



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, August 15, 2016

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Robin Chesmer
Francis Malozzi
Oliver Manning
Tom Meyer, Alternate

Absent: Wayne Budney
Keith LaPorte
Lanny Clouser, Alternate
Joyce Okonuk, Alternate

Also Present: Philip Chester, Town Planner

I. The meeting was called to order at 7:05 p.m. by Mr. Jahoda who appointed Mr. Meyer voting alternate.

II. NEW BUSINESS

- a. PZ-16-5600: PLH LLC, owner, 1 Williams Crossing Road, Assessors Map 218, Lot 19. Site plan modification for 5MW ground mounted solar facility in Light Industrial Zone per Zoning Section 4.9.a.2).

Mr. Malozzi made a motion, which was seconded by Mrs. Smith, to approve PZ-16-5600 subject to the following plan modifications as recommended in Yantic River Consultants 8/15/16 letter to Mr. Chester.

- 1. Site line distances for the proposed driveway apron and limits of clearing along each shoulder shall be shown on the plans;**
- 2. Black vinyl coating on the chain link fence shall be extended to the easterly, as well as northerly, border of the boundary and shown on the plans;**
- 3. The outlet side of each proposed water crossing shall be protected with an erosion control blanket for a sufficient distance to allow grass to develop where concentrated flows may exist and shown on the plans;**
- 4. Under "Seeding", the reference to Worcester County shall be changed to "Town of Lebanon"; and,**
- 5. A "Sequence of Construction", including the project included in the narrative, shall be added to the plans.**

The motion was unanimously approved.

- b. PZ-16-5601: The Farmers Cow LLC, applicant, Green Gate LLC, owner, 49 Chappell Road, Assessors Map 220, Lot 1. Temporary use permit for one-day dinner event.

Mr. Chesmer recused himself.

Mr. Malozzi made a motion, which was seconded by Mr. Meyer, to approve the temporary use permit. Motion was approved 5-0.

It was the consensus of the Commission that future temporary use permits could be approved by the Town Planner when he felt justified in doing so.

- c. CGS Sec. 8-24: Utility easement request along former Perry Road.

This item was tabled to the September 19, 2016 meeting.

III. OLD BUSINESS – None.

IV. TOWN PLANNERS REPORT

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

The Commission requested that a representative from the Public Works Building Committee attend its September meeting to discuss site selection.

Mrs. Smith made a motion, which was seconded by Mr. Malozzi, that Mr. Chester apply to CCM for its 2016 Municipal Excellence Award for the town's farmland preservation program. Motion unanimously approved.

V. MINUTES

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

VI. CORRESPONDENCE

VIII. The Commission adjourned at 9:25 p.m.

Submitted by
Philip S. Chester, Town Planner
August 16, 2016