

Town of Lebanon

**PLANNING AND ZONING COMMISSION**

Regular Meeting  
Fire Safety Complex Meeting Room  
23 Goshen Hill Road

Monday, September 20, 2010 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chairman  
David Fields, Secretary  
Robin Chesmer  
Susan Brett Davis  
Keith LaPorte  
Francis Malozzi  
Wayne Budney, Alt.  
Members Absent: Eric Bender  
Mark Bancroft, Alt.  
Matthew Johnson, Alt.  
Also Present: Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:02 p.m. by Chairman Jahoda. Mr. Budney was activated for this meeting.

II. **Public Hearings**

Secretary Fields read the notice of continued hearing for the following application:

- a. **#PZ-10-05: Matthew R. Williams, 234 Goshen Hill Road, applicant, Williams Properties, LLC, owner, for property at Goshen Hill Road, Assessor's Map 252, Lot 1. Request for Special Exception for Earth Excavation Permit per Zoning Sec. 8.6. (continued from 8/26/10)**

**Mr. Chesmer made a motion to approve the August 26, 2010, Special Meeting/Site Walk Minutes, Ms. Davis seconded. Vote: Approved unanimously.**

The applicant is not present this evening and there was no public comment.

**Mr. Malozzi made a motion to close the public hearing for application #PZ-10-05, Mr. Fields seconded. Vote: Approved unanimously.**

III. **New Business**

- a. **#PZ-10-08: Hyponex Corporation, applicant, William E. Klein Sr. Trustee, owner, Industrial Park Road, Assessors Map 233, Lots 11 & 15. Site plan approval for construction of outdoor storage area.**

Wesley Wentworth, Professional Engineer was present on behalf of the applicant Hyponex Corporation. Mark Cooper, Plant Manager is also present. Mr. Wentworth presented a site plan dated September 1, 2010, showing proposed changes to the existing facility. Currently, raw materials are composted near the rear of the property, and then brought to the front of the property for bagging. The packaged bags of mulch and soil products are stored on palettes in the front area outside until spring when they are shipped by truck to

retailers. They are planning on purchasing two lots on either side of Industrial Park Road. The current site is approximately 168 acres and the newly acquired property will add an additional 30 acres. New outdoor storage lots (prepacked gravel) will be located on the property purchased from the Klein family.

The Commission agreed that the application should be forwarded to the Town Engineer for review.

As an abutting property owner, Mr. Chesmer recused himself from this application.

Mr. Laporte made a motion to accept application #PZ-10-08, Ms. Davis seconded. Vote: Approved unanimously.

- b. **#PZ-10-09: Hyponex Corporation, owner/applicant, 20 Industrial Park Rd., Map 233, Lots 12, 13, 14. Request for Special Exception per Zoning Sec. 4.8.b.2, for construction of 100,000 sq. ft. storage warehouse. Accept application and set public hearing date.**

Mr. Chesmer recused himself from this application. Mr. Budney was activated for this application. Wesley Wentworth, Professional Engineer was present on behalf of the applicant. He submitted a site plan dated September 1, 2010, showing proposed warehouse which will serve as storage for bagged fertilizer.

**Ms. Davis made a motion to accept application #PZ-10-09 and set the public hearing date for October 18, 2010, 7:00 p.m., Mr. Malozzi seconded. Vote: Approved unanimously.**

**IV. Old Business:**

- a. **#PZ-10-05: Matthew R. Williams, 234 Goshen Hill Road, applicant, Williams Properties, LLC, owner, for property at Goshen Hill Road, Assessor's Map 252, Lot 1. Request for Special Exception for Earth Excavation Permit per Zoning Sec. 8.6. (continued from 8/26/10)**

The public hearing was closed earlier and this item will be taken up under old business at the next regularly scheduled meeting.

**V. Presentation on FEMA FIRM Map**

Given by Brandon Handfield, P.E., Anchor Engineering and Diane Ifkovik, DEP.

**VI. Town Planner's Report:** Mr. Chester was unable to attend meeting.

**VII. Correspondence:** Bills were tabled until the next meeting.

**VIII. Approval of Minutes**

Approval of the August 16, 2010 Regular Meeting minutes. Mr. Malozzi made a motion to approve the minutes as presented, Ms. Davis seconded. Vote: Approved unanimously.

- IX.** Mr. Malozzi made a motion, seconded by Ms. Davis to adjourn the meeting at 9.38 p.m. Vote: Approved unanimously.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
September 27, 2010

*(Minutes are unapproved as of transcription date.)*