

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, September 19, 2016 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Vice Chair
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Tom Meyer, Alt.
Joyce Okonuk, Alternate

Members Absent: Lanny Clouser, Alt.

Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary
Edward O’Connell, Commission Counsel
Betsy Petrie, First Selectman

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

II. New Business:

a. Discussion with Public Works Building Committee.

Committee Chair Rob Cady provided the Commission with an update on the Committee’s work to date. The Commission reviewed concept plans for placing the Town Garage/Offices behind the Fire Safety Complex and locating a salt shed at the current town site. Discussion ensued regarding the Committee’s review of other town sites. No final decision has yet been made by the Committee for where to locate the new public works facility.

b. **PZ-16-5697:** Town of Lebanon, 37R West Town Street, Assessors Map 236, Lot 10. Installation of 3-bay carport/pavilion.

First Selectman Petrie presented plans for a 3-bay open carport to house the senior vans that could also be used as a pavilion.

Mr. Malozzi made a motion, seconded by Mrs. Smith, to approve the carport site plan. Motion unanimously approved.

c. Old Perry Road property – CGS Sec. 8-24 Report

Mr. Savalle and Ms. Davis, owners of land abutting old Perry Road, have requested town meeting approval to grant an easement to properties along old Perry Road for development purposes. Mr. Chester and Attorney O'Connell briefed the Commission on the history of the site. Atty. Lloyd Langhammer and George Stefan, Land Surveyor (both representing Savalle/Davis) provided the Commission with a 1769 warranty deed and survey indicating that the Town owns the underlying roadbed. Attorney Jeffrey Holley, representing abutter John Hilzinger, voiced opposition to the request.

Mr. Malozzi made a motion, seconded by Mr. Budney, to give a favorable CGS Sec. 8-24 for the purpose of development access for properties along old Perry Road. Motion approved 5-2. (Abstaining: Mr. Chesmer and Mrs. Smith)

d. Discussion and possible action on recommending to Board of Selectmen the discontinuance of certain town roads.

Mr. Chester pointed out several roads that are maintain by the town with only one property owner effected. Attorney O'Connell gave an overview of the difference between a road where the town has a warranty deed and a road which has traditionally be used by the public. The Commission requested that Mr. Chester further investigate.

e. Pre-Application Review: David Gesiak, 216 Norwich Avenue, Assessors Map 275, Lot 4. Construction Offices and Yard Storage.

f. Approval of the 2017 PZC Meeting Calendar

Mr. Malozzi made a motion to approve the 2017 PCZ Meeting Calendar, seconded by Mr. LaPorte. Motion unanimously approved.

III. Old Business: None.

IV. Town Planner's Report:

Mr. Chester provided an update on development and conservation issues.

V. Approval of Minutes:

- a. **Mr. LaPorte made a motion to approve the August 15, 2016 Regular Meeting Minutes. Mr. Manning 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 9:34 p.m.

Respectfully Submitted,
Holli Pianka, Land Use Secretary
September 26, 2016

(Minutes are unapproved as of transcription date.)