



Town of Lebanon

**PLANNING AND ZONING COMMISSION**

Special Meeting  
Lyman Memorial High School

Monday, June 17, 2013 – 7:00 PM

**MINUTES**

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

Members Absent: Wayne Budney, Alternate  
Lanny Clouser, Alternate  
Brian Grabber, Alternate

Also Present: Philip Chester, Town Planner  
Holli Pianka, Land Use Secretary

I. The meeting was called to order at 7:03 p.m. by Chairman Jahoda.

II. Public Hearings:

- a. **#PZ-13-2091:** Mark Bancroft, owner, 20 Tobacco Street, Assessors Map 228, Lot 29. Request for Special Permit for Accessory Building per Zoning Sec. 7.3(b).

Mr. Bancroft stated that he currently has four existing outbuildings and is requesting approval for a 12' x 24' shed needed for additional storage space. He stated that the total square footage of the outbuildings exceeds 100 percent of the total square footage of the living area of his house and requires a special permit. He owns 11 acres and the proposed shed meets all other zoning regulations.

The Chairman opened up the hearing for members of the public.

- Keith Wentworth, 528 Exeter Road. Requested clarification regarding reason for need of special permit.

With no further comments, Susan Brett Davis made a motion to close the public hearing for #PZ-13-2091, seconded by David Fields. Motion unanimously approved. This item will be discussed under old business.

- b. **#PZ-13-1996:** Proposed amendments to text of Lebanon Zoning Regulations Article II (Definitions), Article III (Use Districts), Article IV (Use Districts), Article V (Height, Area and Yard Requirements), Article VII (General) and Article X (Board of Appeals) and Appendix. Main purpose of application 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.

- c. **#PZ-13-1957:** Proposed changes to the Lebanon Zoning Map. Purpose of proposed changes 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.

Mr. Chester explained that this application #PZ-13-1996 will be heard concurrently with application #PZ-13-1957 since they are directly related. Public Hearing notices were placed in Lebanon Life, Hartford Courant and mailed to all affected property owners.

Mr. Chester provided a powerpoint that included a history of Lebanon Village District Zoning from 2008 to its adoption into Lebanon’s 2010 Plan of Conservation and Development; receipt of a 2011 CT Trust for Historic Preservation grant which allowed the town to study the village district concept more fully; draft regulations created in 2012/2013 by the PZC Regulation Review Subcommittee; and, the full review and tweaking by the PZC of the proposed amendment before holding the Public Hearing tonight.

The Chairman opened up the hearings for members of the public to comment and noted written comments received.

Verbal Comments	Village Green District	Village Business District
1. Barbara Griffin, 760 Trumbull Highway Concern with regulating color, plantings and residential design	Opposes	Favors
2. Keith Wentworth, 528 Exeter Road Opposed to residential and business design review standards	Opposes	Opposes
3. Ed Tolmann, 390 Cook Hill Road Concern with spot zoning, entire town should allow business use	Opposes	Opposes
4. Coleen Bradley, Lebanon Green Store	Opposes	Opposes
5. John Griffin, 760 Trumbull Highway Should be residents-only design review board	Opposes	Favors
6. Jason Nowosad, 888 Trumbull Highway	Favors	Favors
7. John Champe, 111 West Town Street	Opposes	Favors
8. Sandra Dallaire, 95 West Town Street Concern with future property values	Opposes	Opposes
9. Lynda Breault, 708 Trumbull Highway Believes will lead to commercialization of Green (see letter in opposition)	Opposes	Opposes
10. Tim Slate, 577 Trumbull Highway Does not believe land or septic can support business	Opposes	Opposes
11. Jean Reichard, 921 Trumbull Highway	Opposes	Opposes
12. Ron Cowles, 70 Gregory Road Believes character of Green will be diminished	Opposes	Opposes
13. Rob Littlefield (former resident)	Opposes	Opposes

