



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, October 17, 2016

MINUTES

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

I. The meeting was called to order at 7:02 p.m. by Mr. Jahoda.

II. NEW BUSINESS

- a. **PZ-16-5762:** Lebanon Historical Society, 856 Trumbull Highway, Assessors Map 235, Lot 43. Site plan modification for building addition.

Edward Tollmann was present to discuss the building (kitchen) addition application. Mr. Chester reported that the Village Business District Design Review Board was unable to get quorum but that individual members reported that the design was satisfactory.

Motion made by Mr. LaPorte, which was seconded by Mr. Budney, to approve PZ-16-5762. Motion was unanimously approved.

- b. **PZ-16-5777:** 903 Exeter Road Realty Co LLC, 903 Exeter Road, Assessors Map 245, Lot 12. Site plan modification.

Robin Chesmer recused himself. Mr. Jahoda appointed Joyce Okonuk a voting member.

Jonathan Sczurek, PE of Megson, Heagle & Friend, Glastonbury, CT presented the site plan dated 10/17/16 and said that the property owners only want to repave at this time existing conditions and will reapply to pave additional property after evaluating operations in spring.

Several Commission members discussed a desire to see better traffic access management of the site and the need to designate additional parking spaces.

Motion made by Mrs. Smith, which was seconded by Mr. Budney, to approve PZ-16-5777 subject to Building Official approval. Motion was unanimously approved.

Robin Chesmer rejoined the Commission.

- c. Albert and Lynn Manning, 39 West Street, Assessors Map 235, Lot 21. Site plan/design approval. Accessory building and new driveway.

Mr. Manning was present. Mr. Chester reported that the Village Green District Design Review Board was unable to get quorum and that individual members reported they had no issue with the accessory building addition but did have concerns with the addition of a fourth driveway in front of the house.

After much discussion Mr. Manning amended his application to remove the addition of the driveway and to only seek approval of the building addition.

Motion made by Mr. LaPorte, which was seconded by Mr. Malozzi, to approve the accessory building addition. Motion was unanimously approved.

- d. Pre-Application Review: 412 Norwich Avenue, Assessors Map 276, Lot 9.001. Building supplies and tool rental.

Preliminary discussion with business owner interested in expanding building for a business.

III. OLD BUSINESS – None.

IV. APPOINTMENT OF MEMBERS

- a. **Motion made by Mr. Malozzi, seconded by Mrs. Smith, to reappoint Paul LeDuc and Dan King to Village Green Design Review Board for 3 years. Motion unanimously approved.**
- b. **Motion made by Mr. Malozzi, seconded by Mrs. Smith, to reappoint Jason Nowosad and Jean Reichard to Village Business Design Review Board for 3 years. Motion unanimously approved.**

V. TOWN PLANNERS REPORT

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

VI. MINUTES

- a. Mr. LaPorte made a motion, which was seconded by Mrs. Smiths, to approve the September 19, 2016 meeting minutes. Motion was unanimously approved.

VII. CORRESPONDENCE

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

Submitted by
Philip S. Chester, Town Planner
October 18, 2016