

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Special Meeting  
Fire Safety Complex, 23 Goshen Hill Road  
Monday, June 15, 2015 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chair  
David Fields, Secretary  
Robin Chesmer  
Keith LaPorte  
Oliver Manning  
Kathleen Smith  
Wayne Budney, Alternate  
Brian Grabber, Alternate

Members Absent: Francis Malozzi  
Lanny Clouser, Alt.

Also Present: Philip Chester, Town Planner  
Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:05 p.m. by Mr. Jahoda, who noted that Mr. Budney would be seating as a voting member for the meeting.

II. Public Hearing:

- a. **PZ-15-4518:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to text of Lebanon Zoning Regulations Article III (Use Districts), Article IV (Use District Regulations), Article V (Height, Area and Yard Requirements) and Article VIII (Special Regulations) for the purpose of adding a “Rural Senior Residence” zone to permit age-restricted housing.
- b. **PZ-15-4519:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to Town of Lebanon Zoning Map for the purpose of creating a “Rural Senior Residence” zone in vicinity of Lebanon Senior Center, Assessors Map 236, Lots 9 and 10.
- c. **PZ-15-4520:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to Town of Lebanon Subdivision Regulations Section 6 (Design Standards and Specifications) to exempt lots requiring frontage in the Rural Senior Residence zone.

Chairman Jahoda noted that the Public Hearing these files were being heard concurrently as they relate to changes the Commission is proposing to the zoning and subdivision regulations and zoning map to allow age-restricted housing on land that abuts the Senior Center.

A legal notice regarding this hearing was published in the Hartford Courant on 6/5/15 and 6/12/15. Secretary Fields read the proposed zoning and subdivision regulations.

Mr. Chester presented the application to the public. He noted that abutting property owners (from a list provided by the Town Assessor) had been mailed a copy of the hearing notice along with the proposed zone map change which is included in each file as Exhibit A.

Mr. Chester noted that:

- The Commission has been discussing age-restricted housing since at least 2006, at which time town staff identified the need to develop specific regulations in order to promote age-restricted housing.
- In 2010 the Commission included the need for age-restricted housing regulations in the Town's Plan of Conservation and Development, which is included in each file as Exhibit B.
- The new regulations would create a new 32-acre zoning district around the Senior Center entitled Residential Senior Residence that would only allow for age-restricted housing, elderly housing, agriculture and government facilities with the exception of recreation fields.
- The town's property has a restrictive covenant attached that only allows for recreation, senior citizen center and housing for seniors. A copy of the covenant is attached to each file as Exhibit C.

Mr. Jahoda noted that the Commission had received four (4) letters prior to the Public Hearing which he read into the record.

- Exhibit D: Email dated 6/8/15 from Joan M. Bouchard, 100 Babcock Hill Road in favor of proposed changes to allow age-restricted housing.
- Exhibit E: Letter dated 6/12/15 from Nelson & Mary Flanigan, 510 Goshen Hill Road in favor of proposed changes to allow age-restricted housing.
- Exhibit F: Email dated 6/15/15 from Edna Pelto, Card Street, in favor of proposed changes to allow age-restricted housing.
- Exhibit G: Email dated 6/15/15 from Jason Nowosad, Trumbull Highway, in favor of proposed changes to allow age-restricted housing.

Mr. Jahoda opened the floor for public comment and heard from the following:

- Albert Manning, 39 West Town Street. Opposed to proposal because of traffic and energy use concerns.
- Jonathan Ritz, 37 West Town Street. Opposed to proposal because of traffic/public safety concerns, density of housing proposed and potential environmental impacts.
- Joan Nichols, Exeter Road. Joan read and submitted a letter in support of the proposed Commission changes.
- Catherine Russi, 6 Geer Road. In favor of proposed Commission changes.
- Sandra Tremblay, Hillcrest Heights. In favor.
- Michael Proctor, 19 Doctor Manning Drive. In favor.
- Alba Kelly, 266 Summit Street, Willimantic. In favor.
- Edie Main, 37 West Town Street. In favor.

- Wesley Wentworth, West Town Street, (also speaking on behalf of Ron Lyman, Wentworth Civil Engineers and Lebanon Green Real Estate). In favor of proposal and desire for additional multi-family housing allowance in town.
- John Bendoraitis, Randall Road. In favor.
- Joyce Okonuk, First Selectman. In favor.

With no further comments from the audience, the public hearing was closed at 8:22 p.m.

### III. New Business:

- a. Pre-application discussion regarding the potential for a home wedding venue under Zoning Sec. 4.3.b.13) Residential Business Use with Holly Elliott.

### IV. Old Business:

- a. **PZ-15-4518:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to text of Lebanon Zoning Regulations Article III (Use Districts), Article IV (Use District Regulations), Article V (Height, Area and Yard Requirements) and Article VIII (Special Regulations) for the purpose of adding a “Rural Senior Residence” zone to permit age-restricted housing.

**Keith LaPorte made a motion to approve the application, seconded by David Fields, with the following modification:**

- 1. Amend #3 under Sec. 4.12.b.1 by replacing “and” with “and/or”.**

**Mr. Laporte amended his motion to acknowledge that the proposal is consistent with the Plan of Conservation and Development, amendment seconded by Mr. Fields. Motion unanimously approved.**

- b. **PZ-15-4519:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to Town of Lebanon Zoning Map for the purpose of creating a “Rural Senior Residence” zone in vicinity of Lebanon Senior Center, Assessors Map 236, Lots 9 and 10.

**Keith LaPorte made a motion to approve the application as presented, seconded by Kathleen Smith. Motion unanimously approved.**

- c. **PZ-15-4520:** Town of Lebanon Planning and Zoning Commission, applicant. Proposed amendments to Town of Lebanon Subdivision Regulations Section 6 (Design Standards and Specifications) to exempt lots requiring frontage in the Rural Senior Residence zone.

**Keith LaPorte made a motion to approve the application, seconded by Wayne Budney, with the following modification.**

- 1. Amend 1.b. to read “Subsection D” instead of “Subsection “B”.**

**Motion unanimously approved.**

**With all decisions effective 15 days after publication date.**

- V. Town Planner's Report:
- VI. Approval of Minutes:
- a. **David Fields made a motion, seconded by Kathleen Smith, to approve the May 18, 2015 Regular Meeting Minutes as presented. Motion unanimously approved.**
  - b. **Kathleen Smith made a motion, seconded by Wayne Budney, to approve the May 26, 2015 Special Meeting Minutes as presented. Motion unanimously approved.**
- VII. Correspondence: Joshua Trust Publication
- VIII. Adjournment:
- Keith LaPorte made a motion to adjourn, seconded by Oliver Manning. Motion unanimously approved and meeting adjourned at 8:44 p.m.**

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
June 19, 2015

*(Minutes are unapproved as of transcription date.)*