

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, December 18, 2017

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Tom Meyer
Allyn Miller
Joyce Okonuk, Alt.
Member Absent: Ethan Stearns, Alt.
Also Present: Philip Chester, Town Planner

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

II. APPROVAL OF MINUTES

- a. Motion made by Mr. LaPorte, seconded by Mr. Budney, to approve the November 20, 2017 Special Meeting Minutes. Motion approved 6-1-0 (Meyer abstaining).
- b. Motion made by Mr. LaPorte, seconded by Mr. Malozzi, to approve the November 20, 2017 Regular Meeting Minutes. Motion approved 6-1-0 (Meyer abstaining).

III. ELECTION OF OFFICERS

- a. **Motion by Mr. LaPorte, seconded by Ms. Smith, to elect Mr. Jahoda Commission Chair. Motion unanimously approved.**
- b. **Motion by Mr. LaPorte, seconded by Mr. Meyer, to elect Ms. Smith Commission Secretary. Motion unanimously approved.**

IV. PUBLIC HEARING

- a. **PZ-17-6502:** Dawn and Kevin Whitcher, applicants, 894 Exeter Road LLC, owner, 94 Exeter Road, Assessors Map 245, Lot 18. Special Permit request for restaurant per Zoning Sec. 4.5.d.2).

Mr. Chesmer recused himself and left the meeting room. Mr. Jahoda appointed Ms. Okonuk a voting member for this application.

Mr. Chester noted that the CT Department of Public Health needed to approve the public water supply and DOT needed to approve the new curb cut, and went over Brandon Handfield's review letter dated 12/11/17 which is based on the most recent revisions to the site plan prepared by Wentworth Engineering dated 11/16/17.

Mr. Wentworth, PE updated the Commission on the revised plan.

Motion made by Ms. Okonuk, seconded by Mr. Meyer, to close the public hearing. Motion unanimously approved.

Mr. Chesmer returned to the meeting table.

V. NEW BUSINESS

- a. CGS Sec. 7-159b. Preapplication Review of Use of Property, 366 and 412 Norwich Avenue, Assessors Map 276, Lots 9.001 and 11. Pet store.

Mr. Budney recused himself and left the meeting room. No action taken.

Mr. Budney returned to the meeting room. Mr. Chesmer left the meeting.

- b. CGS Sec. 8-24 Report. Sale of town-owned 11+/- acre property off Dianne Drive, Assessors Map 250, lots 53, 54, 55, 56 and 65.

Continuation of this discussion will take place at the January Commission meeting.

- c. 2018 Planning and Zoning Commission Regular Meeting Schedule.

Motion by Mr. LaPorte, seconded by Ms. Okonuk, to accept the 2018 Regular Meeting Schedule. Motion unanimously approved.

- d. FY 2018-19 Planning and Zoning Commission Budget.

Motion by Ms. Smith, seconded by Mr. Malozzi, to recommend to the Board of Finance a FY 2018-19 Planning and Zoning Commission budget of \$152,758 as prepared by the Finance Department. Motion unanimously approved.

- e. **Motion by Mr. Meyer, seconded by Ms. Smith, to recommend to the Board of Finance that \$100,000 be added to the Open Space Account for the FY 2018-19 Capital Plan per Lebanon's POCD. Motion unanimously approved.**

VI. OLD BUSINESS

- a. **PZ-17-6502:** Dawn and Kevin Whitcher, applicants, 894 Exeter Road LLC, owner, 894 Exeter Road, Assessors Map 245, Lot 18. Special Permit request for restaurant per Zoning Sec. 4.5.d.2).

Motion by Mr. Budney, seconded by Ms. Smith, to approve PZ-17-6502 subject to CT DPH approval of the public water supply system and DOT approval of the new curb cut, and with the understanding that the property abuts active farmland and the town has a Right-to-Farm Ordinance. Motion unanimously approved.

- b. **PZ-17-6668:** Planning and Zoning Commission. Proposed text amendments to Zoning Regulations.

The Commission discussed permitting farm breweries in the RA and VGD zones. No action taken. This item will be discussed at the January Commission meeting.

V. EXECUTIVE SESSION – None.

VI. TOWN PLANNERS REPORT

Mr. Chester updated the Commission on recent conservation, development and enforcement matters. The January 22, 2018 Commission meeting will begin at 6:30 p.m. at the Community Center and will be followed by a 7:30 p.m. joint PZC/ZBA education session on role and responsibilities conducted by Attorney Steven Byrnes.

The Commission discussed the amount of excess signage at Lebanon Tap Room, 385 Beaumont Highway and asked Mr. Chester to contact the owner.

VIII. CORRESPONDENCE

- IX.** The Commission adjourned at 9:05 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
December 19, 2017

(Minutes are unapproved as of transcription date.)