

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
February 9, 2009
Town Hall Downstairs Meeting Room
REGULAR MEETING MINUTES

1. CALL OR ORDER

Chairman James Jahoda called the February 9, 2009 regular meeting of the Planning & Zoning Commission to order at 7:00 p.m.

Present:	James Jahoda, Chairman	Robin Chesmer.
	David Fields, Secretary	Susan Brett Davis
	Alan Lamb	Wayne Budney, Alt.
	Keith LaPorte	Martin Barletta, Alt.

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

Absent: Mark Bancroft; Carol Morris-Scata, Alt.

Mr. Barletta was designated acting alternate.

2. NEW BUSINESS

#09-16 – Mark DiMauro, 72 Clarke Road, Map 22, Parcel 29.001. Accessory Living Unit. Accept application and set public hearing.

Ms. Davis moved, Mr. LaPorte seconded motion to accept application for #09-16, Mark DiMauro, 72 Clarke Road, Special Permit Application for Accessory Living Unit and schedule a public hearing for the March 16, 2009 regular meeting. Motion voted and passed unanimously.

3. OLD BUSINESS

There is no old business.

4. MINUTES – January 12, 2009, regular meeting

Mr. Lamb moved, Mr. Fields seconded motion to approve minutes of January 12, 2009 regular meeting. Mr. Chesmer abstained from voting. Motion voted and passed unanimously.

5. INVOICES

Mr. Fields moved, Mr. Lamb seconded motion to approve payment of Anchor Engineering bill in amount of \$123.24. Motion voted and passed unanimously.

6. TOWN PLANNER'S REPORT

Mr. Chester reported that The Federal Emergency Management Agency (FEMA) will be presenting Lebanon with new preliminary Flood Insurance Rate maps. Mr. Chester has provided the DEP with a copy of Lebanon's flood ordinance for their review and comment.

Mr. Chester will be going to New London court on February 23, 2009 for a seasonal violation at Amston Lake, 55 Woodland Road.

282 Lakeside Drive on Red Cedar Lake has filed an appeal of Mr. Chester's cease and desist order to the Zoning Board of Appeals. Mr. Chester will be attending the ZBA meeting.

Mr. Chester reported that the 2007 Ag Census is out. This is a census done every five years.

Mr. Chester distributed a proposed Farm Building Tax Exemption ordinance which the Board of Selectmen will be reviewing at their February 10, 2009 meeting.

Due to an error in the proposed salaries for the FY 2009-10 the budget was decreased by \$2,000. The Board of Finance will conduct a public hearing on February 26, 2009 for the Planning & Zoning Commission budget.

Mr. Chester distributed a working draft of the Housing and Population Section of the Plan of Conservation and Development, which the POCD Committee will be meeting on February 10th to review.

The CT Federation of Planning & Zoning Agencies will be awarding length of service awards to those who have served 12 years or more. Mr. Lamb has been a member since 1995 and his name will be submitted.

Mr. Hellstrom presented Mr. Chester with a concept subdivision plan for property at the corner of Kick Hill and Exeter Roads.

Ms. Davis will be attending the CBA Education & Training on March 28th at a cost of \$45.

8. REGULATION REVIEW SUBCOMMITTEE

The Regulation Review Subcommittee met on January 29, 2009. Their next meeting is February 26, 2009.

9. CORRESPONDENCE

There is no correspondence.

10. ADJOURNMENT

Mr. LaPorte moved, Ms. Davis seconded motion to adjourn meeting at 7:55 p.m. Motion voted and passed unanimously.

Jean C. Gilbert
Land Use Secretary