

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, April 17, 2017 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Keith LaPorte
Francis Malozzi
Tom Meyer, Alt.
Joyce Okonuk, Alt.

Members Absent: Robin Chesmer
Oliver Manning
Lanny Clouser, Alt.

Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary

- 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. Added under 'New Business', Item 'C', a pre-application discussion for a proposed ice cream truck at 1068 Trumbull Highway.

II. **CONTINUATION OF PUBLIC HEARING:**

- a. **PZ-17-6047:** Walter A. Tabor, 64 Beaumont Highway, Assessors Map 206, Lot 8. Request special permit for multi-family dwelling containing three dwelling units per Zoning Sec. 8.8.

Mr. Jahoda continued the public hearing and noted that the Commission had conducted a property site walk on March 28, 2017.

Items entered into the record:

- Letter dated 4/4/17, from John Lyon, Lebanon Fire Chief, noting that the configuration of the driveway at 64 Beaumont Highway would not accommodate the town's fire apparatus.
- Memo dated 4/7/17, from Mr. Chester, Town Planner, regarding requirements of Zoning Sec. 7.6.b., 7.4.b., 8.8.a, necessary for issuance of a special permit.

The Commission discussed a concern that the proposed living space may be considered a studio rather than one bedroom.

Mr. Tabor stated that he believes the property and unit comply with Zoning Sec. 8.8. He submitted the following items into the record:

- Letter dated 4/10/17, from Mr. Tabor to John Lyon, Fire Chief, in response to Mr. Lyon's letter dated 4/4/17. After meeting with Chief Lyon to discuss the driveway issues, Mr. Tabor stated that he would be working with his engineer, Mr. Reynolds, to make the necessary corrections to the driveway, including removal of trees, to meet the requirements of Zoning Sec. 7.4b
- Revised floor plan dated 4/15/17, showing layouts of the 3 dwelling units. The plan includes the installation of a partition at the top of the stairs of the proposed third dwelling unit to separate the bedroom from a media/sitting room.

No one from the public was present to speak on this application. Ms. Smith made a motion to close the public hearing, seconded by Mr. Budney. Motion approved and the public hearing was closed at 7:27p.m.

III. Old Business:

- Discuss and act on public hearing application **PZ-17-6047**: Walter A. Tabor, owner, 64 Beaumont Highway, Assessors Map 206, Lot 8. Request special permit for existing multi-family dwelling containing three dwelling units per Zoning Sec. 8.8.

Mr. Meyer feels the third living unit does not meet the requirements of 7.6.b. and Mr. Malozzi agreed.

Mr. Budney feels the living unit is adequate and affordable for a single person, student or an ideal residence for a live-in caretaker.

Mr. Okonuk said that as long as the unit meets the square footage requirements, she does not see it being detrimental and would be an overall enhancement of the property in general.

Mr. LaPorte made a motion to table the discussion to the next regular meeting on May 15, 2017, Ms. Smith seconded. Vote: (4) In favor; Meyer, Malozzi, LaPorte, Smith. (3) Opposed; Budney, Okonuk, Jahoda. Motion approved.

IV. New Business:

- Raymond Andrews, Russell Andrews and Scott & Carol Vonedwins, 28 & 34 Gates Farm Road. Release of conservation easement for Assessors Map 208, Lots 26 & 27.

A letter, dated 4/10/17, was received from the abutting property owner Kathryn Boucher, objecting to release of the conservation easement.

Mr. Raymond Andrews was present and stated he would like to pay the town \$2,500.00 to release the easement to increase owners' lot sizes and values. He said the land would remain as is as there are no plans for any activity on the land.

Ms. Okonuk stated that if the easements were released, accessory structures could be placed on the properties.

A motion was made by Mr. Budney to release the conservation easement in lieu of the \$2,500 payment; however, there was no second to the motion and therefore no action taken. The Conservation Easement remains on these properties.

- b. **PZ-17-6150:** PLH LLC, owner, 1 Williams Crossing Road, Assessors Map 218, Lot 19. Site plan modification for 5MW ground mounted solar facility in Light Industrial Zone per Zoning Sec. 4.9.a.2).

Steve Broyer, Senior Project Manager was present. He noted the main revision to the site plan is the change in the racking system from 2 to 4 modules and the new footprint covering approximately 22 acres. There is no change in impervious surface. There is a 6/1/17 construction start date with one system required to be operational by 10/1/17.

Ms. Smith made a motion, seconded by Ms. Okonuk, to approve the site plan modification with the conditions that the black vinyl fence be along the full east side of the property abutting Route 32 and that a landscaped opaque arborvitae screen be provided along Williams Crossing Road at the northwest side of the property between the fence and the road. Motion unanimously approved.

- c. Pre-application Discussion: 1068 Trumbull Highway, Assessors Map 248, Lot 5, proposed ice cream truck.

Mr. Chester noted that this item falls under CGS Sec. 7-159b, which allows the Commission, prior to the submission of an application, to conduct a pre-application review of a proposed project with an applicant, and that no minutes would be taken.

V. Town Planner's Report:

VI. Approval of Minutes:

Mr. Meyer made a motion to approve the March 20, 2017 Regular Meeting Minutes, seconded by Ms. Smith. Motion approved with Ms. Okonuk abstaining.

Ms. Smith made a motion to approve the March 28, 2017 Special Meeting Minutes, seconded by Mr. Malozzi. Motion approved with Ms. Okonuk abstaining.

- VII. Correspondence: Mr. Jim Russo, 2 Bogg Lane was present regarding the status of the junk yard at 162 Bush Hill Road. The Commission expressed concerns with the condition of the property and requested Mr. Chester contact the Town Attorney for an enforcement action.

- VIII. Mr. Budney made a motion to adjourn the meeting, seconded by Malozzi. Motion unanimously approved and the meeting adjourned at 8:55 p.m.

Respectfully Submitted,
Holli Pianka, Land Use Secretary
April 20, 2017

(Minutes are unapproved as of transcription date.)