



Town of Lebanon
PLANNING AND ZONING COMMISSION
November 16, 2020
7:00 p.m.
Regular Meeting

TELECONFERENCE MEETING

Members Present: James Jahoda (Chair), Robin Chesmer, Francis Malozzi, Thomas Meyer, Wayne Budney, Thomas Benoit, Allyn Miller (Alternate), Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

Members Absent: Keith LaPorte

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

I. CALL TO ORDER

The meeting was called to order by Chairman James Jahoda at 7:05 pm.

Mr. Jahoda appointed Ethan Sterns as a voting member.

Mr. Jahoda noted the possible addition of item PZ-20-1: Neil Rich, 387 Oliver Rd, Assessors Map 238, Lot 73, One (1) lot subdivision.

Motion made by Thomas Meyer to add item PZ-20-1 to this agenda under Old Business as item d. The motion was seconded by Francis Malozzi. Motion carried unanimously.

James Jahoda brought up Old Business item a. PZ-20-8890 and noted that the Commission represents the public and does not make decisions based solely on their own opinions. He thanked the Regulation Review Subcommittee and Town Planner for their work on this item and noted that on October 19th the public had the opportunity to speak during the public hearing. He stated that this was a regulation change originally proposed by the Commission but after public comment recommended that the Commission withdraw the applicant.

Motion made by James Jahoda to withdraw PZ-20-8890. The motion was seconded by Francis Malozzi. Robin Chesmer noted that not all commission members originally supported it. Motion carried unanimously.

II. CORRESPONDENCE – nothing to report

III. PUBLIC HEARINGS

- a. PZ-20-8905: Joshua White, 1342 Exeter Rd, Assessors Map 254, Lot 50. Request for special permit for 40' x 70' garage per Zoning Sec. 7.3a.(b).

Mr. White stated that the metal building will be for personal use only, housing cars and a boat. Brian Gardner, 1318 Exeter Road spoke in favor of the application.

Motion made by Robin Chesmer to close the public hearing for this item. The motion was seconded by Francis Malozzi. Motion carried unanimously.

- b. PZ-20-8932: Scott Barber/DBA Barber Electric Inc. (applicant), Southeastern Council on Alcoholism & Drug Dependence Inc./SCADD (owner), 37 Camp Mooween Road, Assessors Map 279, Lot 33. Request for special permit for 100 KW emergency standby generator per Zoning Section 4.10.

Jack Malone spoke concerning this item. The generator will provide emergency electricity for three (3) buildings, the welcome center/nurses building, the dining hall, and one residential building.

Commission consultant Brandon Handfield, Yantic River Consultants, reviewed the FEMA determination on this project and agrees that the appliance would not be in located within a flood area.

Motion made by Wayne Budney to close the public hearing on PZ-20-8932. The motion was seconded by Francis Malozzi. Motion carried unanimously.

IV. OLD BUSINESS

- a. PZ-20-8890: Planning and Zoning Commission proposed changes to Zoning Regulation Sections 2.2, 4.2, 4.7b, 5.1, 5.2 and 8.8.

This application has been withdrawn.

- b. PZ-20-8905: Joshua White, 1342 Exeter Rd, Assessors Map 254, Lot 50. Request for special permit for 40' x 70' garage per Zoning Sec. 7.3a.(b).

Motion made by Francis Malozzi to approve PZ-20-8905. The motion was seconded by Wayne Budney. Motion carried unanimously.

- c. PZ-20-8932: Scott Barber/DBA Barber Electric Inc. (applicant), Southeastern Council on Alcoholism & Drug Dependence Inc./SCADD (owner), 37 Camp Mooween Road, Assessors Map 279, Lot 33. Request for special permit for 100 KW emergency standby generator per Zoning Sec. 4.10.

Motion made by Thomas Meyer to approve PZ-20-8932. The motion was seconded by Wayne Budney. Motion carried unanimously.

- d. PZ-20-1: Neil Rich, 387 Oliver Road, Assessors Map 238, Lot 73. One (1) lot subdivision.

Mr. Chester noted that this is a 36-acre piece of land that requires subdivision approval for a building lot and that the application has been approved by Wetlands Commission. Mr. Jahoda asked if this property could be further divided. Mark Reynolds, Reynolds Engineering Services stated that he is unsure but that it is not the intent of the owner at this time.

Motion made by Robin Chesmer to approve PZ-20-1. The motion was seconded by Wayne Budney. Motion carried unanimously.

V. NEW BUSINESS

- a. PZ-20-4: James Dickerson, 2 Babcock Hill Rd, Assessors Map 218, Lot 7. Request for Accessory Living Unit per Zoning Sec. 8.2.

Mr. Chester noted that the application was withdrawn by the applicant.

- b. Michelle Wood, Hull Forest Products (applicant), James and Kimberlee Boulay (owner), 286 Trumbull Highway, Assessors Map 222, Lot 47.012. Proposed stream crossing and tree cutting in conservation easement area.

Michelle Wood noted that this is an improvement thinning to remove unhealthy (mostly ash) trees in a 1-acre portion of the conservation easement area to promote growth of healthy trees.

Mr. Jahoda discussed concern with potential riparian buffer impact and noted that standing dead wood along a riparian buffer can have high impact value to wildlife.

The Commission decided to hold a site walk of the conservation easement area at 286 Trumbull Highway on Friday, November 20, 2020 at 2:00 p.m.

VI. EXECUTIVE SESSION: Pending litigation and enforcement matters.

Motion made by Francis Malozzi, seconded by Wayne Budney, to enter Executive Session at 8:25 p.m. with the Town Planner to discuss pending litigation and enforcement matters. Motion unanimously approved.

The Commission came out of Executive Session at 8:50 p.m. with no action taken.

VII. TOWN PLANNER'S REPORT

Mr. Chester updated the Commission on the winter farmers market, the affordable housing survey on the town's website, 2021 capital budget request, and the December 14th POCD public hearing. He also noted that the proprietor of the Green Store is planning to resurface the existing freestanding sign with their current logo.

Motion made by Francis Malozzi, seconded by Wayne Budney, to approve the renovated Green Store sign. Motion unanimously approved.

VIII. MINUTES

- a. October 19, 2020 Regular Meeting.

Motion made by Wayne Budney, seconded by Thomas Benoit, to accept the minutes of the October 19, 2020 meeting. Motion carried unanimously.

IX. ADJOURNMENT

Motion made by Francis Malozzi, seconded by Wayne Budney, to adjourn the meeting at 9:00 p.m. Motion carried unanimously.

Respectfully submitted,
Catherine McCall