

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, May 21, 2012 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Oliver Manning
Wayne Budney, Alt.
Lanny Clouser, Alt.
Members Absent: David Fields, Secretary
Matthew Johnson, Alt.
Also Present: Philip Chester, Town Planner

- I. The meeting was called to order at 7:05 p.m. by Mr. Jahoda. Mr. Jahoda appointed Wayne Budney voting alternate.
- II. Village Center Study: The Cecil Group presented their draft report to the Commission on recommended changes to the Zoning Regulations to permit Village District Zoning. The Commission will await the final report and forward it to the Regulation Review Subcommittee for action.
- III. New Business:
 - a. **#PZ-12-1276**: 856 Trumbull Hwy, Assessors Map 235, Lot 43. Lebanon Historical Society, owner/applicant. Site plan modification for 20' x 24' storage building.

**Motion made by Ms. Davis, seconded by Mr. Budney, to approve application.
Motion unanimously approved.**
- IV. Old Business:
- V. Town Planner's Report:
 - a. Cease and desist order issued for 424 Kick Hill Road for multiple dwelling units in a single-family home on 2 acres in violation of Zoning Sec. 4.2.a. Pia Strobel (owner) was present and acknowledged she rents two (2) apartments in her home. She stated she wants to be able to retain the rentals as well as her hair salon and single-family home.
 - b. Cease and desist order issued for 23 Mack Road for a junk yard.

- c. Sign issued for KC's Wine & Spirit Shoppe at 385 Beaumont Highway.
- d. Home occupation permit issued for Tree Service/Landscaping business at 212 Norwich Avenue.
- e. The Commission reviewed Section 8.1.2. of the 1970 Zoning Regulations which permits "Trailer for Farm Help", the 1/4/71 Zoning Board of Appeals approval for a trailer for farm help at 231 Goshen Hill Road, and the Williams Properties, LLC letter stating that the new tenant would provide "general landscape work". It was the consensus of the Commission that additional documentation of the tenants' farm "employee" status was required for the use to be permitted.

V. Executive Session

Mr. Malozzi made a motion, seconded by Ms. Davis for the Commission to enter into executive session with the Town Planner to discuss pending litigation regarding seasonal zoning. Unanimously approved.

The Commission came out of executive session at 9:00 p.m. with no action taken.

VII. Approval of Minutes

Mr. Malozzi made a motion, seconded by Mr. Chesmer to approve the April 16, 2012, Regular Meeting Minutes as presented. Motion approved unanimously.

VIII. Correspondence

- a. Invoice #0018769, 5/10/12, Anchor Engineering, \$333.90. Mr. Malozzi made a motion, seconded by Ms. Davis to approve invoice. Motion unanimously approved.
- b. Invoices #50025, #50026 and #50027, 5/1/12, Waller, Smith & Palmer, P.C. for April 2012 legal services totaling \$540.00. Mr. Malozzi made a motion, seconded by Ms. Davis to approve payment of bills. Motion unanimously approved.

- IX. Mr. LaPorte made a motion to adjourn, seconded by Ms. Davis. Unanimously approved and the meeting adjourned at 9:15 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
May 22, 2012

(Minutes are unapproved as of transcription date.)