

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, February 27, 2012 – 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 7:02 p.m. by Chairman Jahoda. Mr. Clouser was appointed voting alternate.

II. New Business:

- a. 321 Village Hill Road, Assessors Map 209, Lot 7.001
328 Village Hill Road, Assessors Map 209, Lot 16
Redeemer Lutheran Church. Request for site plan modification.

Pastor Scott Schuett described their request to relocate the existing church (328 Village Hill) to the lot across the street (321 Village Hill). Tentative plans for the vacant site, once the church has been moved, are for a memorial garden. Wesley Wentworth, Wentworth Civil Engineers, reviewed the preliminary site plan and said the final site plan would be completed within a week. The Commission requested that lighting and signage be addressed on the plan. The Commission accepted the application and this item will be placed on next month's agenda.

III. Old Business:

- a. PZ-11-598: 167 Camp Mooween Road, Caroline Fortin Burdick. Assessors Map 279, Lot 6.004. Addition of 10'6" x 23'4" carport.

Wesley Wentworth was present on behalf of the owner and reviewed the proposed site plan. He stated that the request is to add an open carport with shed roof and gravel base to the existing approved structure for the purpose of storing a small landscaping tractor.

After discussion, Sec. Fields made a motion for approval to modify #PZ-11-598 to allow the addition of a carport. Motion was seconded by Mr. Malozzi and unanimously approved.

IV. Town Planner's Report:

- a. Upcoming Commission education options.
- b. Enforcement order filed against Jeremy Velente, 55 Woodland Road for operating a Contractors Business (Residential Business Use) in the Lake Zone.

V. Executive Session

Sec. Fields made a motion to enter into executive session at 7:30 p.m. with the Town Planner, seconded by Mr. Malozzi, to discuss Lebanon v. Valente. Motion approved unanimously. Out of executive session at 8:05 p.m.

VI. Approval of Minutes

Mr. Malozzi made a motion, seconded by Ms. Davis to approve the January 23, 2012, Regular Meeting Minutes with the following corrections: Page 1, Item II, Change "New Business" to "Old Business". Motion approved unanimously. (Abstained: D. Fields)

VII. Correspondence

- a. Billing Invoices: #18409, 2/17/12, Anchor Engineering, \$190.80
Sec. Fields made a motion to approve payment, Ms Davis seconded.
Motion approved unanimously.
- b. Billing Invoice: #49504, 2/8/12, Waller, Smith & Palmer, P.C. \$405.00
#49503, 2/8/12, Waller, Smith & Palmer, P.C. \$90.00
Mr. LaPorte made a motion, seconded by Ms. Davis, to pay bills in amount of \$495.00 to Waller Smith & Palmer P.C. Motion approved unanimously.

VIII. Mr. LaPorte made a motion to adjourn, seconded by Ms. Davis. Unanimously approved and the meeting adjourned at 8:14 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
February 28, 2012

(Minutes are unapproved as of transcription date.)