

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, June 20, 2016 – 7:00 PM

MINUTES

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

Members Absent: Kathleen Smith
Lanny Clouser, Alt.
Tom Meyer, 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.

II. New Business:

- a. **PZ-16-5379:** Prides Corner Farm, 122 Waterman Road, Assessors Map 251, Lot 5. Site plan modification for 69,696 sq. ft. canopy/solar array over existing concrete loading dock.

Mr. Chester discussed the Town Engineer's 6/20/16 report and recommendation on the proposed drainage impacts.

Mark Sellew, Paul Sellew and Christian Joseph of Prides Corner Farm, also Tim Snyder of the solar design company, were present to discuss the application. Jonathan Sczurek, P.E. of Megson, Heagle & Friend, Civil Engineers, reviewed revised plans and storm drainage report dated 6/15/16. Mr. Sczurek addressed Mr. Handfield's comments and suggested that only 50% of the roof water be collected in a separate pipe network versus 100% as recommended by the Town Engineer. No lighting plan is proposed at this time.

Joyce Okonuk made a motion to approve application PZ-16-5379 with conditions stated in letter dated 6/20/16 by Yantic River Consultants LLC with the exception that only 50% of the roof water be collected, seconded by Wayne Budney. Motion unanimously approved.

- b. **PZ-16-5457:** Town of Lebanon & GND Lebanon LLC, owners, 37R & 39R West Town Street, Assessors Map 336, Lots 10 & 10.001. Site plan modification of driveway for senior center/age-restricted housing.

Bruce Goldstein and Brad Bernier representing GND Lebanon LLC and Mr. Chester were present to discuss the application. Due to unanticipated costs associated with ledge removal at the site the Board of Selectmen and developer are requesting site plan modification to leave the existing senior center driveway curve. Mr. Handfield reviewed the revised plan and found issues.

Mr. LaPorte made a motion, seconded by Francis Malozzi, to approve application PZ-16-5457. Motion unanimously approved.

III. Old Business: None.

IV. Town Planner's Report:

Mr. Chester presented a power point entitled "Planning for Agriculture" and noted that 250 acres of Oweneco Farm had been preserved. Also to be preserved this year are the Sellick, Postemski, Leone and Wayland properties. He also noted that the Fire Department was looking to construct a fire-training building at the land fill; that a shrimp farmer was looking for property in town and that Simply Fit at 74 Norwich Avenue had added prepared foods to their venue.

V. Approval of Minutes:

- a. **Mr. LaPorte made a motion, seconded by Mr. Malozzi, to approve the May 16, 2016 Regular Meeting Minutes, with the following correction: Page 2, Item V. a., Mr. LaPorte seconded the motion. Motion unanimously approved.**

VI. Correspondence:

VII. Francis Malozzi made a motion to adjourn the meeting, seconded by Wayne Budney. Motion unanimously approved and the meeting adjourned at 8:24 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
June 27, 2016

(Minutes are unapproved as of transcription date.)