

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall, 579 Exeter Road  
Monday, November 20, 2017

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Keith LaPorte  
Francis Malozzi  
Joyce Okonuk, Alt.  
Member Absent: Lanny Clouser, Alt.  
Also Present: Philip Chester, Town Planner

- I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda. Ms. Okonuk was appointed a voting member.

Mr. Jahoda acknowledged the resignation of Oliver Manning and read the following proclamation signed by the members of the Planning and Zoning Commission into the record:

*We, the Lebanon Planning and Zoning Commission hereby attest and certify the great and noteworthy contributions of Oliver Manning for his many years of service to the Town and citizens of Lebanon.*

*Whereas, Oliver Manning served on the Planning and Zoning Commission, the Plan of Conservation and Development Committee, and the Conservation and Agriculture Commission, and worked to successfully retain Lebanon's rural character and agricultural heritage for future generations; and,*

*Whereas, the Town of Lebanon acknowledges a vast debt of gratitude to Oliver for his selfless contributions to the community and the sharing of his knowledge, experience, good humor, and enthusiasm.*

*Presented with sincere gratitude and appreciation by the Lebanon Planning and Zoning Commission, this 20<sup>th</sup> day of November 2017.*

**II. PUBLIC HEARING**

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

**Motion made by Mrs. Smith, seconded by Mr. Budney, to extend the public hearing to the December 18, 2017 meeting. Motion approved 6-1-0 (Chesmer abstaining).**

### III. NEW BUSINESS

- a. **PZ-17-6730:** PLH, LLC, 1 Williams Crossing Rd. Site plan modification for solar array landscaping.

Brandon Pizzoferrato was present on behalf of the applicant to explain that the applicant wished to replace the site trees proposed for the solar array with western arborvitae (or green giant) species which are deer resistant and grow to be 8 to 10 feet wide and 25 to 30 feet tall. He stated that the original tree plantings proposed were not deer resistant and grew to a height of 40 to 60 feet which would create shading of the solar panels. Mr. Pizzoferrato noted that the project was set to be online by February 2018 and that the landscaping would be planted in the spring.

The Commission discussed concerns with issuing a certificate of occupancy prior to the plantings being in place and the need for a bond to assure installation of landscaping.

**A motion was made by Mr. Malozzi, which was seconded by Ms. Okonuk, to modify the site plan as presented and to require that a \$50,000 bond be established for the planting of landscaping should the applicant seek a certificate of occupancy prior to landscaping being in place. Motion approved 6-0-1 (Budney opposed).**

- b. Commission Member Vacancy Appointments

Mr. Jahoda requested a motion to add this item to the meeting agenda. A certified copy of the *Ordinance Concerning the Terms of the Members of the Planning and Zoning Commission* was provided to each member.

**Motion made by Ms. Okonuk, seconded by Mr. LaPorte to add this item to the agenda. Motion approved 6-0-1 (Budney opposed).**

Mr. Jahoda stated that Commission policy has been to consider alternate members when filling vacant regular member seats and that he recommends Tom Meyer.

**Motion made by Mr. Chesmer, seconded by Mrs. Smith, to appoint Mr. Meyer for the unexpired portion of the term of Mr. Manning. Motion approved 6-0-1 (Budney opposed).**

Mr. Jahoda read a letter that Ethan Stearns had sent the Commission asking to be appointed to the Commission if a position arose. He also noted that Mr. Stearns currently served on the Conservation and Agriculture Commission and the Economic Development Commission, and recommended Mr. Stearns for the seat.

**Motion made by Mrs. Smith, seconded by Ms. Okonuk, to appoint Ethan Stearns for the unexpired portion of the term of Mr. Meyer as an alternate member. Motion approved 6-0-1 (Budney opposed).**

#### **IV. OLD BUSINESS**

- a. **PZ-17-6494:** Anita & Maurice Gamache, 62 Gates Farm Road, Assessors Map 208, Lot 22 and 23. Request 90-day extension to submit Resubdivision Plans.

Mr. Chester noted that there was no need to act on this request as the applicants had filed their resubdivision plans on Friday.

- b. **PZ-17-6667:** Lebanon Planning and Zoning Commission. Proposed changes to Zoning Map to lots which contain conservation easements that limit their use to agriculture into the “Agriculture” zoning district.

**Motion made by Mr. Malozzi, seconded by Mrs. Smith, to approved PZ-17-6667. Motion approved 6-0-1 (Budney opposed).**

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

Based on public comment, the Commission discussed adding language limiting the allowance of farm wineries and breweries in the RA and Village Green District Zones.

**Motion made by Mr. Malozzi, seconded by Mr. Budney, to table the discussion to the December 18, 2017 meeting. Motion unanimously approved.**

#### **V. EXECUTIVE SESSION – None.**

#### **VI. TOWN PLANNERS REPORT – None.**

#### **VII. MINUTES**

- a. Motion made by Mrs. Smith, seconded by Mr. LaPorte, to approval the October 16, 2017 Regular Meeting Minutes. Motion unanimously approved.

#### **VIII. CORRESPONDENCE**

#### **IX. The Commission adjourned at 7:37 p.m.**

Respectfully Submitted,  
Philip S. Chester, AICP  
November 21, 2017

*(Minutes are unapproved as of transcription date.)*

