 9:05 p.m. with no action taken.

VII. MINUTES

- a. July 29, 2019 ~ Regular Meeting Minutes.

Motion to approve minutes by F. Malozzi, seconded by T. Meyer with the amendment that the word ‘Agenda’ be replaced with ‘Minutes’, and unanimously approved.

VIII. TOWN PLANNERS REPORT

Mr. Chester reported on a zoning compliance request for addition of 10-person group home; receipt of Wengloski and Williams gravel bank bonds; Mitlitsky Eggs traffic count update; farmland preservation application and POCD updates; attendance at Columbia Mono Park/Wells Woods discussion and SNEAPA conference; Green Store and Grand Lake Spa updates; summer and winter farmers markets; meeting with Mr. Serignese regarding future wine production at West Town Street; reviewing draft Fiscal Value of Land: Cost of Community Services Study (COCS); discussion on possible future use of town open space abutting Doctor Manning Drive; request from SECHA and SCOGG to discuss Lebanon’s Housing needs assessment with the Commission; proposed corn maze at 333 Goshen Hill Road; and potential enforcement actions.

IX. 2020 PLAN OF CONSERVATION AND DEVELOPMENT

The Commission reviewed a list of land use, regulatory, and town actions taken since adoption of the 2010 POCD, and will invite Paula Stahl, author of the 2019 Fiscal Value of Land Use: COCS, and SECHA and SCOGG representatives to discuss Lebanon’s housing needs assessment to the October 21, 2019 meeting.

X. COMMUNICATION

Letter from Ann Dawson dated 8/23/19 regarding Mitlisky Eggs LLC.

Letter from DEEP dated 9/9/19 re: Chappell Road bridge at Susquetonscut Brook replacement.

XI. ADJOURNMENT

Motion to adjourn by F. Malozzi, seconded by K. Smith. Motion passed at 9:32 p.m.

Respectfully submitted,
Catherine McCall

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.