



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting Minutes**  
October 21, 2019, 7:00 p.m.  
Town Hall Downstairs Conference Room  
579 Exeter Road

Members Present: James Jahoda (Chair), Kathleen Smith (Vice Chair), Robin Chesmer, Francis Malozzi, Thomas Meyer, Keith LaPorte, Wayne Budney, Ethan Stearns (Alternate), Thomas Benoit (Alternate)

Members Absent: Allyn Miller (Alternate)

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. J. Jahoda appointed

**II. NEW BUSINESS**

- a. CGS Sec. 8-24 Report: Transfer of ownership of Jonathan Trumbull Junior House Museum, 780 Trumbull Highway (Assessors Map 235, Lot 37) to Lebanon Historical Society, 856 Trumbull Highway.

J. Jahoda appointed T. Benoit and E. Stearns voting members in place of K. LaPorte and T. Meyer who recused themselves as they are Historical Society Board members. First Selectmen Betsy Petrie and Selectman John Bendoraitis presented. B. Petrie provided history on the ownership and support of the property. The Selectman do not feel the town is the best conservator or promotor of this museum and believe the Historical Society would be better suited to manage the property. J. Bendoraitis noted that should the Historical Society ever disband, ownership would revert to the town and Lebanon would retain an easement on the property.

**K. Smith motioned to approve CGS Sec. 8-24 to transfer ownership of the Jonathan Trumbull Junior House Museum to the Historical Society. W. Budney seconded and the motion passed unanimously.**

- b. CGS Sec. 8-24 Report: Development of Utility/Soccer Field at Aspinall Recreation Complex, Exeter Road (Assessors Map 235, Lot 67).

K. LaPorte and T. Meyer resumed membership status at this time with T. Benoit and E. Stearns returning to alternate.

B. Petrie presented a map showing the location of the proposed soccer field. The Recreation Commission did a needs analysis and support the development of two (2) fields, but there is funding available at this time for a single field.

**K. Smith motion to approve CGS Sec. 8-24 for development of soccer field at Aspinall Recreation Complex, Exeter Road. W. Budney seconded and motion passed unanimously.**

### **III. OLD BUSINESS**

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

John Sczurek of Megson Heagle & Friend Engineering presented. Last month Sczurek gave a detailed overview of the project. At that time B. Handfield, PE of Yantic River Consultants had some concerns which Prides has addressed. Sczurek outlined changes made to the plans and noted the Fire Marshall and Fire Chief visited the site and made recommendations. He also stated that the hours of operation of the proposed lighting would be approximately 6:00 a.m. to end of workday.

B. Handfield stated that most of his concerns had been addressed and that the site will be improved by better drainage and restoration of green areas. He provided seven (7) outstanding items he recommends be amended to the plans.

**R. Chesmer motioned to approve PZ-19-8172 with the satisfaction of the following conditions being met as outlined by B. Handfield:**

- 1. Guide rail or suitable vehicle and pedestrian barrier be added along the top of the pond embankments.**
- 2. A lighting plan be submitted to confirm compliance with Zoning Sec. 7.9, including fixture mounting height, photometric information and confirmation that the IESNA standards have been met.**
- 3. The “typical restoration detail for existing gravel areas” be revised to depict a 12” minimum deep excavation and the placement of a loamy subsoil beneath the topsoil layer.**
- 4. A landscaping plan be submitted depicting the quantity, type, size, and location of proposed shrubs and trees.**
- 5. The manufacturer and type of erosion control blanket be specified in the “typical restoration detail for pond embankment” on Sheet 6.**
- 6. A final Hydrology and Hydraulics Engineering Report should be submitted and should include routing calculations for the proposed roof infiltration system the low-level outlet.**
- 7. Satisfaction of Fire Marshal, including:**
  - a. Widen driveway west of existing propagation building to 20-feet minimum.**
  - b. Install dry hydrant in pond to south.**
  - c. Install pavement or millings between old and new propagation buildings.**
  - d. Reconfigure retaining wall to limit drive length between buildings.**

**F. Malozzi seconded and the motion passed unanimously.**

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

Item tabled, awaiting receipt of detailed drawings showing siding, windows with grills and side door detail.

#### **IV. 2020 PLAN OF CONSERVATION AND DEVELOPMENT**

- a. Paula Stahl, AICP presented an overview of the “Town of Lebanon Fiscal Value of Land Use, Cost of Community Services Study” which looked at current fiscal budget expenditures and revenues and attributed each to residential, commercial/industrial, and farmland/open space/vacant land uses. This was a follow up to the same study she conducted for the town in 2006 as part of the 2010 POCD.

