

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

Lebanon Town Hall

Lower Level Conference Room

Monday, January 14, 2013 – 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
Lanny Clouser, Alternate
Brian Grabber, Alternate
Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary
Joyce Okonuk, First Selectman

I. The meeting was called to order at 7:05 p.m. by Chairman Jahoda.

II. Old Business:

- a. **#PZ-12-1722:** Discuss and act on proposed amendments to Zoning Regulation Sections 2.2., 4.4., 5.1., and 5.2. related to Lake District Zone.

The commission discussed amending two sections of the proposed text amendments due to concerns expressed during the December 17, 2012 public hearing. The Commission recommended amending the proposed definition of impervious coverage and increasing the proposed impervious coverage limitation from 15% to 20% to be consistent with the Hebron side of Amston Lake.

David Fields made a motion, seconded by Susan Brett Davis, to adopt the proposed Town of Lebanon Zoning Regulation Amendments, Sections 2.2., 4.4., 5.1. and 5.2. as written with the following changes effective March 1, 2013:

#1.b., omit “regardless of surface materials, and”.

#2.c., change “fifteen (15) percent” to “twenty (20) percent”.

**Vote: In favor (6)~Davis, Fields, Jahoda, LaPorte, Malozzi, Manning.
Opposed (1)~Chesmer. Motion approved.**

III. New Business:

- a. Ellen McCauley, Chair of the Economic Development Commission (EDC) presented a description and site plan for the installation of three (3) “Wayfinding Signs” for tourists to locate historic sites around the Green. The Signs were recommended in the Lebanon Village Center Study and the Museum Consortium approached the EDC, who obtained Selectmen approval and funding from the Adams Trust. The Commission notified Ms. McCauley that a variance from Zoning Board of Appeals would be necessary since the sign height would exceed eight (8) feet.
- b. Jerome Walsh discussed his proposal to open a café at 385 Beaumont Highway in the former Arch Plaza. The Commission notified Mr. Walsh that a Special Permit will be required in order to proceed with the application. Mr. Chester recommended that Mr. Walsh discuss the proposal with the Health Department.

IV. Executive Session: There was no executive session.

V. CGS Section 8-24 Report: Mr. Chester presented the application for purchasing a conservation easement on the Williams Farm.

Mr. LaPorte made a motion to provide a favorable Section 8-24 recommendation pursuant to the conservation easement purchase on 150+/- acre Williams Properties, LLC, located at 231 and 234 Goshen Hill Road in the amount of \$50,000. Motion seconded by Sec. Fields, and unanimously approved.

VI. Town Planner’s Report:

Mr. Chester reported on the Lebanon Biggest Tree Contest.

VII. Approval of Minutes

Mr. Davis made a motion, seconded by LaPorte, to approve the December 17, 2012, Regular Meeting Minutes as presented. Motion unanimously approved.

VIII. Correspondence: None.

IX. Sec. Fields made a motion to adjourn, seconded by Ms. Davis. Motion unanimously approved and the meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Holli E. Pianka, Land Use Secretary

January 25, 2013

(Minutes are unapproved as of transcription date.)