

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, June 18, 2012 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Vice Chairman
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Oliver Manning
Wayne Budney, Alt.
Lanny Clouser, 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.

Ms. Davis made a motion to add application #PZ-12-1352 received from Richard Mitlitsky as Item “c” under New Business, seconded by Mr. Fields. Unanimously approved.
Abstained: R. Chesmer.

- II. Appointment of Vacant Alternate Seat:

Letter of resignation from Matthew Johnson, dated 5/24/12. Sec. Fields read letters from Alicia Wayland and Brian Grabber both expressing interest in nomination for the vacant seat.

Ms. Davis made a motion to nominate Brian Grabber for the vacant alternate seat, seconded by Mr. Malozzi.

Mr. LaPorte made a motion to nominate Alicia Wayland for the vacant alternate seat, seconded by Mr. Fields.

Vote: In favor of Grabber (4) – Davis, Manning, Chesmer, Malozzi.
In favor of Wayland (3) – Laporte, Jahoda, Fields.

The appointment of Brian Grabber as alternate voting member of the Planning & Zoning Commission was approved by the commission.

III. New Business:

- a. **#PZ-12-1323:** Matthew R. Williams, 194 Goshen Hill Road, applicant, Williams Properties LLC, owner, for property at Goshen Hill Road, Assessors Map 252, Lot 1. Request for Special Permit for Earth Excavation per Zoning Sec. 8.6.

Mr. Malozzi made a motion to accept the application, seconded by Sec. Fields. Unanimously approved. A special meeting and public hearing date will be scheduled for Monday, July 2, 2012 at 7:00 p.m. at town hall.

- b. **#PZ-12-1345:** Christian Joseph, applicant, Three Sons Realty LLC, 122 Waterman Road, owner, for property at 228 Waterman Road, Assessors Map 251, Lot 7. Request for Special Permit for Earth Excavation per Zoning Sec. 8.6.

Ms. Davis made a motion to accept the application and schedule the public hearing date for Monday, July 2, 2012 at 7:00 p.m. at town hall. Unanimously approved.

- c. **#PZ-12-1352:** Richard Mitlitsky, owner, Mitlitsky Eggs LLC, applicant, 74 Card Street, Assessors Map 202, Lot 43. Site plan modification for construction of an 8' x 44' building connector.

Robin Chesmer recused himself from this application. Mr. Clauser was activated as voting alternate.

Richard Mitlitsky was present stating that the addition of the corridor between the two buildings would help facilitate transfer of equipment between the buildings more efficiently. Currently, equipment must be transferred by additional trucks and drivers traveling from warehouse to warehouse. Mr. Mitlitsky stated the connector would expedite loading of trucks causing some decrease in on-site truck traffic, less noise and earlier finish time in the evening. He said there would be no change in the current operation or fire safety access.

Ms. Davis made a motion to approve the request, seconded by Mr. Laporte. Unanimously approved.

IV. Old Business:

- a. Robin Chesmer recused himself from the discussion.

The Commission reviewed Section 8.1.2. of the 1970 Zoning Regulations which permit "Trailer for Farm Help"; the 1/4/71 Zoning Board of Appeals approval for a trailer for farm help at 231 Goshen Hill Road; the Williams Properties, LLC letter from Chelsea Williams stating that the new trailer tenant would provide "general landscape work"; and, the 5/22/12 letter from Mr. Chester to Ms. Williams asking for further clarification. 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

No action.

VI. Town Planner's Report

- a. Copies of the Village Center Study were distributed to members. The Regulation Review Subcommittee will take up this issue at the July meeting.

VII. Approval of Minutes

Mr. Malozzi made a motion, seconded by Mr. Laporte to approve the May 21, 2012, Regular Meeting Minutes as presented. Motion approved unanimously. Abstained: Sec. Fields.

Mr. Malozzi made a motion, seconded by Ms. Davis to approve the June 5, 2012, Special Meeting Minutes as presented. Motion approved unanimously.

VIII. Correspondence

Invoices #50354 and #50355, 6/5/12, Waller, Smith & Palmer, P.C. for May 2012 legal services totaling \$225.00. 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 8:21 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
June 21, 2012

(Minutes are unapproved as of transcription date.)