

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

Lebanon Town Hall

Lower Level Conference Room

Monday, April 15, 2013 – 7:00 PM

MINUTES

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

Members Absent: Susan Brett Davis
Wayne Budney, Alternate
Lanny Clouser, Alternate

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.

II. New Business:

- a. An informal discussion took place with Bill Rhoades of Briggs Road who is considering applying for a special permit (home occupation) for a coffee bean roasting business.
- b. **#PZ-13-1956:** Proposed amendments to text of Lebanon Zoning Regulations Article II (Definitions), Article IV (Use Districts), Article VII (General) and Article X (Board of Appeals). Main purpose of change is to establish Village District Zoning in and around Lebanon Green with architectural design controls and to allow some properties to be used for business.

The Commission made amendments to the application.

David Fields made a motion to accept the application and set the public hearing date for June 17, 2013, 7:00 p.m. at Lyman High School, seconded by Francis Malozzi. Motion unanimously approved.

- c. **#PZ-13-1957:** Proposed changes to the Lebanon Zoning Map. Purpose of proposed change is to place properties located on Trumbull Highway, Beaumont Highway, West Town Street and Exeter Road in and around Lebanon Green into a “Village Green District” or “Village Business District” Zone.

David Fields made a motion to accept the application and set the public hearing date for June 17, 2013, 7:00 p.m. at Lyman High School, seconded by Francis Malozzi. Motion unanimously approved.

III. Old Business:

- a. **#07-13:** Request renewal of site plan approval for 31,597 sq. ft. building on Scott Hill Road, Assessors Map 280, Lot 1.

Keith LaPorte made motion to grant extension of Permit #07-13 for 5 years, seconded by Francis Malozzi. Motion unanimously approved.

IV. Town Planner's Report:

- a. Increases seen in building permit activity for lake property development, including applications for conversion from seasonal to year round.
- b. Town has been awarded a \$15,000 Ag. Viability Grant from Dept. of Agriculture for farmland preservation appraisals and a town-wide education newsletter.
- c. Farmers Market Vendor Meeting takes place April 30th. Market opens June 1st until Oct. 12th. WIC, Senior vouchers and SNAP (food stamps) will be accepted.
- d. Mitlitsky Eggs, verbal complaint received regarding truck traffic/hours of operation.
- e. Rte 2/Camp Mooween Road NPU boring testing being conducted for water tanks.
- f. Next PZC Subcommittee Meeting takes place April 25th.
- g. 505 Tobacco Street (Ringrose property) zoning enforcement discussion.

V. Approval of Minutes

Keith LaPorte made a motion, seconded by Oliver Manning, to approve the March 18, 2013, Regular Meeting Minutes as presented. Motion unanimously approved.

VI. Correspondence: None.

- VII. Francis Malozzi made a motion to adjourn, seconded by Keith LaPorte.. Motion unanimously approved and the meeting adjourned at 9:06 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
April 22, 2013

(Minutes are unapproved as of transcription date.)