



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**

Regular Meeting  
Town Hall, 579 Exeter Road

Monday, May 16, 2016

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Tom Meyer, Alternate  
Joyce Okonuk, Alternate  
Absent: Lanny Clouser, Alternate  
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. Connecticut Sons of the American Revolution, 149 West Town Street (War Office), Assessors Map 235, Lot 9. Installation of message sign.

The Village Green District Design Review Board issued a favorable report at their 5/2/16 meeting, the minutes of which were entered into the record. The SAR plans to place an interpretive sign at the northeasterly corner of their property parallel to West Town Street and reuse an 18" x 24" sign that was previously placed on the building. The sign will be placed on white vinyl posts and will not to exceed five (5) feet in height.

**Mrs. Smith made a motion which was seconded by Mr. Budney to approve the sign application. Motion was unanimously approved.**

- b. Town of Lebanon Board of Education, Middle School, 891 Exeter Road, Assessors Map 245, Lot 11. Request to install light at entrance and add lighting to entrance sign.

**Mr. Malozzi made a motion which was seconded by Mr. Budney to approve the application with the condition that Zoning Sec. 7.9. (Outdoor Lighting) is met. Motion was unanimously approved.**

- c. Pre-Application Discussion: Prides Corner Farm, 122 Waterman Road, Assessors Map 251, Lot 5. Erection of 65,664 sq. ft. structure over existing concrete loading dock.

Christian Joseph from Prides and Tim Scheider from Earthlight Solar & Energy Solutions spoke on Prides plan to erect a 65,664 sq. ft. structure over the existing concrete loading dock. They will have to apply for site plan modification approval. No action taken.

**Motion made by Mr. Budney which was seconded by Mr. LaPorte to add a pre-application discussion regarding the addition of ground-mounted solar arrays at Lebanon Public Schools. Motion unanimously approved.**

- d. Pre-Application Discussion: Lebanon Public Schools, 891 Exeter Road. Addition of ground-mounted solar arrays at Elementary, Middle and High Schools.

Tim Scheider, Earthlight Solar & Energy Solutions spoke on the Board of Education's desire to place ground-mounted solar arrays at the public schools. The town will need to apply for site plan modification approval. No action taken.

III. OLD BUSINESS – None.

IV. TOWN PLANNERS REPORT

Mr. Chester updated the Commission on conservation, development and enforcement activities.

The Commission discussed the ConsAg Commission recommendation that all new wells be tested for arsenic as recommended by the Dept. of Public Health prior to issuance of a certificate of occupancy. The Planning and Commission is in concurrence with this recommendation which will require action by the Uncas Health District.

V. MINUTES

- a. **Mr. Malozzi made a motion which was seconded by Mr. Malozzi to approve the April 18, 2016 meeting minutes. Motion was unanimously approved.**

VI. CORRESPONDENCE

VIII. The Commission adjourned at 8:35 p.m.

Submitted by  
Philip S. Chester, Town Planner  
May 17, 2016