

Town of Lebanon

**PLANNING AND ZONING COMMISSION**

Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room

Monday, March 19, 2012 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chairman  
David Fields, Secretary  
Robin Chesmer  
Susan Brett Davis  
Keith LaPorte  
Francis Malozzi

Members Absent: Eric Bender  
Wayne Budney, Alt.  
Lanny Clouser, Alt.  
Matthew Johnson, Alt.

Also Present: Philip Chester, Town Planner  
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. 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.

Wesley Wentworth, Wentworth Civil Engineers, submitted final plans that include building elevation, final grading revisions, sidewalks and parking. He stated that there will be no finished rooms in the basement and this area will be used for storage and utilities only. No sign is proposed. Pastor Scott Schuett stated that once all the department approvals are given, he is hopeful that work will commence within 60-90 days.

**Sec. Fields made a motion to approve the application with the following condition: Outdoor Lighting must comply with Zoning Section 7.9. Motion seconded by Mr. Malozzi and unanimously approved by the Commission.**

IV. CGS Sec. 8-24 Report

- a. Lewis Kaplan Property, Assessors Map 211, Lots 1-5, Synagogue Road. Town purchase of property for cemetery and passive open space use.

Selectman John Bendoraitis and Howard Wayland, Cemetery Commission Chair spoke on behalf of acquisition of the 47.1-acre Kaplan property. The Selectmen have an option to purchase the property for \$225,000 and will bring the proposal to the annual Town Meeting for approval. The Cemetery Commission has looked at over 20 properties and believes the Kaplan property will meet Town cemetery needs for 100 years.

Mr. Chester stated that the Conservation Commission voted in support of purchasing the portion of the property abutting the Ten Mile River and Airline Trail for passive open space use.

**Sec. Fields made a motion to give a favorable Sec. 8-24 Report endorsing the Town acquisition of the Lewis Kaplan Property on Synagogue Road for cemetery and passive open space use. Motion seconded by Ms. Davis and unanimously approved by the Commission.**

V. Executive Session

Mr. Malozzi made a motion for the Commission to enter into executive session at 7:30 p.m. with the Town Planner, seconded by Ms. Davis, to discuss Lebanon v. Valente and Lebanon v. Rychling. Motion approved unanimously. Out of executive session at 7:50 p.m. No action taken.

VI. Town Planner's Report:

Village Center Planning Study Update. The Cecil Group will hold a public meeting April 23, 2012 from 7-8:30 p.m. in the Senior Center to present draft proposals for the VRA zone and receive public comment.

VII. Approval of Minutes

Ms. Davis made a motion, seconded by Mr. LaPorte to approve the February 27, 2012, Regular Meeting Minutes as presented. Motion approved unanimously.

VIII. Correspondence

a. Bills:

Invoice #0018501, 3/15/12, Anchor Engineering, \$746.64

Invoice #49664, 3/6/12, Waller, Smith & Palmer, P.C. \$240.00

Invoice #49665, 3/6/12, Waller, Smith & Palmer, P.C. \$5,535.60

Invoice #49666, 3/6/12, Waller, Smith & Palmer, P.C. \$545.61

Mr. Malozzi made a motion to approve payment of bills in the amount of \$7,067.85, seconded by Sec. Fields. Motion approved unanimously.

IX. Mr. LaPorte made a motion to adjourn, seconded by Ms. Davis. Unanimously approved and the meeting adjourned at 8:20 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
March 20, 2012

*(Minutes are unapproved as of transcription date.)*