

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, June 19, 2017 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Robin Chesmer
Francis Malozzi
Oliver Manning
Tom Meyer, Alt.
Joyce Okonuk, Alt.

Members Absent: Wayne Budney
Keith LaPorte
Lanny Clouser, Alt.

Also Present: Philip Chester, Town Planner
Betsy Petrie, First Selectman

- I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda. Mr. Meyer and Ms. Okonuk were seated as voting members.

Motion by Mr. Malozzi, seconded by Mrs. Smith, to add under “III. New Business” (a) PZ-17-6343 Request of John DeStefano, 23 Old Colchester Road, for an accessory living unit under Zoning Sec. 8.2., and (b) CGS Sec. 8-24 Report to grant utility access easement to Eversource at the Transfer Station, 171 Exeter Road. Motion unanimously approved.

II. Minutes

- a. Motion by Mrs. Smith, seconded by Mr. Myer, to approve the May 15, 2017 regular meeting minutes. Unanimously approved.
- b. Motion by Mr. Malozzi, seconded by Ms. Okonuk, to approved the May 23, 2017 special meeting minutes with the amendment that Oliver Manning was present. Motion approved with Ms. Okonuk and Mr. Chesmer abstaining.

III. New Business:

- a. **PZ-17-6343:** Request of John DeStefano, 23 Old Colchester Road, for an accessory living unit under Zoning Sec. 8.2.

Mr. DeStefano presented his application for a one-bedroom accessory living unit.

Motion by Mr. Malozzi, seconded by Ms. Okonuk, to approve the application as presented. Motion unanimously approved.

- b. CGS Sec. 8-24 Report: Utility access easement to be granted to Eversource at the Transfer Station, 171 Exeter Road.

**Motion by Mr. Malozzi, seconded by Mr. Meyer, to issue a positive 8-24 report.
Motion unanimously approved.**

IV. Old Business:

- a. The Commission recommends that Mr. Chester inspect 162 Bush Hill Road to determine compliance with enforcement (court) order with the State Trooper.
- b. PZ-15-5033: Special permit for Earth Excavation Operation, 333 Goshen Hill Rd. The Commission recommends that Mr. Chester inspect to determine compliance with approval.

V. Executive Session:

- a. Walter Tabor v. Lebanon Planning and Zoning Commission.

Motion by Ms. Okonuk, seconded by Mrs. Smith, to enter into Executive Session with Town Planner and First Selectman at 7:39 p.m. Motion unanimously approved.

The Commission came out of Executive Session at 7:55 p.m.

VI. Town Planner's Report:

Mr. Chester updated the Commission on recent conservation, development and enforcement matters, including but not limited to the final landscaping plan for Gan Aden of Lebanon, 39R West Town Street; the Fire Department's intention to utilize a portion of the transfer station property to locate a smoke house for firefighting education purposes that can also be used by other departments with LFD supervision, and their intention to dredge the DPW pond and pond by the Savings Institute for firefighting purposes; and, update on new land use legislation.

The Commission reviewed Mr. Chester's 6/13/17 memo regarding suggested zoning map and regulation changes.

VII. Correspondence:

- VIII. Motion by Mr. Malozzi, seconded by Mrs. Smith, to adjourn at 9:20 p.m. Motion unanimously approved.

Respectfully Submitted,
Philip S. Chester, Town Planner
June 20, 2017

(Minutes are unapproved as of transcription date.)