

Town of Lebanon



**PLANNING AND ZONING COMMISSION**

Regular Meeting  
Town Hall, 579 Exeter Road

Monday, April 20, 2015 – 7:00 PM

**MINUTES**

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

I. The meeting was called to order by the Chairman at 7:02 p.m.

**II. NEW BUSINESS.** None

**III. OLD BUSINESS.**

- a. **PZ-14-3689.** Prides Corner Farm, 122 Waterman Road. Request for temporary certificate of occupancy.

The Commission reviewed Mr. Joseph's 4/17/15 letter and the 4/20/15 letter from Town Engineer Brandon Handfield. Messrs. Sellew and Joseph from Prides, and their contractors were present.

**Motion made by Mr. LaPorte, seconded by Mr. Malozzi, to authorize the Town Planner to sign off on a temporary certificate of occupancy subject to the conditions outlined in the Town Engineer's 4/20/15 letter being satisfied. Motion unanimously approved.**

#### **IV. CGS Sec. 8-24 Reports**

- a. To consider and act on a resolution approving improvements to road and bridges pursuant to Section 8-24 of the Connecticut General Statutes.

**Mr. LaPorte proposed the following resolution, which was seconded by Mr. Fields:**

**RESOLVED**, that the Planning and Zoning Commission of the Town of Lebanon approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

**Improvements to various roads and bridges, including: (a) improvements to Bascom Road; (b) rehabilitation of the following bridges: Chappell Road Bridge over Susquetonscut Brook, Tobacco Street Bridge over Brousseous Brook, Goshen Hill Road Bridge over Exeter Brook, Bender Road Culvert over Susquetonscut Brook, Card Street Culvert over unnamed brook, Church Road Culvert over unnamed brook and Olenick Road Culvert over unnamed brook; and (c) related work and improvements, and land or easement acquisition as required or desirable;**

**provided that this resolution is for approval of conceptual plans only and that aesthetic considerations be considered for guard rails, i.e., cor-ten or other. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.**

**Motion/Resolution was unanimously approved.**

- b. To consider and act on a resolution approving improvements to renovations and improvements to the Jonathan Trumbull Library pursuant to Section 8-24 of the Connecticut General Statutes.

**Mr. Fields proposed the following resolution, which was seconded by Mrs. Smith:**

**RESOLVED**, that the Planning and Zoning Commission of the Town of Lebanon approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

**Additions, alterations and renovations to the Jonathan Trumbull Library, and for costs related to the financing thereof. The project is contemplated to include additions of approximately 7,406 square feet, renovations to approximately 7,032 square feet of the existing building and improvements providing complete wheelchair accessibility, and related work and improvements; and to be completed substantially in accordance with**

**architectural drawings and elevations dated 12/22/14, prepared by Jay Willerup, AIA of Jacunski Humes Architects, LLC, Berlin, CT;**

**provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.**

**Motion/Resolution was unanimously approved.**

#### **V. TOWN PLANNERS REPORT**

Mr. Chester showed the Commission a plan for adding a gazebo at the Senior Center and updated the Commission on lake conversions; enforcement matters; land preservation projects; and the farmers market.

#### **VI. MINUTES**

- a. Motion made by Mr. Malozzi, seconded by Mr. Fields, to approve the February 9, 2015 regular meeting minutes. Motion unanimously approved.
- b. Motion made by Mr. Fields, seconded by Mr. Malozzi, to approve the March 31, 2015 special meeting minutes. Motion unanimously approved.

#### **VIII. The Commission adjourned at 8:12 p.m.**

Submitted by  
Philip S. Chester, Town Planner  
April 21, 2015