

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room

Monday, October 15, 2012 – 7:00 PM

**MINUTES**

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

Also Present: Philip Chester, Town Planner

- I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda.
- II. Public Hearing:
  - a. **#PZ-12-1541**: Jonathan M. Green, 335 Oliver Road, Map 237, Lot 24. Special Permit for Conservation Subdivision Development (8-lots) per Zoning Sec. 8.12.

Secretary Fields read the Public Hearing legal notice and Chairman Jahoda explained the public hearing process.

Mark Reynolds, PE and Rob Hellstrom, Land Surveyor represented the applicant. Mr. Reynolds presented the Site Context Map which shows open space parcels or easements within the site vicinity. He also presented the Site Conservation Features Map and Yield Plan. Mr. Hellstrom presented the Conservation Subdivision Plan which shows 8 lots on 72.6 acres (52.6 acres upland). Two lots (Lots 1 & 7) will contain 30+ acres, with other lots being 1.2 to 1.6 acres in size. Lots 2 - 5 and 8 will require homes to be setback a minimum 150 feet from Oliver Road. Open space in the form of agricultural and conservation easements will make up 52% of the land. Fire Marshal will be consulted regarding need for water supply for fire protection.

Mr. Chester discussed his 10/15/12 interim report, noting that the Inland Wetlands and Conservation Commissions had yet to issue their approval/report and recommended that the Commission hold the Public Hearing open until the Nov. meeting which will also allow the applicant adequate time to address Anchor Engineer's 10/10/12 comments.

Mr. Green explained his desire to develop the land responsibly.

The Commission tabled the Public Hearing to a Special Meeting/Site Walk on October 22, 2012 at 4:30 p.m. at 335 Oliver Road.

- III. New Business:  
a. 2013 Regular Meeting Dates. **Ms. Davis made a motion, seconded by Mr. Malozzi, to approve the 2013 Regular Meeting Dates. Motion unanimously approved.**
- IV. Old Business: The Commission discussed the sign at 903 Exeter Rd (Keefe property) in front front of the Middle/High Schools offering land for sale. It was the consensus of the Commission to recommend that the School Board and Board of Selectmen look into possible acquisition.
- V. Executive Session: Mr. Fields made a motion, seconded by Mr. Manning, to enter into Executive Session at 7:30 with the Town Planner to discuss the pending federal lawsuit regarding seasonal zoning, Town of Lebanon v. Rychling and Benjamin Ancona v. Town of Lebanon. Motion unanimously approved.

Ms. Davis made a motion, seconded by Mr. Fields to come out of Executive Session with no action taken at 7:39. Motion unanimously approved.

- V. Town Planner's Report:
- Home Occupation permit issued to Dr. Jonathan Ritz, 37 West Town Street.
  - Lyman Memorial High School is proposing a 4'x 8' announcement sign on Exeter Rd. The Commission determined that a variance is needed unless the special permit approval associated with the High School included signs of this size.
  - Next Regulation Review Subcommittee meeting scheduled for October 25<sup>th</sup> to discuss Village Center Zoning.
  - Meeting tomorrow with Norwich Public Utilities to discuss proposed lease of municipal land along Route 2 on Camp Mooween Road for water storage tanks. Agreement will require CGS Sec. 8-24 Report and Town Meeting approval.
  - Working with Recreation Commission to update their 5-year active recreation plan.
  - The Last Green Valley is offering a program entitled Mastering the Business of Agriculture beginning 1/8/13 and land use commissioner workshops later this fall.
- VI. Approval of Minutes  
a. Mr. Manning made motion, seconded by Mr. Malozzi, to approve the September 17, 2012, Regular Meeting Minutes as presented. Motion approved unanimously.
- VII. Correspondence:  
a. Mr. Malozzi made a motion, seconded by Mr. Fields, to approve \$630.00 in bills from Waller Smith & Palmer (#51263 & #51264). Motion approved unanimously.  
b. Ms. Davis made a motion, seconded by Mr. Malozzi, to approve the August 2012 Anchor Engineering bill for \$477.00. Motion approved unanimously.  
c. Ms. Davis made a motion, seconded by Mr. LaPorte, to approve the September 2012 Anchor Engineering bill for \$366.10. Motion approved unanimously.
- VIII. Ms. Davis made a motion to adjourn, seconded by Mr. LaPorte. Unanimously approved and the meeting adjourned at 8:13 p.m.

Respectfully Submitted,  
Philip S. Chester, AICP  
October 16, 2012

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