

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, April 18, 2016 – 7:00 PM

MINUTES

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

- I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda, who appointed Ms. Okonuk as a voting alternate member for the meeting.

Mr. Manning made a motion, seconded by Mr. Budney, to add the following item under New Business:

PZ-16-5322: Town of Lebanon, owner, 917 Exeter Road, Assessors Map 245, Lot 11 and 13. Replacement of existing agricultural-science sugar shack with 12' x 20' building.

II. New Business:

- a. CGS Sec. 7-159b, Pre-application Review: Prides Corner Farms, 240 Waterman Road, Assessors Map 251, Lot 8.

Jonathan Sczurek, P.E., Christian Joseph and Mark Sellew were present for an informal pre-application discussion with the Commission.

- c. Design Review Board Application: Town of Lebanon, 780 Trumbull Highway, Assessors Map 235, Lot 37. Replacement of museum sign.

Museum member Maggie McCaw was present for the discussion. Mr. Chester noted that the application was sent to all Design Review Board members and they agreed via email that they had no issues with the application.

Ms. Smith made a motion, seconded by Mr. Budney, to approve the museum sign proposal. Motion was unanimously approved.

- b. Design Review Board Application: Patrick & Michele Geier, 900 Beaumont Highway, Assessors Map 229, Lot 71. Installation of vinyl fence around garage construction area, construction of 10 ft. x 20 ft. shed and replacement of existing vinyl fence (north side).

Mr. Chesmer recused himself from the application and Mr. Meyer was seated for this application.

Mr. Chester noted that the application was sent to all Design Review Board members and they agreed via email that they had no issues with the application.

Ms. Okonuk made a motion, seconded by Mr. Manning, to approve the design plan for the fencing and shed. Motion unanimously approved.

- d. **PZ-16-5322:** Town of Lebanon, 917 Exeter Rd, Assessors Map 245, Lot 11 & 13. Replacement of existing agricultural-science sugar shack with 12' x 20' building.

Mr. Manning made a motion, seconded by Ms. Smith, to approve the application. Motion unanimously approved.

III. Old Business: None.

IV. Town Planner's Report:

Mr. Chester provided the Commission an update on conservation, development and enforcement issues. Seven (7) preservation projects totaling 519 acres are on track to close within the next year and the town is working with three (3) new property owners interested in farmland preservation. Paradise agency has pulled permits to construct 8 age-restricted housing units adjacent to the Senior Center, and two (2) additional new house permits have been granted. The Public Works Building Committee plans to submit an application to the DRB and Commission next month. Enforcement at 542 Levita Road is ongoing.

V. Approval of Minutes:

- a. **Ms. Smith made a motion, seconded by Mr. Malozzi, to approve the March 21, 2016 Regular Meeting Minutes as presented. Motion unanimously approved.**
- b. **Ms. Smith made a motion, seconded by Mr. Malozzi, to approve the March 23, 2016 Special Meeting Minutes as presented. Motion unanimously approved.**

VI. Correspondence: Joshua's Trust newsletter.

VII. The Commission adjourned at 8:50 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
April 19, 2016

(Minutes are unapproved as of transcription date.)