

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
Monday, March 16, 2009
Town Hall Downstairs Meeting Room
REGULAR MEETING MINUTES

1. CALL TO ORDER

Chairman James Jahoda called the March 16, 2009 regular meeting of the Planning & Zoning Commission to order at 7:00 p.m.

Present:	James Jahoda, Chairman	Robin Chesmer, (7:05 p.m.)
	Susan Brett Davis	Mark Bancroft
	Alan Lamb	Wayne Budney, Alt.
	Keith LaPorte	Martin Barletta, Alt.
		Carol Morris-Scata, Alt. (7:10 p.m.)

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

Absent: David Fields, Secretary

Mr. Barletta and Mr. Budney are designated acting alternates.

2. PUBLIC HEARING

Mr. Chester read the legal notice.

#09-16 – Mark DiMauro, 72 Clarke Rd., Map 22, Lot 29.001. Request for Special Permit for an Accessory Living Unit under Zoning Sec. 8.2.

Mr. DiMauro is proposing a 36' x 48' accessory living unit addition to his home for his in-laws. They would spend five months here and winter down south.

Mr. Chester stated for the record that all fees have been paid and neighbors have been notified by certified, return receipt mail. The notices are in the file.

The plans were reviewed. Mr. Chester passed around photos of the property for the Commission members to review.

Ms. Davis stated that as per Sec. 8.2 1) (a) of the Zoning Regulations the additional dwelling unit must be completely contained within the residence and not separated by a carport, breezeway, etc. There shall be interior access between the single family primary residence and the accessory unit. After reviewing the plans she feels this looks like a two-family dwelling.

Mr. DiMauro stated that the unit will have common utilities, well and septic. When the unit is no longer occupied by his in-laws, his son could live there or it could be dismantled. He would not rent it out. He has signed a statement certifying that he has read the text of the regulations and that the accessory living unit will be maintained in compliance with the regulations.

Mr. DiMauro will work with his architect and Mr. Chester to comply with the regulations and return to the April 20, 2009 meeting.

The public hearing is continued to April 20, 2009.

3. NEW BUSINESS

There is no new business.

4. OLD BUSINESS

There is no old business.

5. MINUTES – February 9, 2009, regular meeting

Mr. Lamb moved, Ms. Davis seconded motion to approve minutes of February 9, 2009 regular meeting. Motion voted and passed unanimously. Mr. Chesmer and Mr. Bancroft abstained from voting.

6. INVOICES

Mr. Lamb moved, Mr. LaPorte seconded motion to approve payment of Anchor Engineering bill in amount of \$164.32. Motion voted and passed unanimously.

Mr. Lamb moved, Mr. Bancroft seconded motion to approve payment of attorney bills in amounts of \$350 and \$337. Motion voted and passed unanimously.

7. TOWN PLANNER'S REPORT

Mr. Chester reported that the POCD Committee will be conducting a public outreach all day session on April 22, 2009 from 10 a.m. to 9:30 p.m. to meet with town boards, commissions and non-profits to hear their long range plans for their particular department or agency. Commission members are invited to participate in the session.

Last month the town put in a grant application for two wind towers which would be placed at the high school. The Town was shortlisted and there will be a site walk next week. It could save the town between \$1500 and \$5000 in electricity per wind tower.

The Cemetery Commission is looking at a possible site for the new cemetery. It is an eight acre parcel off Waterman Road owned by the McGillicuddys.

The Town prevailed in obtaining a permanent injunction to require seasonal occupancy at 55 Woodland Road.

Mr. Chester reported that the State had closed with the Bender's, preserving 300+ acres. He also reported that Connecticut Farmland Trust had agreed to partner with the Town in preserving 3 farms in Town (Slate, Cyr, Mindel) and that the Town would be applying to USDA/NRCS to secure additional funding for the property owners.

Mr. Chester will be attending the March Zoning Board of Appeals meeting where Mr. Tine, 282 Lakeside Drive is appealing Mr. Chester's decision to deny a building permit for a deck.

Robert Messier of Messier & Associates, Inc. is requesting a 90 day time extension for the filing of the mylars on behalf of Karen Bergstrom for the resubdivision on Exeter Road. Mr. Bancroft moved, Mr. Budney seconded motion to grant the 90 day time extension for the Bergstrom resubdivision on Exeter Rd. Motion voted and passed unanimously.

Mr. Chesmer stated that there is a "Speak Up for Agriculture" event on Wednesday, March 18, 2009 from 9 – 10 a.m. at the State Capitol. They will be meeting with leaders about the importance of local farms and visiting with producers during AG Day in the Hall of Flags.

There is a Town Meeting at the High School on March 30, 2009 at 7:30 p.m. to accept last years Agriculture Viability Grant, which will fund this year's Farmers' Market and property appraisal costs for those interested in land preservation.

8. REGULATION REVIEW SUBCOMMITTEE

The Regulation Review Subcommittee met on February 26, 2009 and agreed on draft Earth Excavation Regulation amendments, which will be distributed for the next Commission meeting.

9. CORRESPONDENCE

There is no correspondence.

10. ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Jean C. Gilbert
Land Use Secretary