

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, December 20, 2010 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Wayne Budney, Alt.

Members Absent: Eric Bender
Robin Chesmer
Matthew Johnson, Alt.
Mark Bancroft, Alt.

Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary

I. The meeting was called to order at 7:05 p.m. by Chairman Jahoda.

II. Public Hearings

- a. **#PZ-10-11: Holly B. Cole, owner/applicant, 61 Bush Hill Road, Assessors Map 208, Lot 70. Request for Special Exception for Home Occupation (parent/child developmental therapy) per Zoning Sec. 7.5.b.**

A written request from Ms. Cole dated 12/20/10 was submitted to the Commission requesting that her application be withdrawn and requesting reimbursement of application fees.

Sec. Fields made a motion, seconded by Ms. Davis to accept the withdrawal and return the application fees to Ms. Cole. Vote: Unanimously approved.

- b. **#PZ-10-12: Joan S. Coley, owner/applicant, 1760 Exeter Road, Assessors Map 242, Lot 20. Request for Special Permit for Accessory Building per Zoning Sec. 7.3.b.**

Chairman Jahoda appointed Mr. Budney as voting alternate. Secretary Fields read the legal notice into the record. Ken Kaye spoke on behalf of the application stating the owner is proposing a 22 foot by 28 foot detached, one-story garage (second story unfinished) and total square footage of the outbuildings will exceed the 1,500 square feet of living space in the home. The Commission requested that Mr. Kaye add the existing driveway to the site plan, which he did.

**With no further comments, Mr. LaPorte made a motion, seconded by Ms. Davis to close the public hearing for application #PZ-10-12.
Vote: Approved unanimously.**

III. New Business

- a. **#PZ-10-244:** Leon Jock, applicant, Jakub Micengendler, owner, 426 Trumbull Highway, Assessors Map 229, Lot 22. Request for Special Exception for Kennel per Zoning Sec. 4.2.b.16. Accept application and set public hearing date.

A motion was made by Mr. LaPorte, seconded by Sec. Fields to accept the application and set a January 10, 2011 public hearing date.

Vote: Approved unanimously.

- b. **#PZ-10-273:** Christopher Dube, owner/applicant, 251 Oliver Road, Assessors Map 237, Lot 23. Request for Special Permit for Accessory Building per Zoning Sec. 7.3.b. Accept application and set public hearing date.

A motion was made by Mr. LaPorte, seconded by Ms. Davis, to accept the application and set a January 10, 2011 public hearing date.

Vote: Approved unanimously.

- c. Ms. Davis made a motion to add application #PZ-10-276 to the agenda under New Business, Mr. LaPorte seconded. Vote: Approved unanimously.

#PZ-10-276: Ted B. Fischer, owner/applicant, 125 Waterman Road, Assessors Map 251, Lot 11. Request for Special Permit for Accessory Living Unit per Zoning Sec. 8.2. Accept application and set public hearing date.

A motion was made by Sec. Fields, seconded by Mr. Malozzi, to accept the application and set a January 10, 2010, public hearing date.

Vote: Approved unanimously.

IV. Old Business

- a. **#PZ-10-12:** Joan S. Coley, owner/applicant, 1760 Exeter Road, Assessors Map 242, Lot 20. Request for Special Permit for Accessory Building per Zoning Sec. 7.3.b.

After a brief discussion, Mr. LaPorte made a motion, seconded by Sec. Fields, to approve application #PZ-10-12. Vote: Approved unanimously.

V. Town Planner's Report

- a. It was the consensus of the Commission to approve the PZC 2010-2011 Fiscal Year budget in the amount of \$150,466.
- b. Cancel subcommittee meeting for 12/23/10.
- c. A motion was made by Mr. Malozzi, seconded by Mr. Bancroft, and unanimously approved to pay Waller, Smith and Palmer for outstanding bills in amount of \$758.40.

- d. PZC endorsed the Conservation Commission's request to fund \$100,000. annually into the open space account.
- e. Thaddeus Stewart, design builder, presented preliminary plans for demo and new construction of the service center at the Girl Scout Camp on Clubhouse Road. The Commission concluded that the proposed use was similar to the existing use and therefore did not need further Commission review.

VI. Correspondence: None

VII. Approval of Minutes

- a. Mr. Budney made a motion, seconded by Ms. Davis to approve the November 15, 2010 Regular Meeting Minutes, with the following corrections:
 - Page 2, Line 22, correct spelling of "discretion" to "discretion".
 - Page 3, Item III, New Business, b) #PZ-10-12, line 2,3,4, "It was the consensus of the Commission that this application should be amended and submitted as a home occupation application. Mr. Chester will notify the applicant." should be inserted above under application a) #PZ-10-11 at the end of line 3.

Vote: Unanimously approved.

VIII. Ms. Davis made a motion, seconded by Mr. Malozzi to adjourn the meeting at 8:35 p.m.

Vote: Approved unanimously.

Respectfully Submitted,

Holli E. Pianka, Land Use Secretary

December 21, 2010

(Minutes are unapproved as of transcription date.)