

**PLANNING & ZONING COMMISSION  
LEBANON, CT 06249**

**Regular Meeting, Monday, May 19, 2008**

**Chairman Liebman called meeting to order at 7:30 p.m. at the Lyman Memorial High School Auditorium.**

**Members present: Harold Liebman, Chairman; David Fields, Secretary; Robin Chesmer; Alan Lamb; Keith LaPorte; Susan Brett Davis; James Jahoda; Mark Bancroft, Alt.; Wayne Budney, Alt.; Carol Morris-Scata, Alt.**

**Also present: Philip Chester, Town Planner; Jean Gilbert, Land Use Secretary.**

**Mr. Liebman read a statement that tonight's public hearings are not about the proposed zoning regulations that were discussed at Tuesday's informational meeting at the Fire Safety Complex. Public comments will be limited to the three applications currently before the Commission.**

**#08-17, Phyllis Altman, 120 Cook Hill Rd., Assessor's Map 204, lot 12.**

**No one was present.**

**Public Hearing for:**

**#08-23, Chad Clairmont, 46 Bush Hill Rd., Special Permit Application.**

**Mr. Clairmont is proposing to build a 20' x 40' unattached garage. Because his proposed garage exceeds 50% of the livable area of the principal structure he must apply for a special permit.**

**He stated that the garage will be for personal use only.**

**Hearing no questions from the Commission or the audience public hearing #08-23 closed at 7:25 p.m.**

**Mr. Fields read the legal notice.**

**#08-24, Replace Sec. 14, of Subdivision Regulations, Moratorium.**

**Town Planner, Mr. Chester read an outline of the proposed moratorium subdivision regulation change.**

**Hearing no questions from the Commission or the audience the public hearing #08-24 closed.**

**#08-19, Continued public hearing, proposed zoning Regulation Article XI amendment Sec. 11.1.d. This public hearing is continued from the April 21, 2008 meeting. The regional planning agencies have been notified and their reports were read at the April meeting.**

**Tim Thompson of McCall Rd. stated that changing this regulation would mean that the Commission would not have to notify abutting property owners.**

**Linda Schernau believes abutting property owners should be notified regarding zone changes.**

**Jeffrey Sorrell of Oliver Rd. feels that the Commission should notify property owners regarding zone changes.**

**Mr. Jahoda replied that there is a more economical way to notify people rather than certified mail, as is now required, at a cost of \$20,000 - \$25,000.**

**Dawn Drum feels that townspeople should be made aware of what the changes are.**

**Mr. Chester replied that public hearings are scheduled. Legal notices are filed and printed in the paper and agendas are filed in the Town Clerk's office.**

**Ray Manning of Chappell Rd. feels townspeople should be notified by certified mail.**

**Cheryl Larson of Trumbull Hwy. stated that the people in Lebanon want to know what is going on in Lebanon and feels certified notices should be mailed out.**

**Ed Schernau feels that twenty or twenty-five thousand dollars would be money well spent.**

**Ron Cowles of Gregory Rd. agrees.**

**Hearing no more questions from the Commission or the audience, Jim Jahoda moved, Mr. Fields seconded motion to close public hearings at 8:07 p.m. Motion voted and passed unanimously.**

**Regulation review Subcommittee Report.**

**There was nothing to report.**

**Public Hearing Applications**

**There are no public hearing applications.**

**Public Hearing Items**

**Mr. Lamb moved, Ms. Brett Davis seconded motion to approve #08-23, Chad Clairmont, 46 Bush Hill Rd., special permit application for a garage for personal use only. Motion voted and passed unanimously.**

**Mr. Lamb moved, Mr. Jahoda seconded motion to approve #08-24, replace section 14 of Subdivision Regulation, Moratorium. Motion voted and passed unanimously.**

### **Motion**

**Ms. Brett Davis moved, Mr. LaPorte seconded motion to approve #08-19, Proposed Zoning Regulation, Article XI Amendment Sec. 11.1.d.**

### **Discussion**

**Mr. Chesmer stated that the Commission has a lot of responsibility and has always acted in the best interest of the town.**

### **Vote**

**Voting aye: David Fields; Robin Chesmer; Alan Lamb; Keith LaPorte; Susan Brett Davis; James Jahoda.**

**Voting nay: Harold Liebman.**

**Motion passed six ayes, one nay to approve #08-19, Proposed Zoning Regulation, Article XI Amendment Sec. 11.1.d.**

### **Minutes**

**Mr. Jahoda moved, Mr. Fields seconded motion to approve regular meeting minutes, April 21, 2008. Motion voted and passed unanimously.**

**Mr. Lamb moved, Mr. Jahoda seconded motion to approve the subcommittee meeting minutes, May 1, 2008. Motion voted and passed unanimously.**

### **Bills**

**Mr. Jahoda moved, Ms. Brett Davis seconded motion to approve payment of attorney bills in amount of \$54 and \$432. Motion voted and passed unanimously.**

**Mr. Lamb moved, Mr. Chesmer seconded motion to approve payment of Engineering bills in amount of \$701.74 and \$369.72. Motion voted and passed unanimously.**

### **Correspondence**

**There was no correspondence.**

### **#08-17, Phyllis Altman, 120 Cook Hill Rd.**

**Mr. Chesmer moved, Ms. Brett Davis seconded motion to continue #08-17 to the June 16, 2008 meeting. Motion voted and passed unanimously.**

### **New Business**

**Mr. Chesmer moved, Ms. Brett Davis seconded motion to get a legal opinion regarding sending out letters to townspeople regarding zone changes. Motion voted and passed unanimously.**

**Adjourn**

**Mr. Jahoda moved, Mr. Chesmer seconded motion to adjourn meeting at 8:45 p.m.  
Motion voted and passed unanimously.**

**Jean Gilbert  
Land Use Secretary**