



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, March 21, 2016

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Tom Meyer, Alt.
Absent: Lanny Clouser, Alt.
Joyce Okonuk, Alt.
Also Present: Philip Chester, Town Planner

I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda.

II. NEW BUSINESS

- a. **PZ-16-5243:** Paul Trubey, 59 Taylor Bridge Road, Assessors Map 271, Lot 16. Request for Temporary Use Permit under Zoning Sec. 7.1. to operate a one-day farmers market on June 8, 2016.

Mr. Malozzi made a motion, which was seconded by Mr. Budney, to approve application. Motion was unanimously approved.

- b. **PZ-16-5246:** Girl Scouts of Connecticut, owner, Roy Newman, applicant, 175 Clubhouse Road, Assessors Map 227, Lot 3. Request site plan approval to change use of existing building from office to cabin.

Mrs. Smith made a motion, which was seconded by Mr. Malozzi, to approve application. Motion was unanimously approved.

- c. **PZ-16-5260:** Whitney Peterson McCormick, 92 Synagogue Road, Assessors Map 211, Lot 10. Request for Accessory Living Unit per Zoning Sec. 8.2.

Mr. LaPorte made a motion, which was seconded by Mr. Malozzi, to approve application. Motion was unanimously approved.

III. OLD BUSINESS – None.

IV. TOWN PLANNERS REPORT

- Gerald Stefon, Land Surveyor gave the Commission an overview of the status of Perry Road and his client's desire to obtain an easement over the "closed" town-owned roadbed to access their property for development.
- There are seven (7) preservation projects that total 517 acres under contract and expected to close in 2016/17, at which time approximately 1,800 acres should have been preserved since the adoption of the 2010 POCD which calls for "at least 2,000 additional acres" to be preserved by 2020. Of the \$2 million dollar cost to preserve these 517 acres, the town share cost will be \$100,000 or 5%.
- Paradise Agency closed on the former 6.7-acre town-owned parcel adjacent to the Senior Center and tree and grub clearing has taken place. Building construction is expected in the spring and will continue throughout the year.
- Held meeting with George Mattern to discuss the possibility of age-restricted housing on his 20-acre property at the Route 2 interchange.

V. MINUTES

- a. **Mr. LaPorte made a motion, which was seconded by Mr. Malozzi, to approve the February 8, 2016 meeting minutes. Motion was unanimously approved.**

VIII. The Commission adjourned at 8:51 p.m.

Submitted by
Philip S. Chester, Town Planner
March 22, 2016