

Town of Lebanon
PLANNING AND ZONING COMMISSION
Special Meeting
Lebanon Senior Center, 37R West Town Street
Monday, November 16, 2015 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Kathleen Smith
Wayne Budney, Alternate

Members Absent: Brian Grabber, Alt.
Lanny Clouser, Alt.

Also Present: Philip Chester, Town Planner
Joyce Okonuk, First Selectman
Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda, who noted that Mr. Budney would be sitting as a voting member for the meeting. Mr. Jahoda then read the legal notice into the hearing record.
- II. Public Hearing:
 - a. **PZ-15-4920:** Town of Lebanon, owner, Paradise Agency LLC, applicant, 37R West Town Street, Assessors Map 236, Lot 10. Request special permit for 8-units of age-restricted housing per Zoning Sec. 4.12.b.1).

Mr. Chester presented his report dated 11/11/15 to the Commission and noted the following items had been received and entered into the hearing record:

- Town Engineer's Report dated 11/11/15, revised 11/16/15.
- Property Deed dated 5/3/06.
- Development agreement dated 8/14/15.
- Site plan, floor plan and elevation revised through 11/9/15.
- Elevation (south view) and unit and floor plans.
- Photometric plan and lighting fixture spec sheet.
- Landscaping plans.
- Trip Generation Summary, dated 11/5/15 from Scott F. Hesketh, P.E., Manager of Transportation Engineering, F.A. Hesketh & Associates, Inc.
- Letter dated 11/13/15 from Jean Reichard, resident, in support of the application.
- Letter dated 10/23/15 from James Smith, Town of Lebanon Economic Development Commission, endorsing the application for the proposed age-restricted housing.
- Letter dated 11/10/15 from Bonnie LeBlanc, Chairman, Lebanon Commission on Aging, supporting the application for the proposed age-restricted housing.
- Return receipts for abutter's certified meeting notices.

Mr. Chester noted that remaining comments not addressed which are possible conditions of approval are:

- 1) Submittal of a bond for all proposed improvements to be made on town land; and,
- 2) Health and Building approvals.

Applicants Ron and Bruce Goldstein (Paradise Agency), Mike Tarbell, Tarbell & Heintz Engineering, and Tom Arcari, QuisenberryArcari Architects presented the application.

The applicant seeks a special permit to construct 8 age-restricted (55 years and older) market rate, 2-bedroom, single-story rental apartments on 6.7 acres. Each unit will be at least 1,000 square feet, plus a garage and deck.

Access to the development will be across the Senior Center driveway off West Town Street. The developer will reconstruct approximately 300 feet of the town driveway and provide a T-intersection with stop signs. The private 26-foot wide driveway in front of the development will be privately owned and maintained.

Landscaping is proposed adjacent to each unit on the north (or front) of the building, as well as along the northerly property line between the private driveway and the Senior Center detention basin.

Anticipated traffic associated with the development is 30 trips per day or the equivalent of 3 single family (non-age restricted) homes.

A materials board was presented as well as demonstration that passive solar techniques were considered in the design.

Mr. Jahoda opened the floor for public comment on this application:

In favor:

- Darlene Hathaway, 565 Beaumont Highway
- Cathy Russi, 6 Geer Road
- Marion Russo, 280 Beaumont Highway
- Jane Cady, 517 Trumbull Highway
- Rudy Antonios, 109 Reservoir Road
- Geri McCaw, 740 Trumbull Highway

Opposed: None.

With no further comments, Mr. Budney made a motion to close the public hearing, seconded by Ms. Smith. Motion was unanimously approved and the hearing was closed at 8:15 p.m.

The Commission will hold a special meeting on Monday, November 23, 2015, 7:00 p.m. at Town Hall to discuss and possibly act on the application.

III. New Business:

- a. Mr. Jahoda read a 11/10/15 letter from David Fields who is resigning from the Commission. Commissioners spoke of David's tremendous contributions to the town and Commission and read aloud the following proclamation:

- *We, the Lebanon Planning and Zoning Commission hereby attest and certify the great and noteworthy contributions of David Fields for his many years of foresight, service and leadership for our Town and the citizens of Lebanon.*
- *Whereas, David Fields was successful in implementing zoning and subdivision regulations in the Town of Lebanon that were instrumental to retaining Lebanon's rural character and agricultural heritage;*
- *Whereas, David Fields was the first secretary of the Planning and Zoning Commission and served in that capacity from 1962-1970 and 1999-2015;*
- *Whereas, David Fields served as the Chairman of the Regulations Review Subcommittee of the Planning and Zoning Commission; and*
- *Whereas, the Town of Lebanon acknowledges a vast debt of gratitude to David for his selfless contributions and the sharing of his knowledge, experience and enthusiasm.*
- *Presented with sincere gratitude and appreciation by the Lebanon Planning and Zoning Commission, this 16th day of November 2015.*

Mr. Jahoda read a 11/9/15 letter from Francis Malozzi expressing interest in appointment to the Commission.

Mr. LaPorte made a motion, seconded by Ms. Smith, to appoint Francis Malozzi to the Planning and Zoning Commission to fill the vacancy created by David Fields. Motion unanimously approved.

IV. Old Business: None.

V. Town Planner's Report: None.

VI. Approval of Minutes:

- a. Mr. LaPorte made a motion, seconded by Mr. Malozzi, to approve the 10/19/15 Regular Meeting Minutes with the following correction:

Mr. Chesmer opposed acceptance of PZ-15-4920 because he felt that a pre-application review should have taken place prior to application.

Motion unanimously approved.

VII. Correspondence:

VIII. Adjournment:

Ms. Smith made a motion to adjourn, seconded by Mr. LaPorte. Motion unanimously approved and meeting adjourned at 8:32 p.m.

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

(Minutes are unapproved as of transcription date.)