

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, June 20, 2011 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
Eric Bender
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Mark Bancroft, Alt.
Wayne Budney, Alt.

Members Absent: David Fields, Secretary
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 7:05 p.m. by Chairman Jahoda. Secretary Fields read the public hearing legal notice.

II. Public Hearing

- 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. Mr. Jahoda activated Mr. Bancroft for this application.

Lisa Viele, owner, was present stating she would like to operate her Reiki practice in a 14 foot by 16 foot room in her basement, expecting a maximum of three to four clients per day. She stated that she will advertise but does not feel the need to install a sign at this time. She feels that their site has more than adequate lighting for the parking area. Her hours of operation will be mainly afternoons and some weekend mornings. Mr. Bancroft asked the applicant if the designated parking area could be moved to the opposite side of the garage, noting that there is no parking allowed within the 50-foot setback line. Ms. Viele agreed. Mr. Chester visited the site and stated that the site lines are good with a wide driveway and easy access. Chairman Jahoda also visited the site and observed no potential traffic problems.

There was no one in the audience to speak in favor or against the application and with no further discussion, Mr. Bancroft made a motion to close the public hearing, Ms. Davis seconded, and the motion was unanimously approved.

The Commission then took up discussion of the application. The parking is proposed on the road side of the garage and Mr. Bancroft recommends the parking be moved to the opposite side of the garage to comply with the required setbacks.

Mr. Bancroft made a motion to approve application #PZ-11-509 with a condition that the parking spaces be moved to be more than 50 feet from the road. Motion was seconded by Mr. Malozzi. Vote: Unanimously approved.

III. New Business

- a. **#PZ-11-598:** Caroline Fortin Burdick, 167 Camp Mooween Road, Map 279, Lot 6.004. Request for Special Permit for Accessory Building per Zoning Sec. 7.3.b.

A motion was made by Mr. Malozzi, seconded by Ms. Davis, to accept the application and set a public hearing date of July 18, 2011, 7:00 p.m. Vote: Unanimously approved.

- b. **#PZ-11-581:** Mitlisky Eggs LLC, 74 Card Street, Assessors Map 202, Lot 43. Request for Site Plan Modification.

Mr. Chesmer and Mr. Bancroft recused themselves from this application and left the meeting room. Chairman Jahoda activated Mr. Budney for this application.

Mr. Chester stated that based on a site inspection conducted with the Town Engineer it was discovered that more of the site was cleared than specified on the approved Site Plan. At that time, the area was stabilized and no further work has been done other than seeding. Mr. Chester required the owner to provide a new site plan, signed by a soil scientist indicating any areas of activity in the regulated area, and apply to the PZC and IWC for site plan modification. The IWC will conduct a site walk on Tuesday, June 21, 2011 at 6:00 p.m.

Mike Tarbell, L.S., Tarbell, Heintz & Assoc. Inc., Civil Engineers & Land Surveyors, was present to speak on behalf of the applicant. A revised site plan was submitted dated 5/28/11. He reviewed the plan stating that the wetlands have been flagged and items located in the field including limits of fill and clearing. A berm that was created will remain to prevent water from cascading over the embankment.

Mr. LaPorte stated that neighbors have complained to him that tractor trailers are turning onto their lawns because of inadequate turning radius from Card Street to the site. Mr. Tarbell will look into this issue.

It was the consensus of the Commission that a landscaping plan prepared by a landscape architect to bring the tree line back to its original state.

Mr. Chesmer and Mr. Bancroft returned to the meeting room.

The following item was added to the agenda:

- c. **Sec. 8-24 Report:** Replacement of Waterman Road Pease Brook Bridge. Mr. Budney remains activated for this application.

Brandon Handfield, Town Engineer, presented the Anchor Engineering plan dated 6/20/11 for bridge replacement. The bridge should last approximately 75 years and cost savings to the Town will be approximately \$100,000 using corrugated pipe construction instead of precast concrete. The Commission recommended installation of a wood rail as opposed to the metal beam rail. The schedule includes closing the road at the bridge in mid-July with a detour over East Hebron Turnpike and completion by the opening of school year.

Mr. Malozzi made a motion, seconded by Mr. Bender, to approve Sec. 8-24 Report for the Waterman Road Bridge replacement with the recommendation to install a timber traffic rail. Vote: Unanimously approved.

IV. Old Business

- a. Mr. Chester reported that Kofkoff was planning renovation to their coops to allow for additional chickens and to add manure storage buildings. The Commission asked that they apply for a special permit to expand the poultry operation per Zoning Sec. 4.2.b18).

The Commission scheduled a Special Meeting for 6/30/11 to hold a public hearing on **PZ-10-05:** Matthew R. Williams, 234 Goshen Hill Rd (applicant), Williams Properties, LLC, (owner), for property at Goshen Hill Road, Assessors Map 252, Lot 1. Request for special permit modification to earth excavation permit to allow stone crushing.

V. Correspondence

- a. Bills. Motion made by Mr. Bancroft, seconded by Ms. Davis, to pay outstanding bills from Waller, Smith and Palmer, Invoice #47799 in the amount of \$390.00 and from Anchor Engineering Invoices #0017346 and #0017233 in the amounts of \$1,159.93 and \$349.84. Vote unanimously approved.

VI. Approval of Minutes

Ms. Davis made a motion, seconded by Mr. Bender to approve the May 26, 2011 Special Meeting Minutes as presented. Vote: Approved. Abstained: Mr. Chesmer and M. Bancroft.

- VII. Ms. Davis made a motion to adjourn, seconded by Mr. Bancroft. Unanimously approved and the meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Holli E. Pianka, Land Use Secretary

June 24, 2011

(Minutes are unapproved as of transcription date.)