



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting Agenda**  
August 19, 2019, 7:00 p.m.  
Town Hall Downstairs Conference Room  
579 Exeter Road

Members present: Jim Jahoda (Chair), Kathleen Smith (Vice Chair), Wayne Budney, Robin Chesmer, Francis Malozzi, Thomas Meyer, Ethan Stearns (Alternate)

Members absent: Keith LaPorte, Thomas Benoit (Alternate), Allan Miller (Alternate)

Also present: Philip Chester, AICP Town Planner, Catherine McCall, meeting scribe

**I. CALL TO ORDER** – Meeting called to order by Chairman Jim Jahoda at 7:00 pm. Chairman appointed E. Stearns as voting alternate.

**II. NEW BUSINESS**

Motion made by K. Smith, seconded by W. Budney to move item (a) below first on agenda under New Business. Motion passed unanimously.

- a. PZ-19-8128: SCM Holdings LLC, 216 Norwich Avenue, Assessors Map 275, Lot 40. Site plan modification for retention pond and additional drainage per Zoning Section 4.7.b.2) and 7). P. Chester provided background information on this item. Town Engineer Brandon Handfield is currently reviewing plan. This item will be discussed again next month.
- b. PZ-19-8115: B&M Upholstery Supply, LLC, 332 Geer Road, Assessors Map 276, Lot 37. Site Plan Modification. Date of previously submitted/approved site plan was 2003. Since that time a section of the southeast gravel driveway and loading area was paved which drains to the south toward a residential property and additional parking spaces were added to the west of the facility. Review letter dated 8/19/19 from Town Engineer Brandon Handfield recommends that an engineer evaluate pre-and-post development conditions to determine if there are increases in peak water flow and volume as compared to the original approved development; if a stormwater management plan to mitigate increases and or control for potential erosion and sedimentation are necessary; and that an updated as-built survey be provided. It was the consensus of the Commission that the applicant provide an updated as-built survey of existing site conditions and employ a professional engineer to evaluate drainage impacts and propose mitigation measures, if needed.

**III. OLD BUSINESS** – No discussion items.

**IV. EXECUTIVE SESSION**

Motion by T. Meyer to enter into Executive Session to discuss active enforcement actions with the Town Planner. Motion seconded by K. Smith. Motion passed with all in

favor at 7:09 pm. R. Chesmer recused himself as he has property abutting the Kick Hill Road property.

- a. Enforcement Action: Roadside Ranch Rescue, 380 Kick Hill Road, Assessors Map 230, Lot 5.
- b. Enforcement Action: SCM Holdings LLC/David Gesiak, 216 Norwich Avenue, Assessors Map 275, Lot 40.

Commission exited Executive Session at 7:15 pm with no action taken.

## **V. MINUTES**

- a. Approval of July 29, 2019 ~ Special Meeting Minutes.  
Motion to approve minutes as written by F. Malozzi, seconded by W. Budney. Motion passed with T. Meyer abstaining.

## **VI. TOWN PLANNERS REPORT**

Mr. Chester updated the Commission on matters related to the summer and winter farmers markets; the placement of traffic counts at Mitlitsky Eggs; use of land below Middle School for Ag Science tree farm; upcoming design review application for 1 West Town Street; activity at Green Store; delay in repairs to Randall and Smith Road bridges until 2020 due to delay in receiving FEMA funding; farmland preservation projects; and new home construction at 116 Deepwood Drive and Liz Road.

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

The Commission reviewed the 2010 POCD recommendations and identified those that should be carried forward into the 2020 Plan. P. Chester reported that he and T. Meyer met with Paula Stahl (Cost of Community Services Study author) and representatives from Sustainable CT. P. Chester reviewed the POCD timeline.

- Fall 2019: Complete and disseminate the Cost of Community Services Study, and continued work by POCD subcommittees to develop draft plan recommendations on economic development, natural resources, and open space.
- Winter 2019/20: PZC receives Subcommittee recommendations.
- January 2020: PZC holds meetings with town boards, commissions and department heads to gain insight into current and 10-year needs.
- Spring: List of draft POCD recommendations formulated.
- Summer: Draft POCD complete and provided to SCCOG, Selectmen, and online.
- Fall: PZC holds public hearing on draft, amends if desired, and submits to State.

## **VIII. COMMUNICATION**

- a) Received communication from DEEP approving discharge into waters of the Susquetonscut Brook in relation to reconstruction of Chappell Road Bridge.

## **IX. ADJOURNMENT**

Motion to adjourn made by W. Budney, seconded by F. Malozzi. Motion passed at 8:42 pm.

Respectively submitted,  
Catherine McCall

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