

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

&

Public Hearing

Lyman Memorial High School Auditorium

Monday, May 16, 2011 – 7:00 PM

MINUTES

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

- I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda. Chairman Jahoda activated Mr. Budney for this meeting.

Ms. Davis made a motion to proceed to New Business, Secretary Fields seconded. Motion unanimously approved.

- II. Public Hearings
Hearings will take place after the Town Planner's Report.

- III. New Business
a. **#PZ-11-509:** Lisa Viele, 205 Oliver Road, Assessors Map 237, Lot 22. Request for Special Exception for Home Occupation (Reiki practice) per Zoning Sec. 7.5.b.

Motion made by Ms. Davis, seconded by Secretary Fields, to accept application and set June 20, 2011 public hearing date. Motion unanimously approved.

- IV. Old Business
a. **#07-11:** Town of Lebanon, Tyler Field Building Committee, Bascom Road. Site plan modification.

Brandon Handfield, Town Engineer was present on behalf of the Building Committee and presented a revised site plan dated 4/12/11 which eliminates tree plantings along certain property lines. He believes that the existing buffer area is adequate with the trees remaining in addition to the border line area being heavily wooded. Mr. Handfield also spoke with the neighbors who have no issue.

Motion made by Ms. Davis, seconded by Secretary Fields, to approve the modified site plan dated 4/12/11 as presented noting the natural vegetation acts as adequate buffer. Motion unanimously approved.

V. Correspondence

- a. Motion made by Mr. Chesmer, seconded by Ms. Davis, to pay Waller, Smith and Palmer \$660.00 (Invoices #47585-\$375, #47586-\$165 & #47587-\$120). Unanimously approved.

VI. Town Planner's Report

- a. Farmland Preservation Update
- b. CT Food Policy Council Update
- c. Update on Town award of \$50,000 grant from CT Trust for Historic Preservation for Village Center economic development
- d. Regulation Review Subcommittee

VII. Approval of Minutes

Secretary Fields made a motion, seconded by Ms. Davis, to approve the 3/21/11 Regular Meeting Minutes as amended with the following corrections: Page 2, Line 4, change March 21 to May 16. Motion unanimously approved.

II. Public Hearings

Chairman Jahoda opened the Public Hearings and noted that both hearings would be heard concurrently. Secretary Fields read the public hearing legal notice for the following:

- a. **#PZ-11-380:** Planning and Zoning Commission proposed amendments to Zoning Regulation Sections 4.9, 7.3, 7.7, 7.8, 8.6, 8.8, 8.12 and 10.1.
- b. **#PZ-11-381:** Planning and Zoning Commission proposed amendments to Subdivision Regulation Sections 3.7, 4.2, 6.3 and 6.5.

Mr. Chester read the following correspondence into the hearing record:

1. 4/26/11 letter from Capitol Region Council of Governments.
2. 4/21/11 letter from Southeastern CT Council of Governments Regional Planning Com.
3. 5/4/11 letter from Windham Region Council of Governments.
4. 5/9/11 email from Diane Ifkovic, State NFIP Coordinator, DEP.

Public Comment:

Marty Clark, resident, is in agreement with proposed amendment 7.3.b Accessory Buildings.

Ms. Davis made a motion to close the public hearing for #PZ-11-380, seconded by Mr. Chesmer. Motion unanimously approved.

Ms. Davis made a motion to close the public hearing for #PZ-11-381, seconded by Mr. Chesmer. Motion unanimously approved.

- VIII. Ms. Davis made a motion to adjourn, seconded by Secretary Fields. Motion unanimously approved and the meeting adjourned at 8:25 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
May 17, 2011

(Minutes are unapproved as of transcription date.)