

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
January 13, 2020, 7:00 pm
Town Hall Downstairs Conference Room
579 Exeter Road

Members Present: James Jahoda (Chairman), Robin Chesmer (Secretary/Vice Chairman - left meeting 8:12pm), Francis Malozzi, Thomas Meyer, Wayne Budney, Thomas Benoit, Allyn Miller (Alt.), Ethan Stearns (Alt.), Julie Chalifoux (Alt.)
Members Absent: Keith LaPorte
Also Present: Town Planner Philip Chester, Catherine McCall (minutes)

I. CALL TO ORDER

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

II. 2020 PLAN OF CONSERVATION AND DEVELOPMENT - Item moved up in order of business. Recreation Coordinator Sandy Tremblay discussed recommendations that were identified and implemented from the 2010 POCD, and presented the 2018 Active-Recreation Needs Analysis and short-and-long term needs for the Department identified by the Recreation Commission. These include:

- Increase part-time Recreation Coordinator position to fulltime.
- Secure dedicated part-time field maintenance staff.
- Provide recreation community center with private Rec. Dept. office and storage space.
- Construct play-scape and install septic system for concession stand at Tyler Field.
- Replace basketball courts, add outdoor volleyball court and ballfield drainage at Aspinall Recreation Complex.
- Replace pool cement deck, fence, and drainage drywell system, and install showers at Community Center.

III. NEW BUSINESS

- a. **Motion by Mr. Malozzi, seconded by Mr. Budney to add Kevin Flaherty, 113 Norwich Avenue to the agenda as a Preapplication Review for an Accessory Structure.** Mr. Chester noted that this item was being heard under CGS Sec. 7-159b. No decision was made.
- b. PZ-19-8389: Matthew Williams, Williams Materials, LLC, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request for Special Permit for Earth Excavation operation per Zoning Sec. 8.6. Accept application and set public hearing date.

Motion by Mr. Malozzi, seconded by Mr. Budney to call a special meeting to open the public hearing at a site walk at 333 Goshen Hill Road on March 16, 2020 at 6:00 pm. Upon completion of site walk the public hearing will be reconvened at 7:00 pm at Town Hall on that same date. Motion unanimously approved.

Chairman Jahoda appointed Mr. Miller and Mrs. Chalifoux voting alternates at 8:20 p.m.

c. **FY 2020-21 Capital Open Space Budget Request.**

The Commission discussed the future goals and requirements for open space funding. It was noted that the POCD Open Space Subcommittee and Conservation and Agriculture Commission were recommending that \$100,000 be added to the FY 2020-21 Open Space Account.

Motion by Mr. Malozzi, seconded by Mr. Meyer to request \$100,000 for Open Space funding for FY 2020-21. Motion unanimously approved.

d. **FY 2020-21 Planning and Zoning Commission Operating Budget Request.**

The proposed operating budget for the Commission, as presented by the Finance Office for FY 2020-21, was reviewed by the Commission. Issues were noted in the form.

Motion by Mr. Meyer, seconded by Mr. Malozzi to recommend the FY 2020-21 operating budget of \$155,671 as proposed by the Finance Department. Motion unanimously approved.

IV. OLD BUSINESS - No discussion.

V. MEETING MINUTES

a. **December 16, 2019 Regular Meeting Minutes**

Motion by Mr. Malozzi, seconded by Mr. Meyer to approve December 16, 2019 regular meeting minutes. Motion unanimously approved.

VI. EXECUTIVE SESSION – Pending Litigation

Motion by Mr. Malozzi, seconded by Mr. Budney to enter Executive Session to discuss pending litigation on 115 Dianne Drive and 504 Goshen Hill Road with the Town Planner. Motion passed with all in favor at 8:36 pm.

The meeting exited Executive Session at 8:41 pm.

VII. TOWN PLANNERS REPORT

Mr. Chester discussed a proposed wine production facility at 139 W. Town Street; meetings with Hillandale (chicken farm) and Paradise Agency (senior housing); process for January 21st Commission meeting on POCD with departments; January 25th winter farmers market; and status of Dept. of Ag. Farm Viability Grants and farmland preservation projects.

VII. COMMUNICATION – Nothing to report

VIII. ADJOURNMENT

Motion by Mr. Budney, seconded by Mr. Malozzi to adjourn. Approved at 9:08 pm.

Minutes submitted by
Catherine McCall

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