

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, December 19, 2011 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Wayne Budney, Alt.
Lanny Clouser, Alt.
Members Absent: Eric Bender
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. Mr. Budney was appointed voting alternate.

II. Election of Officers:

- a. Mr. Malozzi nominated Susan Brett Davis for Chairman, seconded by Mr. Budney. Mr. LaPorte nominated Jim Jahoda for Chairman, seconded by Mr. Chesmer. Vote: Ms. Davis received 3 votes (Malozzi/Budney/Davis) and Mr. Jahoda received 4 votes (Chesmer/Fields/LaPorte/Jahoda). Jim Jahoda was elected PZC Chairman.
- b. Mr. Chesmer nominated David Fields as Secretary, seconded by Mr. LaPorte. Approved unanimously to elect David Fields as PZC Secretary.

III. New Business:

- a. PZ-11-994: William Clark III, owner, 410 Norwich Avenue, Assessor's Map 276, Lot 9. Request for site plan modification.

Mr. Chester stated that this property has an existing special permit allowing a garage and the owner is now proposing an addition to the garage. A wetlands buffer permit was issued by Mr. Chester in November 2011. The property is in the Business Zone District. (The Zoning Map erroneously showed the property being in the Industrial Zone, which has been corrected.)

Mr. Clark (owner) and Mark Reynolds, P.E. were present. Mr. Reynolds reviewed the site plan which proposes a 48' x 70' Morton-styled building on slab with 3,000+/- square foot additional parking area, noting the driveway entrance will be expanded to

24 feet for better access. Mr. Reynolds stated that there would be no signage and that there would be one additional outdoor lighting unit affixed to the front of the building. He addressed the Town Engineer's review comments (Brandon Handfield, Anchor Engineering, letter dated 12/15/2011) and also submitted drainage calculations. Mr. Chester stated that Mr. Handfield reviewed the revised plan and calculations and stated (in letter dated 12/19/2011) that all remaining issues had been adequately addressed. Ms. Davis noted the application section should be corrected to reflect the Business Zone 4.6.c.3 and not the Industrial Zone as originally thought. The owner currently uses the building for personal hobby collection and storage of antique vehicles.

Ms. Davis made a motion to approve application #PZ-11-994, seconded by Mr. Malozzi. Approved unanimously.

- b. Ryan Linderson, 312 Oliver Road came before the Commission to discuss his request for a home occupation permit for a gun transfer business. The Commission suggested he apply for a special permit for a residential-business use with a public hearing.

IV. Old Business

- a. North Street Maintenance.

Joyce Okonuk, First Selectman and Tom Conley, Public Works Foreman were present to discuss how future maintenance work would be done on North Street due to its recent Scenic Road designation. They gave an overview of maintenance periodically performed due to wash outs and ice buildup in cold weather. Maintenance includes cleaning waterways, unplugging pipes, removing beaver dams, replacing gravel, regrading roadbed and removing deteriorating trees. It was the consensus of the Commission to allow this routine work to continue, with the exception being that any changes to grade or the addition of stone or other materials must be reviewed by the Commission prior to installation.

V. Village Center Planning Study Consultant Report

Stuart Popper, AICP from The Cecil Group was present to discuss the Village Center Planning Study. Mr. Popper noted that the study was a continuation of the planning process and the recommendations found in the POCD. Commission members were encouraged to attend the January 21, 2012, 8:30-11:30 a.m. Village Center visioning session in the Senior Center.

VI. Town Planner's Report

- a. Mr. Chester updated the Commission on the sewer project and noted that Brian Grabber, 1976 Exeter Road was approached by the sewer contractor to locate excess fill on his property. Mr. Grabber explained his desire to construct a 50' x 136' barn in a depressed area of his homestead and use the fill accordingly. The Commission noted that no zoning permits, but that proper protection of the wetlands was necessary including approval by the Wetlands Commission.
- b. 74 Card Street, Mitlitsky. Town engineer has inspected site and issued 12/19/11 letter.
- c. Enforcement action at 155 Church Street has been resolved.

VII. Executive Session

There was no executive session this evening.

VIII. Approval of Minutes

Mr. Malozzi made a motion, seconded by Ms. Davis to approve the November 21, 2011, Regular Meeting Minutes as presented. Motion approved unanimously.

IX. Mr. Malozzi made a motion to adjourn, seconded by Ms. Davis. Unanimously approved and the meeting adjourned at 8:55 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
December 22, 2011

(Minutes are unapproved as of transcription date.)