<u>Verbal Comments</u>	Village Green District	Village Business District
14. Verne Williams (former resident) Family plans to build 2 homes north of Green	Opposes	Opposes
15. Sandy Landon, 589 Exeter Road	Favors	Favors
16. William Landon, 589 Exeter Road Proposed regulations will make Lebanon a better place	Favors	Favors
17. Cheryl Larson, 876 Trumbull Highway Town has grown and could use business	Favors	Favors
18. Bryce Larson, 876 Trumbull Highway Property uses already business with high traffic	Favors	Favors
19. Jane Texira, 77 Grandview Drive	Favors	Favors
20. Todd Kulman, 553 Exeter Road Concern with no attention to pedestrian issues	Opposes	Opposes
21. Brandon Handfield, 191 Norwich Avenue Village District Zoning statute is appropriate for district	Favors	Favors
22. Ashley Staltonstall, 561 Exeter Road Traffic concerns, comparison to Hebron, will bring box business	Opposes	Opposes
23. Wes Wentworth, 177 West Town Street Opposes residential design review	Opposes	Favors
24. Alicia Wayland, 105 West Town Street Lebanon Green has no current design protection	Favors	Favors
25. Steven Zickman, 922 Trumbull Highway	Favors	Favors
26. Lance Magnuson, Hoxie Road	Opposes	Opposes
27. Pat McCarthy, 680 Beaumont Highway	Favors	Favors
28. Lincoln Chesmer, Bogg Lane District and demographics not viable for business	Opposes	Opposes
29. Pete Dallaire, 95 West Town Street	Opposes	Opposes
30. Emil Thomen, 376 Lebanon Avenue	Opposes	Opposes

#### Written Comments

1. Ellen Macauley, 1004 Exeter Road, EDC Chair	Favors	Favors
2. Christopher Warner, 1465 Exeter Road, EDC	Favors	Favors
3. James Smith, 234 East Hebron Turnpike, EDC	Favors	Favors
4. John Kolar, 612 Exeter Road, EDC	Favors	Favors
5. Jan Grigas, 913 Trumbull Highway, EDC	Favors	Favors
6. Linda Reed, 525 Exeter Road, EDC	Favors	Favors
7. Christine Warner, 33 Madley Road, EDC	Favors	Favors
8. Brad Schide, CT Trust for Historic Preservation	Favors	Favors
9. Dennis Goderre, 701 Waterman Road	Favors	Favors
10. Lynda Breault, 708 Trumbull Highway	Opposes	Opposes

**A motion was made by David Fields to close the public hearings for #PZ-13-1957 and 1996, seconded by Susan Brett Davis. Unanimously approved.**

III. New Business:

- a. **#PZ-13-2139:** Doreen Strube, owner, 132 Lynch Road, Assessors Map 280, Lot 33. Request Accessory Living Unit Permit per Zoning Sec. 8.2.

**David Fields made a motion to accept the application and set the public hearing date for July 15, 2013, 7:00 p.m. at Lebanon Town Hall, seconded by Robin Chesmer. Motion unanimously approved.**

IV. Old Business:

- a. **#PZ-13-2091:** Mark Bancroft, owner, 20 Tobacco Street, Assessors Map 228, Lot 29. Request for Special Permit for Accessory Building per Zoning Sec. 7.3(b).

**A motion was made by Francis Malozzi to approve application #PZ-13-2091, seconded by David Fields. Vote: Unanimously approved by the Commission.**

- b. **#PZ-13-1996 & #PZ-13-1957:** A motion was made by David Fields that both applications be tabled for discussion at the next regular scheduled meeting on July 15, 2013, 7:00 p.m. at Lebanon Town Hall, seconded by Francis Malozzi. Unanimously approved by the commission.

V. Approval of Minutes

**David Fields made a motion, seconded by Keith LaPorte, to approve the May 30, 2013, Special Meeting Minutes as presented. Motion unanimously approved. Abstained: F. Malozzi.**

VI. Correspondence:

- a. Billing Invoices #53423, 5/31/13, \$525.00 and #53427, 5/31/13, \$930.00, Waller, Smith & Palmer, P.C. for legal services. **Francis Malozzi made a motion, seconded by David Fields to approve payment. Motion unanimously approved.**

- VII. Francis Malozzi made a motion to adjourn, seconded by Keith LaPorte. Motion unanimously approved and the meeting adjourned at 8:54 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
June 24, 2013

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