

Town of Lebanon  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
March 18, 2019, 7:00 p.m.  
Lebanon Town Hall, 579 Exeter Road

**REVISED**

Members Present: Chair James Jahoda, Secretary Kathleen Smith, Wayne Budney, Robin Chesmer, Francis Malozzi, Tom Meyer, and Thomas J. Benoit (Alternate) and Ethan Stearns (Alternate)

Members Absent: Keith LaPorte and Allyn Miller (Alternate)

Others Present: Town Planner Philip Chester, First Selectman Betsy Petrie, Public Works Building Committee Chair Rob Cady, Applicant's Amy Chesmer, Jillian Nichols, and Curtiss Nichols, and Recording Secretary Linda McDonald

- I. Call to order: The meeting was called to order at 7:00 p.m. by J. Jahoda. E. Stearns was seated as a voting member.

K. Smith MOVED to address **item II: Minutes** after New Business, to address **item III.b** first under New Business, **add item III.c:** CGS Section 8-24: Public Works Facilities Construction Project, 23 Goshen Hill Road, and 937 Trumbull Highway" and to address item III.c before item III.b. W. Budney SECONDED. MOTION CARRIED 7:0:0.

II. **MINUTES**

- a. Approval of February 11, 2019 Regular Meeting Minutes: T. Meyer MOVED to approve the Feb. 11, 2019 regular meeting minutes as presented. F. Malozzi SECONDED. MOTION CARRIED 7:0:0.
- b. Approval of March 5, 2019 Special Meeting Minutes: F. Malozzi MOVED to approve the March 5, 2019 special meeting minutes as presented. K. Smith SECONDED. MOTION CARRIED 6:0:1 with W. Budney abstaining.

III. **NEW BUSINESS:**

- a. PZ-19-7767: The Hills Fields LLC (Owner), Lincoln and Amy Chesmer (applicants), 724 Exeter Road, Assessors Map 245, Lot 33 for Temporary Use permit per Zoning Sec 7.1 for Agricultural Events:

R. Chesmer recused himself from this discussion and left the meeting room. T. Benoit was seated for R. Chesmer for this agenda item.

Applicant Amy Chesmer explained she is seeking a temporary permit for a fundraising event on May 4, 2019 and for up to three (3) horse shows between May and August 2019 on the property located at 724 Exeter Road. The fundraising event would occur from 10:00 a.m. to 5:00 p.m. with 100-150 in attendance. Parking for the event will be in the hay fields, with additional parking available around the farm buildings along the farm road down to the lower horse ring. Food and beverage would be served. There will be live music and recorded music at this event. No lights are needed. A. Chesmer said the exact dates for the three horse shows have not yet been finalized but the events would occur from sun-up to sundown. For all events traffic attendants would be employed to direct parking and ensure there is no parking on Exeter Road.

K. Smith MOVED to approve PZ-19-7767: The Hills Fields LLC (Owner), Lincoln and Amy Chesmer (applicants), 724 Exeter Road, Assessors Map 245, Lot 33 for a Temporary Use permit per Zoning Sec 7.1 for Agricultural Events for up to four (4) events between May and August 2019. W. Budney SECONDED. MOTION CARRIED 7:0:0.

R. Chesmer re-joined the Commission meeting.

- b. PZ-19-7761: Jeff and Suzanne Cote (owners), Jillian and Curtiss Nichols (applicants), 366 Norwich Avenue, Assessors Map 276, Lot 11 to accept application and Schedule Public Hearing Date for Business District Retail and Wholesale Business, per Zoning Sec.4.7b.16:

K. Smith MOVED to accept the special permit application and schedule a public hearing date on April 15, 2019 at 7:00 p.m. at Lebanon Town Hall, 579 Exeter Road, for Business District Retail and Wholesale Business, per Zoning Sec. 4.7b.16, Jeff and Suzanne Cote (owners), Jillian and Curtiss Nichols (applicants), 366 Norwich Avenue, Assessors map 276, lot 11. W. Budney SECONDED. MOTION CARRIED 7:0:0.

- c. CGS Section 8-24: Public Works Facilities Construction Project, 23 Goshen Hill Road, and 937 Trumbull Highway

B. Petrie explained after the new public works facility was defeated at referendum in November, she met with the Town Planner and the Public Works Building Committee to look at items of concern in the failed proposal; issues with the current site, cost, and location. She said this plan could answer questions everybody had.

B. Petrie reviewed the conceptual plan for an 80' x 70' Public Works facility to be constructed behind the Fire Safety Complex at 23 Goshen Hill Road and a for a 50' x 72' salt shed built on the current Public Works building property at 937 Trumbull at a total estimated cost of 3.5 million dollars. She explained the plan is to improve the existing public works garage site by possibly moving the fuel depot and creating a berm with plantings along the road. The new building behind the Fire Safety Complex would include a wash bay to come into DEEP compliance.

P. Chester said that Town residents would be asked to approve funding for the project at the May Town Meeting, and that subsequently the Commission would need to approve the site plans, including design review of salt shed site at 937 Trumbull Highway.

