



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, June 21, 2021
7:00 p.m.

Lebanon Town Hall
Downstairs Conference Room

MINUTES

Members Present: James Jahoda (Chair), Robin Chesmer (Secretary), Thomas Benoit, Keith LaPorte, Francis Malozzi, Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

Members Absent: Wayne Budney, Allyn Miller (Alternate)

Also Present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Matt Earls (Library Director), Catherine Marion (Town Counsel, Waller Smith & Palmer), Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order Chairman James Jahoda at 7:00 pm.

Julie Chalifoux activated to voting member to take the place of an absent member.

II. NEW BUSINESS

- a. PZ-21-20: Benedict Gonzalez, 90 Congdon Road, Assessors Map 283, Lot 84. Accessory Living Unit.

Mr. and Mrs. Gonzalez were present at the meeting.

K. Laporte made a motion to approve application PZ-21-20. F. Malozzi seconded the motion. Motion carried unanimously.

- b. PZ-21-22: Karen Wayland, 105 West Town Street, Assessors Map 235, Lot 15. Temporary Use Permit for August 25-29, 2021 wedding.

Karen Wayland presented. This will involve a wedding rehearsal dinner with tent. Ms. Wayland will be on site and oversee parking. Event to end before 9:00 pm.

Motion made by F. Malozzi to approve application PZ-21-22. Motion seconded by T. Meyer. Motion carried unanimously.

It was the consensus of the Commission that the Town Planner should be able to approve Temporary Use Permits per Zoning Sec. 7.1 unless he feels the application is best to be reviewed by the Commission. All members were in agreement.

IV. OLD BUSINESS

- a. PZ-20-4: Town of Lebanon Library Building Committee, 580 Exeter Road, Assessor Map 235, Lot 47. Jonathan Trumbull Library site plan modification.

R. Chesmer recused himself on this item as he previously acted upon it as a member of the Board of Selectman. J. Jahoda appointed Ethan Stearns as a voting member.

J. Russo (Library Building Committee Chair) and J. Sczurek, PE, (Megson Heagle & Friend), presented. J. Russo noted that the Building Committee last met with the Commission in December 2020 and that the Commission requested that several conditions of approval be met. J. Sczurek provided explanation of the site plan. There will be 15 parking spaces total. A pedestrian linkage will be provided to the Community Center and abutting sidewalk that leads to the Alden Tavern parking lot. A low-profile hoop style bike rack will be located on the northeast side of the library entrance. Site regrading was changed to maintain a grade less than 5% enabling removal of the handicapped ramp. The front stairs to the main entrance to the Library were reduced to four (4) risers. A lighting plan has been created which satisfies the Outdoor Lighting Standards of the Zoning Regulations. Lights will be the same as currently at the Alden Tavern and Town Hall Parking Lots. The septic design has been finalized with UNCAS Health.

Mr. Lipe, AIA, Jacunski Humes Architects LLC, provided an overview of changes made to the building, including the additional windows to the North Elevation Assembly Room. There had been a recommendation by the Village Green Design Review Board to remove the shutters, but the Building Committee feels they should stay on the building. J. Russo reviewed details on the Landscaping Plan and noted that although the Design Review Board had recommended that the concrete be a dyed color, the Building Committee was proposing that the concrete be natural.

Mr. Chester reviewed the Village Green Design Review Board meeting which had the two (2) recommendations to the Commission to remove the shutters from the building and dye-color the concrete, and that while the Library Building Committee recommends against these changes it is up to this Commission to make the finalize decision.

T. Meyer made a motion to approve application PZ-20-4. J. Chalifoux seconded the motion. Motion carried unanimously.

V. MINUTES

- a. May 17, 2021 Regular Meeting

Motion made by F. Malozzi to approve the minutes of the May 17, 2021 Regular Meeting. Motion was seconded by T. Meyer. Motion carried unanimously.

VI. EXECUTIVE SESSION: Pending Litigation.

Motion made by Mr. Malozzi, seconded by Mr. LaPorte, to enter Executive Session with the Town Planner, First Selectman, and Town Counsel at 7:38 p.m. Motion unanimously approved.

The Commission came out of Executive Session at 8:27 p.m. with no action taken.

VII. TOWN PLANNERS REPORT

Town will conduct test pits in front of Senior Center to determine feasibility of providing new senior housing units; the driveway leading to the Senior Center and Gan Aden Apartments will need to be renamed to address issues related to identification for emergency services and deliveries; Dennis Wengloski Sr. is requesting that the gravel bank off Goshen Hill Road be formally closed, and the Town Engineer will inspect and provide recommend for next PZC meeting; town is working on six (6) active farmland preservation projects; Farmers Market up and running; and legislation at the State House has been passed that will require future changes to the Zoning Regulations.

VIII. ADJOURNMENT

The Commission adjourned at 8:52 p.m.

Respectfully submitted,
Catherine McCall