

TOWN OF LEBANON
PLANNING & ZONING COMMISSION
Monday, May 18, 2009
Town Hall Downstairs Meeting Room
REGULAR MEETING MINUTES

1. CALL TO ORDER

Chairman James Jahoda called the May 18, 2009 regular meeting of the Planning & Zoning Commission to order at 7:00 p.m.

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

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

Absent: Mark Bancroft

Mr. Barletta and Ms. Morris-Scata were designated acting alternates.

2. NEW BUSINESS

- a. Presentation Discussion – Bozrah Light and Power and Connecticut Municipal Electric Energy, CT State Siting council application for installation of 2.5 MW diesel electric generators at 37 Camp Moween Road (SCADD).

Glen Wilson, CEO of Sustainable Energy Analytics, LLC and Tom Sellinsky from SMEEC presented a presentation of the proposed installation of 2.5 MW diesel electric generators with air pollution control devices. The generators will be used during peak power times anticipated to be 300 hours a year. There will be a buffer of evergreen trees planted around the perimeter fence. The units will be encased in weather proof sound attenuated enclosures. There will be a camera mounted at the site and it will be monitored 24 hours a day. The DEP will be monitoring the units on a regular basis. There will be no free standing signs.

Bozrah Light and Power and CMEEC agreed to eliminate street lights and signs outside the perimeter fence, and have trees be 6-8 feet tall with additional trees as a buffer. Mr. Handfield and Mr. Chester will review the amended plan, and a letter will be sent by the Town to the Siting Council with comment.

- b. #09-17 – Douglas Morton. 156 Church Rd., Accessory Living Unit. Accept application and set public date.

Mr. Chesmer moved, Ms. Davis seconded motion to schedule a public hearing for June 15, 2009 at 7 p.m. for #09-17, Douglas Morton, 156 Church Rd., Accessory Living Unit. Motion voted and passed unanimously.

- c. Letters of support for Slate, Cyr and Mindel Farms USDA/Natural Resource Conservation Service Farm and Ranch Lands Protection Program application.

The Slate farm, 595 Trumbull Hwy., the Cyr farm, 1038 Trumbull Hwy., and the Mindel farm, 124 Norwich Ave. are being considered for federal funding under the USDA/Natural Resource Conservation Service Farm and Ranch Lands Protection Program totaling 109 acres. Connecticut Farmland Trust will provide 25% matching funds. The Town, through the open space program, will allocate funding for survey costs. This has been endorsed by the Board of Selectmen and the Conservation Commission.

Mr. Barletta moved, Mr. Lamb seconded motion to endorse the Slate, Cyr and Mindel farms. Motion voted and passed unanimously.

3. OLD BUSINESS

There is no old business.

4. MINUTES – April 20, 2009 regular meeting

Mr. Lamb moved, Ms. Davis seconded motion to approve 4/20/09 minutes. Motion voted and passed unanimously.

5. INVOICES

Mr. Lamb moved, Mr. Barletta seconded motion to approve Anchor Engineering bill in amount of \$82.16. Motion voted and passed unanimously.

Mr. Fields moved, Mr. Lamb seconded motion to approve Waller, Smith & Palmer bills in amounts of \$112., \$210, \$140 and \$56. Motion voted and passed unanimously.

6. TOWN PLANNER'S REPORT

Members to the WPCA have been appointed. Their first meeting is on May 26, 2009.

Mr. Chester handed out the Hebron Lake Regulations. The Regulation Review Subcommittee will be reviewing these.

Mr. Chester will be conducting an inspection at the Harry Naumec property with the town sanitarian, David Coughlin on Tuesday, May 19, 2009.

Mr. Chester reported that the property on Waterman Road that was being considered for a cemetery was voted down.

Mr. Marquis, Industrial Park Road. trucking facility would like to amend his plan so as not to pave the entire parking lot. Town Engineer, Brandon Handfield will review the plan regarding the paving and elimination of a catch basin and report to the Commission next month.

7. REGULATION REVIEW SUBCOMMITTEE

The PZC Regulation Review Subcommittee met on April 30, 2009. They discussed cluster regulations and Amston Lake regulations with the Town Attorney. The May meeting is cancelled.

8. CORRESPONDENCE

There is no correspondence.

10. ADJOURNMENT

Mr. LaPorte moved, Ms. Davis seconded motion to adjourn meeting at 9:10 p.m. Motion voted and passed unanimously.

Jean C. Gilbert
Land Use Secretary