

**TOWN OF LEBANON
PLANNING AND ZONING COMMISSION**

August 17, 2009

1477 Exeter Road

REGULAR MEETING MINUTES

Present:	Jim Jahoda, Chair	Mark Brancroft
	Robin Chesmer	Martin Barletta, Alt.
	Susan Brett Davis	Wayne Budney, Alt.
	Alan Lamb	
Absent:	David Fields	Keith LaPorte
	Carol Morris Scata, Alt.	
Also present:	Philip Chester, Town Planner	Brandon Handfield, Town Engineer

I. CALL TO ORDER

Mr. Jahoda called the meeting to order at 7:00 p.m.

II. SITE WALK

The Commission, along with Alan and Mark Olenick (owners) walked the Sand Pit at 1477 Exeter Road. A number of options were discussed to assure sufficient pit closure, including the preparation of a physical plan and/or the placement of a conservation easement on the pit area. It was the consensus of the Commission that two (2) inches of topsoil most likely existed on average prior to the pit excavation. The Olenick's will get back to the Commission in the fall with their decision.

III. BILLS

Ms. Davis made a motion, seconded by Mr. Lamb to approve the invoices of Waller, Smith & Palmer in the amounts of \$958 and \$336. The motion was unanimously approved.

IV. TOWN PLANNER REPORT

Mr. Chester:

- reviewed a revised proposed location plan for the High School Wind Turbine. The Commission had no major issues with the new location, but noted that it would be more visible from Exeter Road and the athletic fields.
- reported that he had approved a Home Occupation Permit under Zoning Sec. 7.5.a. for Bob Wentworth on 8/14/09 to allow real estate sales from 60 sq. feet of his home at 490A Exeter Road.
- discussed a proposal to locate a stair builder at 197 Trumbull Highway to include sales from the former Wentworth Real Estate Office and manufacturing in the former detached garage.
- reported that the Post Office had contacted him regarding redesigning the parking area. He requested a plan and will show it to the Commission.
- reported that Prides Corner had reportedly installed a siren/horn and had asked him to inspect. He notified them that the Zoning Regulations did not permit sirens/horns.
- reported that the Public Works Department would like to install a sand shed on Camp Mooween Drive. The PZC asked that they see a full set of plans and will issue a Sec. 8-24 report.

V. ADJOURNMENT

The Commission adjourned at 8:00 p.m.

Respectfully Submitted,
Philip Chester, Town Planner