



Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

7:00 p.m.

Monday, October 18, 2010

Town Hall, 579 Exeter Road

Present: Jim Jahoda, Chair
David Fields, Secretary
Eric Bender
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Mark Bancroft, Alternate
Wayne Budney, Alternate

Absent: Matt Johnson, Alt.

Also Present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer (Anchor Engineering)
Joyce Okonuk, First Selectman

I. CALL TO ORDER. Mr. Jahoda called the meeting to order at 7:00 p.m.

II. PUBLIC HEARING

- a. **#PZ-10-09: Hyponex Corporation, 20 Industrial Park Road, Assessor Map 233, Lots 12, 13 and 14. Request for Special Exception per Zoning Sec. 4.8.b.2. for construction of 100,000 sq. ft. storage warehouse.** Mr. Chesmer recused himself as he owns land abutting the property and left the meeting table. Mr. Jahoda appointed Mr. Bancroft as voting alternate.

Wes Wentworth, P.E. and Mark Cooper represented the applicant. Mr. Wentworth reviewed the application and drawings for a 100,000 square foot (200' x 500') warehouse building that is proposed to house bagged fertilizer. The building will be located 121-feet from Briggs Road and the abutters to the south. The building will be 28-feet tall with a mainly flat roof some of which will be visible from Briggs Road. A fire lane will encircle the building which will also be used for truck parking/idling. Mr. Wentworth noted that the Town Engineer comments were received today and issues identified will be resolved for the November 15th meeting. State Traffic Commission approval is required once local approvals have been gained.

Mr. Chester noted that the Inland Wetlands Commission had approved the application on October 4th and that he had heard from Mr. William Collins, 199 Briggs Road who had concerns with site lighting and the height of the building in relation to the existing berm on Briggs Road.

Mr. Jahoda inquired about the ability to expand the landscaped berm located along Briggs Road to help screen the proposed building. Mr. Wentworth said yes.

Mr. Bancroft inquired about Zoning Sec. 4.8.c.1) which requires access to an industrial facility be no closer than 100 feet to any residential district line. Mr. Wentworth believes that the plan complies with this section.

Mr. Jahoda asked if members of the public wished to comment on the application.

1. Art Duhaime, 219 Briggs Road, handed out comments to the Commission that included issues with truck noise, site lighting and glare, airborne dust, water run-off, landscaped berms, and ability to relocate facility to center of site.
2. Frank Varricchio, 557 Pond Road, Franklin. Concern with ability of existing drainage pipe under the railroad bed to handle water.
3. Wayne Badger, 232 Briggs Road. Concern with water from Briggs Road running onto his land.

First Selectman Okonuk asked the applicant if they would consider an alternative route for their trucks to take onsite so that they did not have to go around the building and idle adjacent to Briggs Road.

Ms. Davis asked for intersection improvements to be made to the corner of Industrial Park Road and Route 207, and for details concerning the amount of truck traffic going east versus west through the Town Center.

Mr. Wentworth told the Commission that he would discuss their concerns with Mr. Cooper and revise plans for the November 15th Commission meeting.

With no further public or Commission comments, Ms. Davis made a motion that was seconded by Mr. Bancroft to continue the Public Hearing to the November 15, 2010 meeting. The motion was unanimously approved.

III. NEW BUSINESS

- a. **#PZ-10-10: Maureen Couchon, 1429 Exeter Road, Assessor Map 254, Lot 15.002. Request for Special Permit for Accessory Living Unit per Zoning Sec. 8.2.**

Mr. LaPorte made a motion, seconded by Mr. Fields, to accept the application and set the public hearing for November 15, 2010. The motion was unanimously approved.

- b. **Town of Lebanon, Smith Road (scenic road) near Goshen Hill Road. Install 42" culvert.** Ms. Okonuk and Mr. Handfield spoke to this issue and provided the Commission with a sketch dated 10/18/10. A new 42" culvert will replace a failing 18-24" stone orifice (slooshtway) and help to eliminate ongoing road erosion issues. The 16-foot width and grade of Smith Road will not be changed.

The Commission requested that photos of the road before (and after) be provided and that the culvert be faced with stone so not to be visible from the road.

- c. **Discussion with Water Pollution Control Authority (WPCA).** Jason Hoffman (WPCA Chair), David Martin and Brandon Handfield (WPCA members), and Kurt Mailman (Fuss & O'Neil) presented the WPCA's plan/design for adding sewers to Amston Lake at a 70,000 gallon per day peak flow rate.

Mr. Malozzi made a motion, seconded by Mr. Fields, to approve a 70,000 gallon per day design for sewers at Amston Lake. The motion was unanimously approved.

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 Map 252, Lot 1. Request for Special Exception for Earth Excavation Permit per Zoning Sec. 8.6.** (Continued from 9/20/10)

Mr. Chesmer made a motion, seconded by Mr. Malozzi, to approve the Special Exception, with the condition that no more than two (2) acres be used for reclamation and that no more than three (3) acres be used for the gravel operation.

- b. **#PZ-10-08: Hyponex Corporation, 20 Industrial Park Road, Assessor Maps 233, Lots 11 and 15. Site plan approval for construction of outdoor storage area.** Mr. Chesmer recused himself as he owns land abutting the property and left the meeting table. Mr. Jahoda appointed Mr. Bancroft as voting alternate.

Wes Wentworth, P.E. and Mark Cooper represented the applicant. Mr. Wentworth reviewed the application and drawings to construct three (3) outdoor storage areas for bagged mulch and soil products and the installation of berms and some trees.

Mr. Bancroft recommended the installation of landscaped screening where outdoor storage and loading areas abut residential areas as per Zoning Sec. 4.8.c.4). Mr. Chester questioned the ability of the applicant to store materials in the yard setback areas and asked that more detail be provided on the plans.

The following members of the public spoke.

1. Wayne Badger, 232 Briggs Road. Asked to show limits of wetlands to be filled.
2. Mrs. Duhaime, 219 Briggs Road, questioned limitations on outside storage and asked for increased plantings to help limit dust.

3. Mr. Duhaime, 219 Briggs Road, voiced concern with truck noise.

Mr. Handfield reported that he would need additional time to review the drainage calculations. This application will be reviewed at the November 15, 2010 meeting.

- V. TOWN PLANNER'S REPORT. Mr. Chester reported on a Norwich Utilities proposal to construct two (2) water tanks at Camp Moween Road along Route 2.
- VI. CORRESPONDENCE. Commission members received the invitation to the November 3rd, 6-8 p.m. public information session on Public Act 490 to be held in Lebanon Fire Safety Complex.
- VII. MINUTES. Ms. Davis made a motion, seconded by Mr. Malozzi, to approve the Sept. 20, 2010 regular meeting minutes. The motion was unanimously approved.
- VIII. ADJOURNMENT. The meeting adjourned at 10:05 p.m.

Respectfully Submitted,
Philip S. Chester, Town Planner
October 19, 2010

(Minutes are unapproved as of transcription date.)