



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, January 23, 2017

MINUTES

Members Present: James Jahoda, Chair
Wayne Budney
Robin Chesmer (arrived 7:10 p.m.)
Keith LaPorte
Francis Malozzi
Oliver Manning
Tom Meyer, Alternate
Joyce Okonuk, Alternate
Absent: Kathleen Smith, Secretary
Lanny Clouser, Alternate
Also Present: Philip Chester, Town Planner

I. Meeting called to order at 7:04 p.m. by Mr. Jahoda who appointed Ms. Okonuk and Mr. Meyer voting members.

II. NEW BUSINESS

- a. **PZ-16-5968:** Nikola and Laura Lohse, 48 Reservoir Road, Assessors Map 279, Lot 7.001. Request for special permit for construction of 1,910 sq. ft. accessory structure per Zoning Sec. 7.3.(b). Accept application and set public hearing date.

Motion made by Mr. Malozzi, seconded by Mr. Budney, to accept application and set a public hearing for February 27, 2017 at 7:00 p.m. Motion unanimously approved.

- b. Appointment of New Members:

1. Appointment to Village Business District Design Review Board.

Motion by Ms. Okonuk, seconded by Mr. Meyer, to appoint Jim Russo to fill the remaining seat vacated by Alicia Wayland on the Village Business District Design Review Board. Motion unanimously approved.

2. Appointment to Village Green District Design Review Board.

Motion by Mr. Malozzi, seconded by Mr. Budney, to appoint Wesley Wentworth to fill the remaining seat vacated by Alicia Wayland on the Village Green District Design Review Board. Motion unanimously approved.

Mr. Jahoda deactivated Mr. Meyer as a voting member upon the arrival of Mr. Chesmer.

c. CGS Sec. 824 Reports:

1. Proposed Public Works Department Building, 891 Exeter Rd, Assessors Map 245, Lot 11.

Rob Cady, Chair of the Public Works Building Committee and Jay Tuttle Committee member presented the proposal for the lower middle school property and answered Commission questions.

Motion made by Mr. LaPorte, seconded by Mr. Budney to issue a favorable CGS Sec. 824 Report. Motion approved 6-1 with Mr. Jahoda opposed.

2. Proposed Cell Tower behind Lyman Memorial High School, 914 Exeter Road

Motion made by Mr. LaPorte, seconded by Mr. Malozzi, to issue a favorable CGS Sec. 824 Report. Motion unanimously approved.

3. Disposal of 11+/- acres off Dianne Drive as a single parcel of land.

Motion made by Ms. Okonuk, seconded by Mr. Malozzi, to issue a favorable CGS Sec. 824 Report. Motion unanimously approved.

III. OLD BUSINESS. None.

IV. TOWN PLANNERS REPORT

Mr. Chester provided updates on conservation, development and enforcement activities, including, but not limited to, town award of \$15,500 grant from Dept. of Ag. for farmers market, property appraisals and town-wide newsletter; ongoing investigation of town road ownership for possible road closures; age-restricted housing update; discussion of potential property development at Route 2 interchange; and, Reservoir Road enforcement matter.

V. MINUTES

a. **Motion made by Mr. LaPorte, seconded by Mr. Malozzi, to approve the December 19, 2016 meeting minutes. Motion unanimously approved.**

VII. CORRESPONDENCE: CT Federation of Planning & Zoning Agencies winter newsletter

VIII. The Commission adjourned at 9:10 p.m.

Submitted by
Philip S. Chester, Town Planner
January 24, 2017