

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, February 27, 2017 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Wayne Budney
Robin Chesmer
Francis Malozzi
Oliver Manning
Tom Meyer, Alt.

Members Absent: Kathleen Smith, Secretary
Keith LaPorte
Lanny Clouser, Alt.
Joyce Okonuk, Alt.

Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary
Betsy Petrie, First Selectman

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

II. **PUBLIC HEARING:**

- a. **PZ-17-5968:** Nikola and Laura Lohse, owners, 48 Reservoir Road, Assessors Map 279, Lot 7.001. Request special permit for construction of 1,910 sq. ft. accessory structure per Zoning Sec. 7.3.(b).

Mr. Jahoda opened the public hearing at 7:02 p.m. and read the legal notice into the record. Nikola and Laura Lohse presented their application to construct an accessory building to be used as a garage, hobby shop and three-season room for personal use. There was no other public comment. Mr. Malozzi made a motion to close the public hearing, seconded by Mr. Oliver. Motion was unanimously approved and the public hearing was closed at 7:10 p.m.

III. **Old Business:**

- a. Discuss and act on public hearing application:
PZ-17-5968: Nikola and Laura Lohse, owners, 48 Reservoir Road, Assessors Map 279, Lot 7.001. Request special permit for construction of 1,910 sq. ft. accessory structure per Zoning Sec. 7.3.(b).

Mr. Chesmer made a motion to approve application PZ-17-5968 with the condition that the structure not be used as a dwelling, seconded by Mr. Meyer. Motion unanimously approved.

- b. **PZ-15-4920:** Paradise Agency, 39R West Town Street. Age-restricted housing development.

Bruce Goldstein and Brad Bernier were present to update the Commission on the age-restricted housing project nearing completion. The elimination of some of the build's stone facade and landscaping were discussed. Approval for temporary occupancy is projected for April or May with landscaping to be addressed by June.

IV. New Business:

- a. **PZ-17-6051:** Dawn & Kevin Whitcher, applicants, 903 Exeter Road Realty Co. LLC & 894 – 5G Capital LLC, owners. 894 & 903 Exeter Road, Assessors Map 245, Lots 12 & 18. Proposed changes to Lebanon Zoning Map. Purpose of proposed changes is to place properties into Village Business District Zone. Accept application and set public hearing date.

Mr. Chesmer recused himself from this application. **Mr. Malozzi made a motion, seconded by Mr. Budney, to accept the application and set the public hearing date for March 20, 2017. Motion unanimously approved.**

- b. **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. Accept application and set public hearing date.

Mr. Malozzi made a motion, seconded by Mr. Budney, to accept the application and set the public hearing date for March 20, 2017. Motion unanimously approved.

- c. **PZ-17-6028:** Fernando Lopes, owner, 107 Bascom Road, Assessors Map 238, Lot 18. Request site plan approval for accessory living unit per Zoning Sec. 8.2.

Mr. Lopes was present to discuss his application to add a 592 sq. ft., one-bedroom, accessory living unit in the basement.

Mr. Malozzi made a motion to approve application PZ-17-6028, seconded by Mr. Meyer. Motion unanimously approved.

The commission took up Item 'e'.

- e. Town of Lebanon Senior Center, 37R West Town Street. Site plan modification for 28' x 36' garage construction.

Darcy Battye, Senior Center Director, was present for discussion.

Mr. Malozzi made a motion, seconded by Mr. Chesmer, to approve the site plan modification for a 28' x 36' garage. Motion approved 5-1 with Mr. Meyer in opposition due to design.

- d. **PZ-17-6042:** Lebanon Historical Society, 856 Trumbull Highway, Assessors Map 235, Lot 43. Request site plan modification for construction of 3' x 10' addition.

The application includes a kitchen addition, swapping locations of Broom Shop and Hearse House, and an addition of a non-operable privy to the site.

Mr. Malozzi made a motion, seconded by Mr. Meyer, to approve application PZ-17-6042. Motion unanimously approved.

Mr. Malozzi made a motion, seconded by Mr. Budney, to add the following Item (f.) under New Business, Site Plan Modification, Elementary School Driveway. Motion unanimously approved.

- f. Site Plan Modification: Request of Town of Lebanon to amend the traffic island design at 479 Exeter Road, Lebanon Elementary School, per 2/13/17 plan prepared by Yantic River Consultants.

Mr. Malozzi made a motion, seconded by Mr. Manning, to table this item to the next regularly scheduled meeting so that Commission could speak to or receive additional correspondence from Brandon Handfield, P.E. Motion unanimously approved.

V. Town Planner's Report:

Mr. Chester provided an update on conservation, development and enforcement activities, including, but not limited to, 2017 Farmers Market planning; CCM Sustainable CT program; food truck at Fire Safety Complex April 7th for Lyman post-grad fundraiser; Tree Warden removal of dead trees on Smith Road; Ray Andrews request for release of open space easement on Gates Farm Road; farmland preservation update; Windham Solar update; and 2016 housing development analysis.

The Commission reviewed Mr. Chester's 1/30/17 POCD Status Report.

The Commission reviewed Senate Bill 922, An Act Concerning Temporary Health Care Structures. **Mr. Malozzi made a motion, seconded by Mr. Meyer, that the Commission prepare testimony and testify in opposition to SB 922. Motion unanimously approved.**

VI. Approval of Minutes:

Mr. Malozzi made a motion to approve the January 23, 2017 Regular Meeting Minutes, seconded by Mr. Budney. Motion approved with Mr. Meyer abstaining.

VII. Correspondence:

Email received from Ann King regarding truck operations at Mitlitsky property.

- VIII. Mr. Chesmer made a motion to adjourn the meeting, seconded by Mr. Manning. Motion unanimously approved and the meeting adjourned at 9:18 p.m.

Respectfully Submitted,
Holli Pianka, Land Use Secretary
March 6, 2017

(Minutes are unapproved as of transcription date.)