



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Monday, July 18, 2011

MINUTES

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

- I. Meeting called to order at 7:02 p.m. by Mr. Jahoda.
- II. Motion made by Mr. Fields, seconded by Mr. Malozzi to approve the June 30, 2011 Special Meeting Minutes with the addition that Mr. Budney be shown as present. Motion approved, with Mr. Bancroft and Mr. LaPorte abstaining.

Mr. Jahoda asked that item V. OLD BUSINESS be heard at this time.

V. OLD BUSINESS

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

Mr. Chester reported that he had met with the Mitlitsky's engineer and landscape architect and that they were preparing a revised site plan as part of their application for Commission review at the August meeting.

Mr. Chester stated he received a request from Anne Dawson, 10 Card Street to make copies available to Commissioners of complaints received by the Town concerning excessive truck speed on Card Street and that she requested that all emails be read into the meeting record. He noted that the PZC had no jurisdiction over truck speed, but that the First Selectman had asked the police to investigate.

III. PUBLIC HEARINGS

- a. **PZ-11-598:** Caroline Fortin Burdick, 167 Camp Mooween Road, Assessors Map 279, Lot 6.004. Special Permit for Accessory Building greater than 1,500 square feet per Zoning Sec. 7.3.b.

Mr. Wentworth, P.E., representing the applicant, reviewed the proposed 2,500 square foot accessory building, which will consist of a 30' x 50' footprint, a first floor bath, 3 garage bays and a 1,000 square foot second floor.

Mr. Chester reviewed his 7/18/11 memorandum to the Commission, which notes that the building cannot be used for a home occupation or business activity because of its located in the Lake Zone. He recommends eliminating the proposed bath over concern of future conversion into a dwelling unit.

Mr. Jahoda asked if any member of the public wished to speak on this application. With no one from the public speaking on this application, a motion was made by Mr. Malozzi and seconded by Ms. Davis to close the public hearing. Motion unanimously approved.

- b. **PZ-11-647:** KofKoff Egg Farms, LLC, 400 Mack Road, Assessors Map 244, Lot 1. Special permit for expansion of existing poultry operation per Zoning Sec. 4.2.b.18). [Ms. Davis, Mr. Budney and Mr. Chesmer recused themselves and left the meeting room.] Mr. Bancroft was appointed voting alternate.

Mr. Posse from Kofkoff presented the application which consists of a remodel of three (3) existing chicken coops, construction of three (3) pole structures to upgrade the manure handling system, and a total future chicken capacity of 1.6 million. There will be no increase in truck traffic and no change regarding odor; however, the new manure handling system should reduce the number of flies at the facility. Currently 50% of their eggs come from their chickens with the remainder trucked in. With these renovations they expect 65-70% of the eggs to come from their chickens with additional grain/corn purchased from local farmers.

Mr. Jahoda asked if anyone from the public wished to speak on this application.

Mr. Tamson, 335 Mack Road asked if new structures would have concrete floor (yes); if more trucks would be used at the facility (no); EPA involvement in the local approval process (none); and, could additional renovation take place to the other coops (yes, as long as total number of chickens does not exceed 1.6 million).

Mr. Chester read into the record portions of a 6/28/11 letter from Dr. Michael Darre at UCONN, submitted as part of the application, stating that Kofkoff's renovations would reduce ammonia emissions and flies at the facility.

With no one else from the public speaking on this application, a motion was made by Mr. Fields and seconded by Mr. Bancroft to close the public hearing. Motion unanimously approved.

Ms. Davis, Mr. Chesmer and Mr. Budney rejoined the Commission.

IV. NEW BUSINESS - none

V. OLD BUSINESS

- a. **PZ-11-598:** Caroline Fortin Burdick, 167 Camp Mooween Road, Assessors Map 279, Lot 6.004. Special Permit for Accessory Building greater than 1,500 square feet per Zoning Sec. 7.3.b.

Ms. Davis made a motion that was seconded by Mr. Fields to approve the application subject to the following conditions:

1. Accessory building shall not be used as a dwelling unit.
2. No home occupation or business activity shall take place on the property.
3. No further accessory buildings or structures are permitted without obtaining a new special permit.

Motion unanimously approved.

- b. **PZ-11-647:** KofKoff Egg Farms, LLC, 400 Mack Road, Assessors Map 244, Lot 1. Special permit for expansion of existing poultry operation per Zoning Sec. 4.2.b.18). [Ms. Davis, Mr. Budney and Mr. Chesmer recused themselves.]

Mr. Bancroft made a motion that was seconded by Mr. Bender to approve the application. Motion unanimously approved.

VI. CORRESPONDENCE – See Anne Dawson email under “Mitlitsky”.

VII. The Commission adjourned at 8:30 p.m.

Respectfully Submitted,
Philip Chester, Town Planner
July 19, 2011