

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
December 16, 2019, 7:00 p.m.
Town Hall Downstairs Conference Room
579 Exeter Road

Members: James Jahoda (Chairman), Robin Chesmer (Secretary/Vice Chairman) (left meeting at 8:45 pm), Thomas Benoit, Wayne Budney, Keith LaPorte (left meeting at 8:55 pm), Francis Malozzi, Thomas Meyer, Allyn Miller (Alternate), Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

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

1. CALL TO ORDER

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

2. ELECTION OF OFFICERS

Motion by LaPorte, seconded by Meyer, to elect James Jahoda Commission Chair. Motion unanimously approved.

Motion by LaPorte, seconded by Malozzi to elect Robin Chesmer Secretary/Vice Chair. Motion unanimously approved.

3. NEW BUSINESS

- a. Design Review Application: Bethany Brush (applicant), Mark Demuro (owner), 95 West Town Street, Assessors Map 235, Lot 16. Yoga Studio.

Bethany Brush and Mark Demauro presented. Applicant would like to open a yoga studio in the carriage house that was previously used as a gift shop. The maximum number of participants in a class would twelve and there are bathrooms available. Hours of operation would be from 7 am to 8 pm, with gaps between classes to allow for ample parking. There would be an unlighted 5.3 sq. ft. sign attached to the mailbox. Mr. Chester reported that the Village Green District Design Review met on November 26, 2019 and recommended approval of this application. He noted that this activity shouldn't cause greater intensity than what was already permitted by the Commission as a gift shop.

The consensus of the Commission is that the applicant can move forward as follows:

- Total number of participants at any one time shall be twelve.
- Total max hours of operation per week is 30.
- Activity is limited to 7 am to 8 pm with time gap between classes to allow for smooth traffic flow.
- Sign shall be limited to 5.3 sq. ft. and unlit.

Motion made by LaPorte, seconded by Malozzi to enter pre-application discussion for the erection of a building to store equipment on 113 Norwich Avenue to the meeting agenda. Motion passed and discussion ensued.

4. OLD BUSINESS

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

Mr. Williams presented his application. Mr. Chester reported that the Village Green District Design Review Board voted unanimously to recommend to the Commission the acceptance of the updated plans.

Motion made by Budney, seconded by Malozzi, to approve this application. Motion was unanimously approved.

5. MEETING MINUTES

- a. November 18, 2019 Regular Meeting Minutes

Motion to approve November 18, 2019 regular meeting minutes made by LaPorte, seconded by Meyer. Motion passed.

6. VI. EXECUTIVE SESSION – Pending Litigation

- a. 115 Dianne Drive
- b. 504 Goshen Hill Road

Motion by LaPorte to enter Executive Session to discuss pending litigation on 115 Dianne Drive and 504 Goshen Hill Road with the Town Planner. Motion seconded by Malozzi and unanimously approved at 8:30 pm.

The Executive Session ended at 8:48 pm.

7. TOWN PLANNERS REPORT

Mr. Chester updated the Commission on new home construction; meeting with George Mattern on potential for multi-family housing at the Route 2 interchange; land preservation; and proposed farm stand at 157 Oliver Road.

8. 2020 PLAN OF CONSERVATION AND DEVELOPMENT

- a. Overview of dates for Commission meetings with department heads and agencies.

9. COMMUNICATION - Nothing to report

10. ADJOURNMENT

Motion to adjourn by Malozzi, seconded by Benoit. Motion passed at 9:21 pm.

Minutes submitted by
Cathe McCall

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