

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, August 15, 2011 – 7:00 PM

MINUTES

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

Members Absent: 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 7:03 p.m. by Chairman Jahoda.

II. New Business: None.

III. Old Business

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

Mr. Chesmer recused himself and left the meeting room.

Correspondence received from the following regarding the application:

- a) Brandon Handfield, P.E., Anchor Engineering, dated 8/15/11,
plan review comments.
b) Atty. Ronald Goldstein, dated 7/29/11, request for 35-day extension.

Mr. Chester stated that the IWC has not approved the application and that a 35-day extension has been requested from the applicant. A motion was made by Ms. Davis to grant the 35-day extension period, Sec. Fields seconded, and the motion was unanimously approved.

Michael Tarbell of Tarbell, Heintz, & Associates LLC, Inc., Civil Engineers & Land Surveyors, was present on behalf of the applicant. A revised site plan submitted on 7/28/11 showing proposed new drainage, grades and existing stockpile along with a new landscape plan dated 7/29/11 was made part of the application. The Commission

inquired on the expansion of the parking area not shown on the original submitted plan. Mr. Tarbell stated that this occurred when excess material being excavated for the fire lane was generated and pushed to the side. The parking area has been moved to the south of the existing parking area to make room for the fire lane required by the Town and will not add additional truck parking spaces. Mr. Handfield's comments (8/15/11 letter) will be addressed and a revised plan submitted prior to the next meeting.

Thomas J. Linden, RLA, discussed the site planting and restoration plan dated 7/29/11. Plantings will include mostly smaller container grown trees, hand planted, to minimize disturbance to the steep slope, and then a few larger trees near the top of the slope which is more accessible with heavy machinery. A one to two foot berm is also proposed between the parking and planting area and Mr. Chester asked it to be shown on the revised plan. Mr. Chester also asked for a cost estimate for implementing the landscape plan for bonding purposes. Mr. Handfield addressed his comments (8/15/11 letter) with the main concern being to protect the embankment. The Commission also asked Mr. Tarbell to review the turning radius onto Card Street from the site for the next meeting.

IV. Approval of Minutes

Mr. Fields made a motion, seconded by Ms. Davis to approve the July 18, 2011 Regular Meeting Minutes with the following correction: Page 2, Paragraph 2, Line 3, change "located" to "location". Motion approved unanimously.

V. Correspondence

- a) ERL Newsletter
- b) State of Conn., DOT, letter and approval certificate, dated 7/28/11, Scott's Company expansion, Industrial Park Road.

VI. Town Planner's Report

- a) Vertical expansions of non-conforming buildings require a variance from the ZBA.
- b) Update on farmland preservation projects.
- c) Village Center Planning Study approved at Town Meeting. Stakeholders Committee being appointed by Board of Selectmen. Study to take at least 9 months to complete.
- d) Historic Building Survey to begin in September.
- e) Update on enforcement matters.

- VII. Ms. Davis made a motion to adjourn, seconded by Mr. Malozzi. Unanimously approved and the meeting adjourned at 8:00 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
August 16, 2011

(Minutes are unapproved as of transcription date.)