

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

Lebanon Town Hall

Lower Level Conference Room

Monday, August 19, 2013 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi (7:15 p.m.)
Oliver Manning
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 7:00 p.m. by Chairman Jahoda. Wayne Budney was activated as alternate voting member.

II. New Business:

- a. **#PZ-13-2557:** Lebanon Historical Society, 856 Trumbull Highway, Assessors Map 235, Lot 43. Request site plan modification to combine adjoining property and erect historic (Beaumont) house.

Mr. LaPorte recused himself as he is a Society Director. Mr. Clouser was activated as alternate voting member.

Glenn Pianka and Maggie McCaw of the Lebanon Historical Society were present. Mr. Pianka stated that the historic Beaumont House now located across the street will be moved to a new site on recently acquired museum property. Two lots will be combined and the structure will meet all zoning setback requirements. Existing driveway aprons on Route 87 will be maintained for fire and emergency access only. Driveway and walkway access will be from the rear of the property and some trees will be removed and shrubbery planted at the neighboring property to the east. No lighting is planned at this time. The building will not contain water or sewer connections. The existing museum parking lot will be utilized for public parking.

Mr. Chesmer made a motion, seconded by Mr. Fields to approve the application with the condition that a revised site plan be submitted locating pedestrian walkway, lighting and landscaping. Motion unanimously approved.

- b. **#PZ-13-2558:** Brigit M. Tanganelli, owner, 64 Trumbull Highway, Assessors Map 213, Lot 9. Request to establish accessory living unit per Zoning Sec. 8.2.

Ms. Davis made a motion, seconded by Mr. Fields to accept the application and set the public hearing date for Monday, September 19, 2013, 7:00 p.m. Motion unanimously approved.

Mr. Budney and Mr. Clouser were deactivated and Mr. LaPorte returned to the meeting table.

- c. **#PZ-13-2559:** Hyponex Corporation, 20 Industrial Park Road. Assessors Map 233, Lot 15. Request site plan approval to construct gravel storage lots.

Wes Wentworth, Wentworth Civil Engineers spoke on the application and reviewed the proposed plan. Commissioners expressed concern with the visual impact of the proposal on the Town entrance along Route 207 and asked that a landscaped buffer be provided. This item will be placed on the next meeting agenda and Anchor Engineering will review the plan.

- d. Edward Bender, owner, Old Highway, Assessors Map 209, Lot 70. Request to timber harvest 4-acre conservation easement/open space parcel.

Mr. Chester stated that the subdivision approval included a requirement that the Commission must approve tree removal in the 4-acre conservation easement. The USDA has delineated wetlands on the property. Mike Bartlett of Hull Forest Products stated that approximately half of the property is in wetlands and that the majority of the harvest will include mature ash trees, approximately 94,000 board feet outside of wetlands.

Mr. Chesmer made a motion to approve the application, seconded by Ms. Davis. Motion unanimously approved.

III. Old Business:

- a. **#PZ-13-2331:** Anita & Maurice Gamache, 62 Gates Farm Road. Assessors Map 208, Lot 23. Application withdrawn. Request for reimbursement of application fees.
- b. **#PZ-13-2330:** Anita & Maurice Gamache, 62 Gates Farm Road. Assessors Map 208, Lot 23. Application withdrawn. Request for reimbursement of application fees.

Letters received from Wentworth Civil Engineers (8/2/13) and Maurice and Anita Gamache, owners requesting to withdraw application and return application fees.

Mr. Fields made a motion, seconded by Mr. Manning to approve reimbursement in the amount of \$300.00 to Anita and Maurice Gamache, with the understanding that \$622.75 is due from the Town to Anchor Engineering to review said applications and Town staff time was expended. Motion unanimously approved.

- c. **#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 an around Lebanon Green with architectural design controls and to allow some properties to be used for business.

Mr. LaPorte made a motion, which was seconded by Mr. Fields, to approve the proposed amendments as presented at the Public Hearing the exception that the proposed Boarding House prohibition and the requirement that Residential Business Use be the applicant/owner of the residence be removed. Vote: Motion approved 5-2, with Mr. Chesmer and Mr. Malozzi opposed.

- d. **#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. Fields made a motion, seconded by Mr. LaPorte, to accept the proposed zone map changes as proposed. Vote: Motion approved 6-1, with Mr. Chesmer opposed.

Motion made by Mr. LaPorte, seconded by Mr. Fields, to add item to the agenda a discussion the appointment of the Design Review Boards. Motion approved 6-1, with Mr. Chesmer opposed.

The Commission discussed the requirements of the Village Green and Village Business Design Review Boards. Mr. Chester presented a list of candidates interested in being members. Mr. LaPorte made a motion, seconded by Mr. Fields, to appoint the list as presented. After discussion, the motion was withdrawn and a notice will be placed in the newspaper and on the town website to locate additional interested individuals. The letter from the interested persons should include a brief description of why they are interested in working on the board.

IV. Town Planner's Report:

- a. Meeting with realtors for George Mattern's property at Route interchange regarding proposal to allow 2.5 residential units per acre. Said proposal would require a zone change.
- b. Discussion with Ed Keefe regarding a proposal to allow drive-thru food establishment to be incorporated into a new/replacement gas station. Said proposal would require a zone change.
- c. Meeting with resident interested in establishing commercial solar farm.
- d. Meeting with resident interested in establishing dog grooming business in home. Proposal will require application under Residential Business Use (Sec. 4.2.b.13).
- e. Inquiry from owner interested in expanding commercial facility. Proposal will require site plan modification application.
- f. Update on civil land dispute on Burnham Road.
- g. Update on potential changes to Lebanon's participation in Regional Planning Commission/Council of Government.
- h. Update on Norwich Public Utilities attempt to establish water towers on Town land

at Route 2.

- i. Update on Phase II Historic Survey Grant consultant work, which is focusing on Lebanon's farm houses and the town's farm history.
- j. Update on Conservation and Agriculture Commission farm brochure.
- k. Discussion on new Public Works Director/Town Engineer position, which would require position to conduct Commission engineering plan reviews and inspections. Motion made by Mr. Malozzi and seconded by Ms. Davis to authorize transfer of \$5,000 in Engineering line item 100-461-5322 to help cover position salary. Vote: Motion approved 6-1, with Mr. Chesmer opposed.

V. Executive Session:

Motion made at 9:00 a.m. by Ms. Davis, seconded by Mr. LaPorte for the Commission to enter into Executive Session with the Town Planner to discuss existing and pending litigation matters concerning (1) Victor and Marian Rychling, 162 Bush Hill Road, (2) Elias Ringrose, 505 Tobacco Street and (3) Lebanon Properties, LLC, 383 Trumbull Highway. Unanimously approved.

Motion made Mr. Manning, seconded by Mr. Malozzi to come out of Executive Session at 9:05 p.m. with no action take. Unanimously approved.

VI. Approval of Minutes

Mr. Chesmer made a motion, seconded by Mr. Malozzi, to approve the July 15, 2013, Regular Meeting Minutes with the addendum that the following sentence be added under #PZ-13-1996 discussion "There was contrary points of view on the impact of these regulations to the residents of the zone and the community as a whole." Motion unanimously approved.

VII. Correspondence

Motion made by Mr. Malozzi, seconded by Ms. Davis to approve Anchor Engineering bill in the amount of \$622.75. Motion unanimously approved.

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

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
April 26, 2013

(Minutes are unapproved as of transcription date.)