

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

Lebanon Town Hall
Lower Level Conference Room

Monday, January 10, 2011 – 7:00 PM

MINUTES

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

- I. The meeting was called to order at 7:02 p.m. by Chairman Jahoda. The legal notice was read into the record by Sec. Fields. Chairman Jahoda appointed Mr. Bancroft voting alternate.

II. Public Hearings

- 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.

There was no one present to speak on behalf of the application. Mr. Chester attempted to contact the applicant whose home caught fire last month without success. He recommended the Commission continue the public hearing to the next meeting while efforts are made to contact the applicant.

Ms. Davis made a motion to continue the public hearing for application #PZ-10-244 to the February 14, 2011 meeting, Sec. Fields seconded.

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.

The owner, Mr. Dube, spoke on behalf of the application and stated the garage will be utilized to store three vehicles and the second story will be unfinished. There is a future plan for an outside staircase for access to a finished storage loft, for which a building permit will be required prior to construction. After review of the building and site plans the Commission determined the driveway turnaround area to be adequate and the building height to be in compliance with regulations.

Sec. Fields made a motion to close the public hearing, seconded by Ms. Davis.

Vote: Approved unanimously.

- c. **#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.

Mr. Ted Fischer, owner/applicant, was present. He stated that the proposed living area was originally approved for an attached garage prior to construction of the new home, but the garage was never completed. Mr. Carl Lavalley (builder) gave details of the plans stating that the staircase was previously constructed inside of the house. He also stated he has met with the Town Sanitarian and was given verbal approval of the building and site plan by the Health Department. The addition is approximately 1,850 square feet and the existing driveway has ample turnaround and parking area.

Ms. Davis made a motion to close the public hearing, Mr. Malozzi seconded.

Vote: Approved unanimously.

Ms. Davis then made a motion to approve application #PZ-10-276, seconded by Mr. Malozzi. Vote: Approved unanimously.

Ms. Davis also made a motion to approve application #PZ-10-273, seconded by Mr. Bancroft. Vote: Approved unanimously.

III. New Business

None this evening.

IV. Old Business

Discussion and action on applications #PZ-10-276 and #PZ-10-273 were addressed after close of the public hearings.

V. Town Planner's Report

- Mr. Chester and Mr. Fields met with the Attorney for Lebanon Lakes Association and Board Members.
- Mr. Chester is working on revising the Scenic Road Ordinance.
- The Commission authorized Mr. Chester to take legal action against the owner of 42 Village Hill Road regarding the illegal use of a trailer or mobile home.
- The State announced the funding for 2 land preservation projects in Town (Szadja and Cushman Farms). The Town will asked residents at the next Town Meeting to release

\$40,000 from the Open Space Fund for property appraisals, surveys and legal fees association with open space preservation projects.

- The Town received a \$25,000 Ag. Viability Grant from the State Dept. of Agriculture.
- The Town has applied for a \$20,000 Historic and Architectural Resource Survey Grant from the State Commission on Culture and Tourism to inventory/catalog Lebanon's 300+ historic structures.
- DEP has provided suggested changes to the Flood Hazard Zone which along with new FEMA FIRM Flood Maps will need to be adopted by the Commission by July 18, 2011 in order for Lebanon to remain part of the National Flood Hazard Insurance Program.
- Chairman Jahoda and Mr. Lang (Conservation Commission Chairman) will go before the Boards of Selectmen and Finance on behalf of the Commissions this week to request a \$1M open space funding initiative (or \$100K annually over 10 years).
- The Town met with Ed Keefe to discuss the possibility of acquiring an acre of land abutting the Middle and High Schools which is currently used for field parking.
- Mr. Chester sent letters to kennel operators informing them of their requirement to obtain a special permit from the Commission prior to issuance of a kennel license by the Town Clerk.
- Mr. Chester discussed HOMEConnecticut's *Affordability in Connecticut, 2009* report.

VI. Correspondence

- a. Annual CFL News
- b. Received from Mr. LaPorte, article on Over - 55 Housing for discussion.
- c. A motion was made by Ms. Davis, seconded by Mr. Malozzi, to approve payment of outstanding bills to Waller, Smith and Palmer in the amount of \$60.00.
Vote: Approved unanimously.

VII. Approval of Minutes

- a. Mr. LaPorte made a motion, seconded by Sec. Fields to approve the December 20, 2010 Regular Meeting Minutes, with the following correction:
 - Page 2, Item V., c., Motion to pay bills was seconded by Ms. Davis.Vote: Unanimously approved.

- VIII. Ms. Davis made a motion, seconded by Mr. Malozzi to adjourn the meeting at 8:05 p.m.
Vote: Approved unanimously.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
January 11, 2011

(Minutes are unapproved as of transcription date.)