

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
Monday, April 20, 2009
Town Hall Downstairs Meeting Room
REGULAR MEETING MINUTES

1. CALL TO ORDER

Chairman James Jahoda called the April 20, 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.)
	David Fields, Secretary	Susan Brett Davis
	Alan Lamb	Wayne Budney, Alt.
	Keith LaPorte	Mark Bancroft

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

Absent: Martin Barletta, Alt. Carol Morris-Scata, Alt.

Mr. Budney was designated acting alternate.

2. CONTINUED PUBLIC HEARING

#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. Bancroft and Mr. Chesmer excused themselves from this public hearing.

Atty. Timothy Wentworth is representing Mr. DiMauro.

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.

Revised plans were reviewed. The garage doors will be changed to show two smaller doors instead of one large one. What was the common area will now be a common laundry room with interior access between the main (existing) house and the accessory living unit.

The unit will have common utilities, well and septic. When the unit is no longer occupied by Mr. DiMauro's 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. Chester provided the Commission with his report dated April 20, 2009. This report is in the file.

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

Mr. Bancroft and Mr. Chesmer returned to meeting.

3. NEW BUSINESS

Mr. Manning of West Town St. is in the carpentry business building stairs. His stair shop is in Willimantic. He is interested in purchasing the former Lebanon Sport Center on Norwich Ave. which consists of a little over seven acres and converting part of the building to apartments. This property is in the Business District. He currently employs two people. The regulations were reviewed.

The Commission could grant a special permit for a residential business use plus two dwelling units. He could also have more than one business use there.

His business would have to be limited to five thousand square feet plus two dwelling units one of which they would have to live in. He could purchase the property subject to approval of a special permit or the owner could allow Mr. Manning to put in the application with the owner's signature.

4. OLD BUSINESS

Mr. Bancroft and Mr. Chesmer excused themselves.

File #09-16, Mark DiMauro, 72 Clarke Rd., Assessors Map 222, Lot 29.001. Accessory Living Unit under Zoning Sec. 8.2.

Ms. Davis moved, Mr. Lamb seconded motion to approve File #09-16, Mark DiMauro, 72 Clarke Rd., Accessory Living Unit as per Sec. 8.2 of the Zoning Regulations with the following conditions:

- a. Conditions as per Sec. 8.2 of the Zoning Regulations.
- b. The unit must be completely contained within the residence and not separated by a carport, breeze way etc.
- c. Replace one large garage door with two smaller garage doors.
- d. Renewal in two years.
- e. Common living area.

Motion voted and passed unanimously.

5. MINUTES – March 16, 2009 regular meeting

Mr. Lamb moved, Mr. Bancroft seconded motion to approve 3/16/09 minutes with the following correction: Page one, item 2, add, "Mr. Chesmer excused himself from discussion on File #09-16. Mr. Fields abstained. Motion voted and passed unanimously.

6. INVOICES

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

Mr. Lamb moved, Mr. Bancroft seconded motion to approve Waller, Smith & Palmer bill in amount of \$769.66. Motion voted and passed unanimously.

Mr. Lamb moved, Mr. Bancroft seconded motion to approve Waller, Smith & Palmer bill in amount of \$112. Motion voted and passed unanimously.

Mr. Lamb moved, Mr. Bancroft seconded motion to approve Waller, Smith & Palmer bill in amount of \$308. Motion voted and passed unanimously.

7. TOWN PLANNER'S REPORT

Chairman Jahoda presented the Length of Service Award to Alan Lamb, thanking him for his 14 years of service.

Mr. Chester reported that there is a two-family house on Exeter Rd. near the Hebron town line that is now a group home. He is awaiting word from the town attorney as to whether this is allowed in a two-family home.

Mr. Chester drove with the town attorneys around Amston Lake. The town attorney will have a report on Amston Lake for the Regulation Review Subcommittee on April 30, 2009.

A cease and desist order from Mr. Chester and the town sanitarian, Mr. Coughlin was delivered by the State Marshal to Mr. Naumec on Lake Shore Dr. The complaint regards junk in the yard and the fact that he is living in a camper. He is appealing the cease and desist order. He also has the property for sale.

An application for a diesel generator at SCADD on Camp Moween Rd. be on the agenda for the May PZC meeting by Bozrah Light & Power Co.

The Plan of Conservation and Development Committee is having an all-day session with Town Boards, Commissions and Non-Profit organizations on Wednesday, April 22, 2009 in the Town Hall Conference room starting at 10 a.m.

The Selectmen and the Lebanon Cemetery Commission has found land on Waterman Rd. for the new cemetery. It is on the corner of Waterman Rd. and East Hebron Tpke.

Mr. Chester and Ms. Okonuk, First Selectman met with Mr. Marquis who owns the truck terminal on Industrial Park Rd. Mr. Marquis indicated that he would like to amend the paving of the truck yard and driveway apron. Mr. Chester has given him 30 days to present a plan.

The outdoor lighting at the Lutheran Church Fellowship Hall was discussed. Mr. Chester will drive by there tonight after the meeting give a report at the May PZC meeting.

8. REGULATION REVIEW SUBCOMMITTEE

Earth Excavation and Filling requirements have been presented to the Commission for their review. A public hearing on amendments will be scheduled at a future date.

There is a Regulation Review subcommittee meeting on April 30, 2009 at 7 p.m. in the downstairs meeting room.

9. CORRESPONDENCE

There is no correspondence.

10. ADJOURNMENT

Mr. Lamb moved, Ms. Davis seconded motion to adjourn meeting at 8:40 p.m. Motion voted and passed unanimously.

Jean C. Gilbert
Land Use Secretary

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