

Town of Lebanon



PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road

Monday, July 15, 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
Brian Grabber, Alternate

Members Absent: Lanny Clouser, Alternate

Also Present: Philip Chester, Town Planner

I. The meeting was called to order by the Chair at 7:00 p.m.

II. PUBLIC HEARING

- a. **#PZ-13-2139:** Doreen A. Strube, owner, 132 Lynch Road, Assessors Map 280, Lot 33. Request to establish accessory living unit per Zoning Sec. 8.2.

Doreen Strube stated that when she bought the house it was listed as containing an accessory living unit, however, the kitchen on the lower level had been removed. She wishes to put back the kitchen and live on the lower level with her daughter and husband living upstairs.

Commission members requested a revised floor plan showing access to the accessory unit.

Motion made by Mr. Fields and seconded by Mr. Manning to continue the Public Hearing to the next meeting. Motion unanimously approved.

Motion made by Ms. Davis and seconded by Mr. Fields to add the following items under New Business and an Executive Session to the agenda. Motion unanimously approved.

III. NEW BUSINESS

- a. Request of Anita and Maurice Gamache for a 2-lot Resubdivision at 62 Gates Farm Road. Assessors Map 208, Lot 23. Accept application and schedule public hearing.

Motion made by Ms. Davis and seconded by Mr. Malozzi to set public hearing for the August 19, 2013 Commission meeting. Motion unanimously approved.

- b. Request of Anita and Maurice Gamache, 62 Gates Farm Road to establish a Rear Lot under Zoning Sec. 8.11. Assessors Map 208, Lot 23. Accept application and schedule public hearing.

Motion made by Mr. Malozzi and seconded by Ms. Davis to set public hearing for the August 19, 2013 Commission meeting. Motion unanimously approved.

IV. OLD BUSINESS

- a. **#PZ-13-1996:** Proposed amendments to text of the 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.

The Chair recapped the June public hearing and Commission discussion ensued. The Commission discussed conditioning the proposal to eliminate all references to the "Village Green District"; to retain "boarding houses" as a permitted use outside of the Village Business District; and to eliminate the requirement that residential business uses be owner occupied. There were contrary points of view on the impact of these regulations to the residents of the zone and the community as a whole. Several members requested that the revised changes be drafted for discussion at the next meeting.

Motion made by Ms. Davis and seconded by Mr. Manning to table discussion to the August 19, 2013 Commission meeting. Motion approved, with Mr. Jahoda and Mr. LaPorte in opposition.

- b. **#PZ-13-1957:** Proposed changes to 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.

II.a PUBLIC HEARING

- a. **#PZ-13-2139:** Doreen A. Strube, owner, 132 Lynch Road, Assessors Map 280, Lot 33. Request to establish accessory living unit per Zoning Sec. 8.2.

The applicant returned with an amended floor plan and Ms. Davis made a motion that was seconded by Mr. Malozzi to reopen the Public Hearing. Motion unanimously approved.

The Commission reviewed the amended floor plan and found it acceptable. Motion made by Ms. Davis and seconded by Mr. Malozzi to close the Public Hearing. Motion unanimously approved.

Motion made by Ms. Davis and seconded by Mr. LaPorte to approve the application subject to Sanitarian and Building Official approval. Motion unanimously approved.

V. TOWN PLANNERS REPORT

VI. MINUTES

- a. **Motion made by Ms. Davis and seconded by Mr. Malozzi to approve the June 17, 2013 Special Meeting Minutes. Motion unanimously approved.**

VII. EXECUTIVE SESSION – Litigation and Pending Litigation

- a. Lebanon v. Rychling
- b. Elias Ringrose, 505 Tobacco Street
- c. Lebanon Properties LLC, 383 Trumbull Highway

VIII. CORRESPONDENCE

Motion made by Ms. Davis and seconded by Mr. Malozzi to authorize Town Planner to approve July 2013 legal invoices from Waller, Smith & Palmer P.C., New London, CT. Motion unanimously approved.

IV. ADJOURNMENT

The Commission adjourned at 9:25 p.m.

Respectfully Submitted,
Philip S. Chester, Town Planner
July 16, 2013