

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, February 14, 2011 – 7:00 PM

MINUTES

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

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

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

- I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda.
Ms. Davis made a motion to add Executive Session to discuss the Rychling lawsuit after Item VII. Minutes, Sec. Fields seconded. Vote: Approved unanimously.

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. (*continued from 1/10/11*). This application was withdrawn upon written request by the applicant, received on 2/10/11.

III. New Business

- a. **#PZ-11-345:** Cheryl and Michael Montgomery, owner/applicant, 504 Beaumont Highway, Assessors Map 214, Lot 81. Request for Special Exception for Kennel per Zoning Sec. 4.2.b)16.

**A motion was made by Ms. Davis, seconded by Mr. Malozzi, to accept the application and set a March 21, 2011 public hearing date.
Vote: Approved unanimously.**

- IV. Old Business ~ None.

V. The Town Planner's Report will be taken up after Item VI. Correspondence.

VI. Correspondence

- a) Mr. Jahoda summarized correspondence received by the Commission regarding the Mitlitsky operation on Card Street, including a letter received 1/31/11 from the First Selectman asking the Commission to examine the "use" of the facility; a letter and supporting materials received 2/8/11 from Daniel Reynolds on behalf of 20 Card Street residents stating that the current use of the facility was not in zoning compliance and asking for Commission action; and a letter received 2/11/11 from Rich Mitlitsky announcing that chickens would be reintroduced to the facility in late spring or early summer 2011. The Commission took no action.
- b) A motion was made by Mr. LaPorte, seconded by Mr. Malozzi, and unanimously approved to pay Waller, Smith and Palmer for outstanding bills in amount of 105.00

V. Town Planner's Report

- a) Owners of agricultural buildings damaged by the January snowstorms will need to report their losses to the Dept. of Ag. and USDA within 30 days to be eligible for any funding assistance.
- b) Mr. Chester will appear for an appellate pre-argument conference on March 2nd on the Lebanon v. Rychling matter.
- c) The Commission, Conservation Commission and Board of Selectmen will be hosting a Farmland Preservation Recognition Night on Thursday, April 7, 2011, 7:00 p.m. at the Fire Safety Complex to honor those who have preserved their land.
- d) The Town will be putting in an application for USDA/NRCS FRPP funding to help preserve the 32-acre Richard Skaats Farm on Clubhouse/Oliver Roads. Additional funding would need to come from Connecticut Farmland Trust and the Town.
- e) Mr. Chester asked the Commission if they were interested in participating in the AGvocate Program. The consensus of the Commission was not at this time.
- f) The Conservation Commission is hosting a discussion on Riparian Corridors February 15, 2011 at 7:00 p.m. in Town Hall.

VII. Approval of Minutes

Mr. Malozzi made a motion, seconded by Ms. Davis to approve the January 10, 2011 Regular Meeting Minutes as presented. Vote: Unanimously approved.

No Executive Session was conducted.

VIII. Mr. Malozzi made a motion, seconded by Mr. LaPorte to adjourn the meeting at 8:06 p.m.
Vote: Approved unanimously.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
February 15, 2011

(Minutes are unapproved as of transcription date.)