

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
January 12, 2009
Town Hall Downstairs Meet Room
REGULAR MEETING MINUTES

1. CALL OR ORDER

Chairman James Jahoda called the January 12, 2009 regular meeting of the Planning & Zoning Commission to order at 7:00 p.m.

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

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

Absent: Robin Chesmer.

2. APPOINTMENT OF MEMBER – Martin Barletta

The Chairman introduced Mr. Barletta and recommended him as a new member of the Planning & Zoning Commission to fill Mr. Bancroft's alternate position term.

Mr. Fields moved, Ms. Davis seconded motion to appoint Martin Barletta as an alternate member of Planning & Zoning Commission. Motion voted and passed by unanimously.

3. NEW BUSINESS

There was no new business.

4. OLD BUSINESS

a. #09-12, Abell Woods Subdivision, Fowler Rd., 90-day extension.

Correspondence dated January 9, 2009 has been received from Wesley J. Wentworth, Wentworth Civil Engineers regarding File #09-12, Abell Woods Subdivision. He is requesting a 90-day extension to file the Subdivision mylars in the Town Clerk's office. This subdivision was approved on October 20, 2008.

Mr. Lamb moved, Mr. Bancroft seconded motion to approve a 90-day extension for File #09-12, Abell Woods Subdivision, Fowler Road. Motion voted and passed by unanimously.

5. MINUTES – December 15, 2008, regular meeting

Mr. LaPorte moved, Mr. Fields seconded motion to approve December 15, 2008 minutes with the following corrections: Page 1, add **“3. Release of 10% Maintenance Bond, Arm Associates, Grand View Dr.”** above “Mr. Bancroft moved, Mr. LaPorte seconded motion”. Page 1, last paragraph, change “retaining” to “releasing”. Page 2 & 3, add numbers to items. Page 3, under **TOWN PLANNER’S REPORT**, last paragraph, add “The Commission discussed tracking building permits from this day forward as a matter of policy.”.

Motion voted and passed unanimously.

6. INVOICES

Mr. Bancroft moved, Mr. Lamb seconded motion to approve payment of Attorney bills #41602, \$476, #41604, \$56 and #40993, \$350. Motion voted and passed unanimously.

Mr. Lamb moved, Mr. Fields seconded motion to approve payment of Anchor Engineering bill, project #096-19 in amount of \$349.18. Motion voted and passed unanimously.

7. TOWN PLANNER’S REPORT

Mr. Chester reported that the Plan of Conservation & Development meets on Tuesday, January 13, 2009.

Mr. Chester distributed a copy of “Measuring Resident Attitudes about Land Conservation” which he has written for Lebanon Life. A copy is available in the Zoning Office.

Mr. Chester distributed a final report prepared by the Green Valley Institute (GVI) entitled, “Property Tax Exemption for Farm Buildings”. Mr. Chester and GVI went before the Board of Finance Thursday, January 8, 2009 to present the report. Mr. Chester presented a draft of an ordinance that will be discussed by the Selectmen at their February meeting that would exempt people who use their buildings exclusively for farm use up to \$50,000 worth of assessment per farm. Ms. Davis pointed out that state law allows up to \$100,000 worth of assessment. This will be discussed at the Selectmen’s meeting on February 10, 2009.

Money has been approved for the second part of the Amston Lake study. Mr. Chester distributed a draft request for services outlining the work to be conducted by consultants relative to land use issues at Amston Lake.

Mr. Chester is meeting on Tuesday, January 13, 2009 with the First Selectman, an architect and Library Board Chair to discuss options with regard to expansion of the library. Mr. Chester stated that this is very preliminary.

8. EXECUTIVE SESSION

Ms. Davis moved, Mr. Fields seconded motion to go into executive session to discuss possible litigation against Allan Rychling, 162 Bush Hill Rd and Dean Tine 282 Lakeside Dr.

The Commission went out of executive session and the following motions were made.

Ms. Davis moved, Mr. Bancroft seconded motion to request the Town Planner to report the contractor who constructed the second story addition at 77 Lake Shore Drive without permits to the CT Department of Consumer Protection. Motion voted and passed unanimously.

Ms. Davis moved, Mr. Bancroft seconded motion to have the Building Official consider leveling a fine against the homeowner at 77 Lake Shore Drive as per town ordinance for building without a permit. Motion voted and passed unanimously.

The Commission recommended that the Town Planner enforce the seasonal violations that have been cited to date at the lakes.

9. REGULATION REVIEW SUBCOMMITTEE

The Regulation Review Subcommittee will be meeting on January 29, 2009.

10. CORRESPONDENCE

There is no correspondence.

11. ADJOURNMENT

Ms. Davis moved, Mr. LaPorte seconded motion to adjourn meeting at 8:30 p.m.

Jean C. Gilbert
Land Use Secretary.