

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
November 17, 2008 – 7:30 p.m.
Town hall downstairs Meeting room
REGULAR MEETING MINUTES

1. CALL TO ORDER

The November 17, 2008 regular meeting of the Planning & Zoning Commission was called to order at 7:30 p.m. by Chairman, James Jahoda.

Present:	James Jahoda, Chairman	Susan Brett Davis
	David fields, Secretary	Mark Bancroft
	Alan Lamb	Wayne Budney, Alt.
	Keith LaPorte	Carol Morris-Scata, Alt.

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

Absent: Robin Chesmer

Mr. Budney was designated acting alternate.

2. PUBLIC HEARING

- a. File #09-13, 3-lot resubdivision. Joel B. Doubleday, 340 Randall Road. Location of property, 313 to 351 Randall Rd. Assessor's Map 275, Lot 47.**

Mark Reynolds, P.E. and John Wells, L.S. is present on behalf of Mr. Doubleday.

A site walk was conducted on October 28, 2008. The Commission reviewed the plans and walked the road frontage reviewing property lines, proposed driveway locations, road grade and trees.

Town Engineer Brandon Handfield's letter of November 13, 2008 was reviewed. Mr. Reynolds stated that all his comments have been addressed.

Hearing no further comments from the Commission or the public Ms. Davis moved, Mr. Lamb seconded motion to close public hearing on File #09-13, Joel B. Doubleday. Motion voted and passed unanimously.

- b. File #09-15, 2-lot resubdivision, Karen S. Bergstrom, 46 Exeter Road (Rte. 207), Assessor's Map 233, Lot 9.**

The legal notice was read into the record by Mr. Fields, Secretary.

Mr. Messier, P. E. of Messier & Associates is representing Karen Bergstrom. They are proposing a 2-lot resubdivision consisting of a total 4.05 acres. There is an existing farmhouse and barn.

Mr. Chester reported that it has come to his attention that this is a two family dwelling. Zoning Regulations require four acres for a two-family dwelling. Mr. Chester spoke to Mr. Messier who stated that they will convert this to a one-family. A revised map dated November 17, 2008 was reviewed. There is a note on page two stating that the existing two-family house will be converted to a one-family.

The existing barn will be used for storage only, no livestock. This is noted on the plan. They have received wetlands approval and have notified abutting property owners. The return receipts are in the file. All fees have been paid.

Chairman Jahoda asked for comments from the public.

Becky Coley, 238 Briggs Road asked whether they had a buyer for the property. Mr. Messier replied that there is no buyer yet. She also inquired about the possibility of a residence versus industrial use at the site. Mr. Messier noted that the Light Industrial Zone does not permit new residences.

Pam Cone of 85 Exeter Road asked about site lines for driveways. Mr. Messier explained that the location of the proposed driveway satisfied the State requirements.

Public hearing file #09-15 will be continued to the December 15, 2008 meeting.

3. NEW BUSINESS

There is no new business.

4. OLD BUSINESS

- a. File #09-07, 1-lot Resubdivision. Allen and Virginia Stein, owner, 596 Clubhouse Road, Jaison Stein, 185 Goshen Hill Road, applicant. Assessor's Map 253, Parcel 20.**

A letter dated November 17th, 2008 has been received from applicant Jaison Stein withdrawing the application file #09-07.

Mr. LaPorte moved, Mr. Fields seconded motion to accept Mr. Stein's withdrawal of application File #09-07. Motion voted and passed unanimously.

- b. File #09-03, 3-lot resubdivision. Joel B. Doubleday, 340 Randall Road. Location of property, 313 50 351 Randall Rd. Assessor's Map 275, Lot 47.**

Mr. Lamb moved, Ms. Davis seconded motion to add File #09-13 under Old Business. Motion voted and passed unanimously.

Mr. Bancroft and Mr. Budney disqualified themselves.

Mr. Fields moved, Mr. Lamb seconded motion to approve File #09-03, Joel B. Doubleday, 3-lot resubdivision subject to the following conditions:

- a. Two mylars and two paper maps.
- b. Signature lines for Wetlands Chairman, Sanitarian, First Selectman and Zoning Commission chairman.
- c. Certification that pins are set.
- d. Fee in lieu of open space in amount of \$2,500.00 at time of sale or transfer of property to be placed on the land records.

Motion voted and approved unanimously.

Mr. Bancroft and Mr. Budney returned to the meeting.

5. MINUTES

Mr. Lamb moved, Ms. Davis seconded motion to approve minutes of October 20, 2008 meeting with the following corrections: On pages 1, 3, 4, and 6 name should read Susan Davis, not Susan Budney Davis. Page six, fifth paragraph down, it should read "begun, with 4 Commission members..... Page 1, under present, delete "Alt." following Mark Bancroft's name. Page 5, delete "Brett" to read "Ms. Davis. Motion voted and passed unanimously.

6. INVOICES

- a. Waller Smith & Palmer, Attorney; bill #41391, \$297. Mr. Lamb moved, Mr. Fields seconded motion to approve payment of bill. Motion voted and passed unanimously.
- b. Anchor Engineering, invoice #0014128, \$1,138.66. Mr. Fields moved, Mr. Lamb seconded motion to approve payment of bill. Motion voted and passed unanimously.

7. 2009 REGULAR MEETING DATES.

Mr. Fields moved, Ms. Davis seconded motion to approve the 2009 meeting dates.

8. TOWN PLANNER'S REPORT

Mr. Chester reported that a tentative Town Meeting date of 12/8/08 has been set for release of Open Space Funds for the purchase of a 104-acre conservation easement to the Rechlin property and funds for appraisals and surveys. He reviewed the current status of several land preservation projects (Benders, Majors, Gregory, Masters, Slate).

Mr. Chester handed out and discussed the findings of a report entitled Property Tax Exemption for Farm Buildings, Study of Tax Effect for Town of Lebanon dated 11/10/08 prepared by Paula Stahl., LLA, ASLA Community Finance Educator.

The Town has submitted an AG Viability Grant in the amount of \$9,500 for next year's Farmer's Market and for a land preservation appraisal.

Mr. Chester reported that the Recreation Commission has completed their Active Recreation Needs Analysis.

9. EXECUTIVE SESSION

Mr. Fields moved, Mr. Lamb seconded motion to go into executive session to discuss the status of an enforcement action against the Rychling's. Motion voted and passed unanimously.

Mr. Fields moved, Ms. Davis seconded motion to go out of executive session. Motion voted and passed unanimously.

10. REGULATION REVIEW SUBCOMMITTEE

There will be no Subcommittee meetings in November or December. The Subcommittee is reviewing signage and the Village Green.

11. ADJOURNMENT

Mr. LaPorte moved, Ms. Davis seconded motion to adjourn meeting at 8:45 p.m. Motion voted and passed unanimously.

Jean C. Gilbert
Land Use Secretary