



Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road

Monday, August 17, 2015 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Francis Malozzi
Oliver Manning (arrived 7:25 p.m.)
Kathleen Smith
Wayne Budney, Alt.
Absent: David Fields, Secretary
Robin Chesmer
Keith LaPorte
Lanny Clouser, Alt.
Also Present: Philip Chester, Town Planner

- I. The meeting was called to order by the Chairman at 7:00 p.m. Wayne Budney was activated a voting member.

II. NEW BUSINESS

- a. **PZ-15-4766:** Town of Lebanon applicant/owner, 92 Bascom Road, Assessors Map 238, Lot 33. Installation of electronic scoreboards at Tyler Field used during daylight hours only.

Alan Dunnack Jr. and Recreation Director Sandra Tremblay spoke to the application. The scoreboards will be purchased with Little League funds.

Motion made by Mr. Malozzi and seconded by Mr. Budney to approve the application. Motion unanimously approved.

Mr. Malozzi made a motion that was seconded by Ms. Smith to add the following item to the agenda. Motion unanimously approved.

- b. **PZ-15-4780:** 2-lot Resubdivision, Town of Lebanon applicant owner, 37R West Town St., Assessors Map 236, Lot 10.

Motion made by Mr. Malozzi and seconded by Ms. Smith to accept the application and set a public hearing date for September 21, 2015. Motion unanimously approved.

Ms. Smith made a motion that was seconded by Mr. Malozzi to add the following item to the agenda. Motion unanimously approved.

- c. **CGS Sec. 8-24 Report:** Purchase of development rights (or conservation easement) on the 62.5-acre Leone farm on Barker and Exeter Roads. Mr. Chester explained that the Leone family approached the town asking for assistance to preserve their farm, which is currently used by Shawn McGuillicuddy for dairy support and abuts other preserved farmland.

The Leone family will be paid \$168,750 for the development rights. Town Meeting will be asked to spend \$35,000 from its open space account (or 20.7% of the preservation costs) for this project, with the remaining 79.3% of the funds to come from the USDA-NRCS and Connecticut Farmland Trust. Both the Conservation and Agriculture Commission and Board of Selectmen unanimously support this preservation project.

Motion made by Ms. Smith and seconded by Mr. Malozzi to send a positive report to Town Meeting. Motion unanimously approved.

III. OLD BUSINESS

- a. **PZ-14-3597:** Prides Corner Farm, 122 Waterman Road, Assessors Map 251, Lot 5. Request for site plan modification for alternative pavement treatment and new vehicular entrance.

Mr. Chester received a 8/12/15 email from Jonathan Sczurek, PE requesting that this item be tabled to the September meeting. No action taken.

- b. **PZ-15-4722:** Joseph Wyspianski, 47 Williams Crossing Road, Assessors Map 218, Lot 21. 2-lot Subdivision.

The Commission reviewed a 8/16/15 letter from surveyor Mark Sullivan requesting that the Commission table discussion until plans can be amended per Town Engineer recommendation. No action taken.

IV. DESIGN REVIEW BOARD APPOINTMENTS

- a. **Mr. Malozzi made a motion which was seconded by Ms. Smith to re-appoint Ellen Macauley and Jason Nowasad to 4-year terms on the Village Green District to expire 9/16/19. Motion unanimously approved.**
- b. The Commission asked Mr. Chester to inquire with both Dr. Zickmann and Sara Cross about their desire to serve on the VBD Design Review Board.

V. TOWN PLANNERS REPORT

- Wengloski bond for former gravel bank off Goshen Hill Road expired. The Commission asked for further details.
- Town investigating sedimentation at Peace Brook between Goshen Hill and Waterman Roads. The Commission suggested that Mr. Chester contact DEEP for assistance.

- Land Use and Assessors Offices will swap spaces this month.
- Board of Selectmen has entered into an agreement with Paradise Agency to sell 6.5+/- acre of land near Senior Center for the establishment of age-restricted housing. A CGS Sec. 8-24 Report, application for development and Town Meeting will be forthcoming.
- Town of Franklin has received an application for zone change (from residential to light industry) at the former mushroom farm on Route 32.
- Discussion with Ed Keefe regarding future plans for now-vacant Jaspers gas station and convenience store in front of Middle and High schools.
- UConn will be conducting land use training for local and area PZC members November 10 and 17 from 7:00–9:00 p.m. at the Fire Safety Complex on legal procedures, role and responsibilities, and fundamentals of reading plans.
- Commission has asked Mr. Chester to determine signage compliance at 385 Beaumont Highway (Lebanon Tap Room).

VI. MINUTES

- a. Motion made by Mr. Budney and seconded by Ms. Smith to approve the June 15, 2015 meeting minutes. Mr. Malozzi abstained. Motion approved.
- b. Motion made by Mr. Malozzi and seconded by Ms. Smith to approve the July 28, 2015 meeting minutes. Motion unanimously approved.

VII. CORRESPONDENCE

Letter from DEEP regarding application of Corey Spaulding to permit dam work on Smith Road.

VIII. The Commission adjourned at 8:05 p.m.

Submitted by
Philip S. Chester, Town Planner
August 19, 2015