



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, February 9, 2015 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
David Fields, Secretary
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Kathleen Smith
Wayne Budney, Alt.
Members Absent: Lanny Clouser, Alt.
Brian Grabber, Alt.
Also Present: Philip Chester, Town Planner

I. Call to Order. The meeting was called to order by the Chair at 7:00 p.m.

II. New Business.

- a. **PZ-15-4319:** Town of Lebanon, applicant. Jonathan Trumbull Library, 580 Exeter Road, Assessors Map 235, Lot 47. Site Plan Modification.

Jim Russo (Library Building Committee Chair) and Mr. Chester presented the application, which is to expand the Library and parking in order to meet current and future Library and community needs.

Jason Nowosad (Design Review Board Chair) presented the Board's report which consists of six (6) recommendations as noted in their meeting minutes of Feb. 3rd.

Motion made by Keith LaPorte, seconded by David Fields, to approve the application with the following modifications:

- 1. New windows shall have simulated divided light or 3D grills to give the illusion of true divided light found elsewhere in the Village District.**
- 2. The proposed section of walking path to be located along the northerly edge of the parking lot shall be amended to have rounded corners (rather than 90-degree angles) where they intersect with the existing path.**
- 3. A pedestrian link to the Community Center shall be incorporated into the plan.**
- 4. A bike rack shall be incorporated into the plan.**

5. A pedestrian link along Route 87 to the Town Hall shall be incorporated into the plan for use by those at the Farmers Market and attending other activities, i.e., consider retaining and extending the existing walking path to the intersection of Routes 87 and 207.
6. The Library should be designed so that the bathrooms are accessible to the public for after-Library-hour activities on the Green.
7. A landscaping and lighting plan shall be submitted to the Design Review Board and Planning and Zoning Commission for approval prior to issuance of a zoning/building permit.

Motion unanimously approved.

- b. **CGS Sec. 8-24 Report:** Addition and Site Plan Modification to Jonathan Trumbull Library, 580 Exeter Road, Assessors Map 235, Lot 47.

Motion made by Dave Fields, seconded by Kathleen Smith, to issue a positive report to Town Meeting, as the proposed addition and site plan modification to the Jonathan Trumbull Library is consistent with the Town's 2010 Plan for Conservation and Development. Motion unanimously approved.

- c. **CGS Sec. 7-159b:** Pre-application review regarding possible commercial kennel and falconry use at 181 Seabury Road, Assessors Map 234, Lot 8 with Taran Vonkirschner.

III. Public Hearing

- a. **PZ-14-4245:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to text of Zoning Regulations Article II (Definitions), Article IV (Use District Regulations), Article V (Height, Area and Yard Requirements) and Article VIII (Special Regulations).

Mr. Chester read into the record the following:

- Legal ad for the public hearing placed in Norwich Bulletin on 1/30/15 and 2/4/15;
- Letter from Sandra Tremblay, 70 Hillcrest Heights, stating that she is in favor of allowing one-bedroom accessory units by right;
- Letter from Southeastern Connecticut Council of Governments Regional Planning Commission stating that the proposed zoning text amendments would not have any adverse inter-municipal impact; and,
- Letter from Capitol Regional Council of Governments stating that the proposed zoning text amendments have no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The Commission reviewed the proposed zone text amendments and heard from Jason Nowosad (888 Trumbull Highway) from the audience who asked that the Commission not add anything to zoning that would prohibit farm help from living on a farm. With no further comments from the audience the public hearing was closed at 8:52 p.m.

Motion made by Keith LaPorte, seconded by David Fields, to approve the application with the following modifications:

- 1. Amend 1.e. by deleting in its entirety, thus retaining the existing “Farm Help” definition;**
- 2. Amend 2.c. by deleting the words “heliports and aircraft landing fields”;**
- 3. Amend 4.d. by deleting in its entirety, thus retaining “Aircraft Landing Fields” as a permitted use in the RA zone;**
- 4. Amend 5. by deleting in its entirety, thus allowing “commercial poultry, swine and fur-bearing operations” in the Village Green District; and,**
- 5. Amend 6. by deleting in its entirety, thus allowing “commercial poultry, swine and fur-bearing operations” in the Village Business District.**

Motion unanimously approved.

IV. Old Business. None

V. Town Planners Report. Mr. Chester reported on the 3.2% Grand List increase and gave updates on the age-restricted housing RFP; commercial solar array at 1 Williams Crossing Road; conversion of seasonal to year-round lake homes; proposed charter: land preservation; War Office renovations; and ECSU Lebanon Arsenic Study.

VI. Motion made by Keith LaPorte, seconded by David Fields, to approve the January 12, 2015 meeting minutes. Motion unanimously approved.

VII. Correspondence. Connecticut Siting Council update on proposed solar array at 1 Williams Crossing.

VIII. Motion made by Keith LaPorte, seconded by Francis Malozzi, to adjourn at 9:08 p.m.

Respectfully Submitted on 2/10/15,
Philip S. Chester, AICP
Town Planner