

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting
Lebanon Town Hall
Lower Level Conference Room

Monday, August 20, 2012 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Oliver Manning
Wayne Budney, Alternate
Brian Grabber, Alternate

Members Absent: Lanny Clouser, Alternate
Also Present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer
Holli Pianka, Land Use Secretary

I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda.

Mr. LaPorte made a motion, seconded by Ms. Davis to move Item IV. Old Business, before Item III. New Business. Unanimously approved.

II. Public Hearing:

- 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. (*CONTINUED*)

Members attended a 7/24/12 property sitewalk and requested a revised site plan to show how the proposed phasing would be conducted and how the closing of 7 acres would take place. Mr. Mihok, submitted a revised plan with changes this evening and spoke to the plan. Matthew Williams was present and stated a section of phase one would be completed by spring and Mr. Mihok stated the timeline for completion would be approximately 2 to 3 years.

With no further discussion, Ms. Davis made a motion to close the public hearing for application #PZ-12-1323, seconded by Mr. Manning. Unanimously approved.

This Item will be placed on the September 17th regular meeting agenda.

The Commission took up Item IV. Old Business at this time.

IV. Old Business:

- a. **#PZ-12-1397:** Eric Swanson, 152 Geer Road, applicant. Accessory Living Unit Permit Renewal.

Mr. Swanson came in prior to the meeting and corrected his application showing that his accessory living unit will not be used for a home occupation.

Mr. LaPorte made a motion to approve Mr. Swanson's permit renewal, Ms. Davis seconded. Unanimously approved.

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

The application was approved at the July meeting and Mr. Chester asked the Commission if the revised plans are sufficient, which include a retention pond and removal of tree line along the road. The Commission instructed Mr. Joseph to contact the town tree warden and to complete a buffer permit application for the pond and proposed tree line removal. They also requested that a landscaped buffer along the road be constructed and a detail be added to the plans. This item will be placed on September 17th agenda.

III. New Business:

- a. A pre-application discussion took place regarding a 12-lot subdivision on Oliver Road, Assessors Map 237, Lot 24, under Zoning Sec. 8.12.b. with Mark Reynolds, P.E. and Rob Hellstrom, Surveyor. No action taken.

V. Town Planner's Report:

Mr. Chester reported on land preservation and Lebanon Farmers Market activities, and the draft 2013-18 State Plan of Development.

The Commission discussed work conducted at 1102 Trumbull Highway in the Flood Plain which requires a zoning permit.

VI. Executive Session No action.

VII. Approval of Minutes

- a. Ms. Davis made motion, seconded by Mr. Malozzi to approve the July 16, 2012, Regular Meeting Minutes as presented. Motion approved unanimously.
- b. Mr. LaPorte made motion, seconded by Sec. Fields to approve July 22, 2012, Special Meeting Minutes as presented. Unanimously approved. (R. Chesmer abstained.)

VIII. Correspondence

- a. Invoice #19181, 8/14/12, Anchor Engineering, \$581.02. Mr. Malozzi made a motion, seconded by Mr. Chesmer to approve payment. Motion unanimously approved.
- b. Invoice #50967, 8/7/12, Waller, Smith & Palmer, P.C. for July 2012 legal services totaling \$795.00. Mr. Malozzi made a motion, seconded by Mr. LaPorte to approve payment. Motion unanimously approved.

- IX. Mr. Malozzi made a motion to adjourn, seconded by Mr. LaPorte. Unanimously approved and the meeting adjourned at 10:14 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary,
August 23, 2012

(Minutes are unapproved as of transcription date.)