According to Ms. Stahl for every \$1.00 collected in local taxes, residential land use costs \$1.15 in municipal services, while commercial or industrial land costs \$0.17, and farmland/open space/vacant land costs \$0.20 in municipal services. She noted that agricultural land use helps stabilize the mil rate and that in general the more developed a community the higher its mil rate. Commission members recommended that Ms. Stahl present her findings to the Board of Finance.

- b. Amanda Kennedy, AICP, (Assistant Director of Southeastern CT Council of Government) and Jeff Taylor (Southeastern CT Housing Alliance Board member and Director of Development for Habitat for Humanity) presented the 2018 Southeastern Connecticut Housing Needs Assessment and a 2019 Lebanon Housing Profile. Both reports show a need for additional rental property and affordable housing in town.

Lebanon housing costing no more than 30% of gross income is considered affordable under CGS Sec. 8-30g. Lebanon has 109 units in this range. A lack of affordable housing can adversely affect the town in that it could be forced to allow development density zoning would otherwise prohibit if the town does not have 10% of house deemed affordable. There are currently activities going on at the State level that may put pressure on municipalities not working to provide additional low-income housing by withholding discretionary financial support.

R. Chesmer asked how a town could provide affordable housing. A. Kennedy outlined a few ways. 1) Inclusionary zoning: example – require that a percentage of a development contain affordable house, 2) Obtain grants to build affordable housing, 3) A land trust; the land the home is built on is leased to the homeowner – not requiring it to be purchased.

#### **V. REAPPOINTMENTS TO VILLAGE GREEN DISTRICT DESIGN REVIEW BOARD**

**Motion made by T. Meyers, seconded by W. Budney to reappoint Jason Nowosad and Ellen Macauley to the Village Green District Design Review Board through September 16, 2022. Motion passed unanimously.**

#### **VI. MINUTES AND 2020 REGULAR MEETING SCHEDULE**

- a. September 16, 2019 Regular Meeting Minutes  
**Motion to approve the September 16, 2019 minutes made by F. Malozzi, seconded by K. Smith. Motion passed unanimously.**

- b. September 20, 2019 Special Meeting Minutes  
**T. Meyers made motion to approve the September 20, 2019 special meeting minutes with a change to reflect that he was absent. F. Malozzi seconded and motion passed unanimously.**
- c. 2020 Regular Meeting Schedule  
**Motion to approve the following proposed meeting schedule made by F. Malozzi. January 13, 2020, February 10, 2020, March 16, 2020, April 20, 2020, May 18, 2020, June 15, 2020, July 20, 2020, August 17, 2020, September 21, 2020, October 19, 2020, November 16, 2020, December 14, 2020, and January 11, 2021. All meetings will be held at 7:00 p.m. in the Town Hall downstairs meeting room. This was seconded by K. Smith. Motion passed unanimously.**

## **VII. TOWN PLANNERS REPORT**

Mr. Chester reported that he issued an enforcement order for a junkyard at 115 Dianne Drive and received a letter from 36 Geer Road owner stating the illegal dwelling would be vacated by November 1, 2019; discussed the short-term rental regulations memo from SCCOG; questioned if gravel driveways counted toward impervious coverage requirements; attended meeting on Wells Woods in September and SNEAPA conference in Springfield; last week; met today at SCCOG on a potential regional study for reuse or diversification of dairy farmland and with the POCD Open Space Subcommittee and CT RC&D to discuss potential grant to determine feasibility of creating an agriculture center incubator with a housing component in Lebanon; will be part of DoAg, WLA and AFT focus group on farmland access and succession for agricultural service providers; Winter Farmers Markets will be held at Senior Center on 11/23, 12/21 and 1/25; REW Wolf farm was preserved October 3, 2019; and next PZC meeting is November 18th.

**Motion made by K. LaPorte and seconded by W. Budney to support a farm viability grant application being submitted by CT RC&D to Department of Agriculture to determine the feasibility of creating an agricultural center incubator with housing in Lebanon and commit up to \$5,000.00 from the Open Space Account as a cash match. Motion unanimously approved.**

## **VIII. EXECUTIVE SESSION - None.**

## **IX. COMMUNICATION – None.**

## **X. ADJOURNMENT**

**Motion to adjourn by K. Smith, seconded by R. Chesmer. Motion passed at 9:30 pm.**

Respectfully submitted  
Catherine McCall

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