

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
December 15, 2008
Town Hall Downstairs Meeting Room
REGULAR MEETING MINUTES

1. CALL TO ORDER

Chairman, James Jahoda, called the December 15, 2008 regular meeting of the Planning & Zoning Commission to order at 8:00 p.m.

Present:	James Jahoda, Chairman	Susan Brett Davis
	David Fields, Secretary	Mark Bancroft
	Alan Lamb	Wayne Budney, Alt.
	Keith LaPorte	

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

Absent; Robin Chesmer; Carol Morris-Scata.

Mr. Budney was designated acting alternate.

2. PUBLIC HEARING

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

No one was present to represent this item. It will be placed later on the agenda.

Mr. Bancroft moved, Mr. LaPorte seconded motion to act on item #4, Old Business, ARM Associates, Grand View Dr., Release of Bond. Motion voted and passed unanimously.

A letter dated November 10, 2008 has been received from ARM Associates, LLC asking for release of the Maintenance Bond that is in place on Grand View Drive. Town Engineer, Brandon Handfield inspected the site and recommended that all temporary erosion and sedimentation control devices within the Town R.O.W. be removed. When that is removed, it is in Mr. Handfield's opinion that the bond be released.

Town Planner, Mr. Chester inspected the Town R.O.W. and has determined that the temporary erosion and sedimentation control devices have been removed.

Mr. Lamb moved, Mr. LaPorte seconded motion to release the bond for Grand View Drive, ARM Associates retaining a 10% maintenance bond. Motion voted and passed unanimously.

CONTINUED PUBLIC HEARING

- a. File #09-15, 2-lot resubdivision, Karen S. Bergstrom, 46 Exeter Road, Assessor's map #233, Lot #9.

Mr. Messier, P.E. of Messier & Associates is representing Karen Bergstrom. They are proposing a 2-lot resubdivision consisting of 4.05 acres. There is an existing two-family farmhouse and barn. Zoning Regulations require four acres for a two-family dwelling.

A revised map dated November 7, 2008 was reviewed. There is a note on the seconded page stating that the existing multi-family house will be converted into a single-family residence. A note to this effect will be placed on the first page. There is an old foundation that is on the property line. The portion of the foundation in the building setback will be removed.

Abutting neighbors have been notified by certified mail and the return receipts are in the file. Wetlands and the Sanitarian have approved it. All fees have been paid.

Mr. Lamb moved, Mr. LaPorte seconded motion to close public hearing. Motion voted and passed unanimously.

NEW BUSINESS

- a. Adoption of FY 2010 budget.

Mr. Chester reviewed the proposed budget with the Commission which calls for no increase over the current year.

Ms. Davis moved, Mr. Fields seconded motion to approve proposed FY 2010 proposed budget as presented. Motion voted and passed unanimously.

OLD BUSINESS

File #09-15, 2-lot resubdivision, Karen S. Bergstrom, 46 Exeter Road.

Mr. Lamb moved, Mr. Budney seconded motion to approve File #09-15, Karen S. Bergstrom, 2-lot resubdivision with the following conditions:

- a. Remove slab along eastern boundary to at least 25' from property line.
- b. Show buildable area on both parcels.
- c. Conversion of two-family house to single family and add note on first page.
- d. Add approval letter to plan.
- e. Add note to first page that no animals are to be housed in existing barn
- f. Two sets of mylars and two paper maps.
- g. Signature lines for Sanitarian, First Selectman, Inland Wetlands Chairman and Planning & Zoning Commission Chairman.
- h. Certification that pins are set.

Motion voted and passed with Mr. Fields abstaining.

MINUTES

Mr. Lamb moved, Mr. LaPorte seconded motion to approve minutes of October 28, 2008 with the following correction: Under "Also Present" delete "Brandon Handfield, Town Engineer". Motion voted and passed with Mark Bancroft, James Jahoda, Wayne Budney, Alt. Abstaining.

Mr. Lamb moved, Mr. Fields seconded motion to approve minutes of November 17, 2008 with the following corrections: Page 2, seconded paragraph, revised map date should be November 7, 2008. Sixth paragraph change spelling of "site" to "sight". Motion voted and passed unanimously.

INVOICES

Mr. Bancroft moved, Mr. Lamb seconded motion to approve payment of Anchor Engineering bill in amount of \$534.04. Motion voted and passed unanimously.

TOWN PLANNER'S REPORT

Mr. Chester handed out and discussed the results of the "Land Conservation Survey" prepared by UConn Center for Survey Research and funded by the Dept. of Agriculture. A copy is on file in the Zoning Office and is available on the Town web site.

He also discussed the "Property Tax Exemption for Farm Buildings" study prepared by Paula Stahl, Green Valley Institute and funded by the Dept. of Agriculture. This will be presented to the Board of Finance in January.

Mr. Chester conducted a lake survey/drive-by and issued several Cease & Desist Orders. He has received many complaints of people living year round in seasonal homes. He suggested Commission members take a drive to see for themselves. This will be discussed by the Regulation Review Subcommittee.

The POCD Committee held its first meeting on December 9th. They will be meeting monthly on the second Tuesday of the month.

CORRESPONDENCE

A referral, dated November 17, 2008 has been received from CRCOG, Town of Hebron for proposed amendments to Special Accessory Use Regulations.

ADJOURNMENT

Ms. Davis moved, Mr. Bancroft seconded motion to adjourn meeting at 9:10 p.m.

Jean Gilbert
Land Use Secretary