Discussion followed on the salt shed, reclamation of current site, parking issues, savings in the reduced size of building and savings in site development costs. In response to a commission inquiry, R. Cady said he doesn't foresee future expansion on the current Fire Safety Complex site by the LVFD.

E. Stearns said the people working on this have addressed the two major concerns from the Town, which were the site that was chosen and the cost of the project. He said the group working on this have chosen a site that is now less conspicuous and less impactful to the Town and at a significant reduction in cost. Based on this, he believes the Commission should allow the proposal to proceed to the Town for review.

E. Stearns MOVED that the Planning and Zoning Commission give a favorable CGS Section 8-24 for the Public Works Facilities Construction Project, 23 Goshen Hill Road and 937 Trumbull Highway as follows:

*“RESOLVED, that the Planning and Zoning Commission of the Town of Lebanon approves the following project pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:*

*Various Public Works facilities, contemplated to include but not be limited to: (1) on an approximately 2.5 acre portion of the 23 Goshen Hill Road property to the rear of existing Fire Safety Complex, demolition of the existing Animal Control facility and various related facilities, and construction of an approximately 13,600 square foot building containing Public Work offices, vehicle, maintenance and washing activities, and outdoor material storage areas; (2) at the existing Public Works facility site at 937 Trumbull Highway, the demolition of the existing Public Works facility and various related facilities, and the construction of an approximately 3,600 square foot salt shed, a fueling island with canopy, and an outdoor material storage area, with possible renovation of and improvements to the existing Public Works garage building to provide for additional equipment storage, and (3) related facilities and improvements;*

*Provide that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable laws, regulations, and permit approvals, and this resolution shall not be a determination that the projects are in compliance with any such applicable laws, regulations or permit approvals.”*

F. Malozzi SECONDED. Discussion followed. It was noted that the final plan would require design review and site plan approval from the Commission. MOTION CARRIED 6:1:0 with K. Smith opposed.

IV. **OLD BUSINESS:** None.

V. **TOWN PLANNER’S REPORT**

- 2019 Farmers Market planning underway.
- March 8<sup>th</sup> Scott and Cathy McCall’s farmland preservation project closed.
- March 20<sup>th</sup> J. Jahoda and T. Meyer will join Town Planner at Lebanon’s table at Connecticut’s Ag Day at the State Capitol. The table is sponsored by the EDC.
- March 28<sup>th</sup> EDC and Conservation and Agriculture Commission sponsors educational forum on non-traditional crops (hemp, grains, mushrooms) at Lyman Memorial High School from 6:00-8:30 p.m.
- March 29<sup>th</sup> Charles and Ronald Bender farmland preservation should close. Mark Wolf and Geer Family farmland preservation projects should close later this year.
- Consensus of Commission was that replacement of handicapped ramp at Community Center did not require design review approval.
- Consensus of Commission was that Lions Club needed to have Commission approval for future Murdercycle and Renaissance Fair events.
- Discussion of enforcement order for 216 Norwich Avenue.
- Request by Harold Melia (applicant), Suzanne Calise (owner), 77 West Town Street to amend the door design on the garage to include windows in the upper panels.

F. Malozzi MOVED to approve the addition of windows to the upper panels of the approved garage doors at 77 West Town Street. Said windows to be "Stockbridge" design if the windows are no greater than 18" high or "Stockton I" design if the windows are greater than 18" high. K. Smith SECONDED. MOTION CARRIED unanimously.

VI. **2020 Plan of Conservation and Development (POCD)**

- a. Review and finalize resident survey. The Commission discussed and finalized the resident survey questions to be submitted to Siena College Research Institute. The survey is being funded by the Department of Agriculture.

Questions were submitted by the Board of Selectmen, Council on Aging, Library Board of Trustees, Recreation Commission, Conservation and Agriculture Commission, Economic Development Commission, Public Works Building Committee, and Board of Finance. Mr. Chester reported that no questions were submitted by the Board of Education or Charter Commission.

T. Meyer MOVED to approve the resident survey questions as amended. F. Malozzi SECONDED. MOTION CARRIED unanimously.

- b. Mr. Chester provided the Commission with a 2010 POCD Status Report showing all 2010 POCD recommendations, actions to date on recommendations, and recommendations for their inclusion into the 2020 POCD. The Commission will review this item at a future meeting.
- c. The Commission discussed creating two (2) POCD Subcommittees under CGS Sec. 8023(2)c by appointing the Conservation and Agriculture Commission to update the POCD Natural Resources section, and to appoint Wayne Budney, Robin Chesmer, Jan Fitter, Keith LaPorte, and Tom Meyer to recommend POCD open space strategies, including funding.

T. Meyer MOVED to appoint the two (2) POCD Subcommittees as discussed. F. Malozzi SECONDED. MOTION CARRIED unanimously.

VII. **CORRESPONDENCE:** None.

VIII. **ADJOURNMENT:** The Commission adjourned at 9:17 p.m.

Respectfully submitted by Linda H. McDonald

*Linda H. McDonald*

*Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.*