



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room  
Monday, September 16, 2013 – 7:00 PM

**MINUTES**

Members Present:     James Jahoda, Chair  
                             David Fields, Secretary  
                             Robin Chesmer  
                             Susan Brett Davis  
                             Keith LaPorte  
                             Francis Malozzi  
                             Oliver Manning  
                             Wayne Budney, Alt.  
                             Lanny Clouser, Alt.  
                             Brian Grabber, Alt.  
Also Present:         Philip Chester, Town Planner

I.    The meeting was called to order at 7:00 p.m. by Mr. Jahoda.

**II. PUBLIC HEARING**

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

Brigit Tanganelli explained that the house they recently purchased has an accessory living unit within it that her parents now live in. Mr. Chester stated that the application conforms to Zoning Sec. 8.2.

Mr. Jahoda opened the public hearing for comments from the public. William Andrews, 76 Trumbull Highway stated that the house has had an accessory living unit in it for years and he does not object to granting of the permit.

Motion made by Ms. Davis, seconded by Mr. Manning, to close the public hearing. Motion unanimously approved.

**III. OLD BUSINESS**

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

Motion made by Ms. Davis, seconded by Mr. Malozzi, to approve the special permit for an accessory living unit with an expiration date of July 1, 2016. Motion unanimously approved.

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

Mr. Chester explained that the applicant had requested that the Commission table discussion on this application until revised plans are received based on Anchor Engineering's comments and IWC approval had been obtained.

Mr. Malozzi made a motion, seconded by Mr. Manning, to table discussion until the next regular meeting. Motion unanimously approved.

#### **IV. NEW BUSINESS**

- a. #PZ-13-2708: Williams Materials LLC (owner), Matthew R. Williams (applicant), Goshen Hill Road (across street from 234 Goshen Hill Road), Assessors Map 252, Lot 1. Request for special permit under Zoning Sec. 8.6. for Earth Excavation and Filling. Accept application and set public hearing date.**

Mr. Chester noted that the plans submitted with the application are over a year old and that he has requested Mr. Williams to provide updated plans signed by a surveyor.

Motion made by Ms. Davis, seconded by Mr. Malozzi, to table the acceptance of the application until current plans are provided as per Zoning Sec. 8.6. Motion unanimously approved.

- b. Sec. 8-24: Proposed Veteran's Memorial Walk, Town Hall, 579 Exeter Road.**

The Commission reviewed plans presented by the American Legion Post 180 for improvements to be made to the Memorial Park in front of Town Hall.

Motion made by Mr. Malozzi, seconded by Ms. Davis, to send a favorable report to Town Meeting. Motion unanimously approved.

- c. Request of Bender's Oil Service, 266 Beaumont Highway, Assessors Map 209, Lot 38 for site plan modification to install canopy over oil transfer area.**

Wes Wentworth, P.E., was present on behalf of the owner to present a revised site plan that slightly relocates the location of the oil tanks and add a canopy over the oil transfer area. The oil tanks will have 4' high concrete wall containment area.

Motion made by Ms. Davis, seconded by Mr. Manning, to approve revised site plan. Motion unanimously approved.

**d. Request of Jennifer & Keith Wentworth, 528 Exeter Road, Assessors Map 235, Lot 54 to modify open space provision of Subdivision Plan (#PZ 92-9) by removing conservation easement and pay a \$2,500 fee-in-lieu.**

Wes Wentworth, P.E. was present on behalf of the owners. Under Conservation Easement Sec. 8 on their property, the Wentworth's are requesting to remove the restriction and pay a \$2,500 fee-in-lieu of open space.

Motion made by Mr. LaPorte, seconded by Mr. Malozzi, to remove the conservation restriction and accept a \$2,500 fee-in-lieu of open space. Motion unanimously approved.

**e. Village Green District Design Review Board appointments.**

The Commission received ten (10) letters of interest from residents interested in being part of a Design Review Board and felt that all ten (10) should be made part of one or both Design Review Boards.

Ms. Davis made a motion, seconded by Mr. LaPorte, to appoint the following members with respective term limits to the Village Green District Design Review Board.

|                |             |
|----------------|-------------|
| Dennis Goderre | 4-year term |
| Alicia Wayland | 4-year term |
| Maggie McCaw   | 4-year term |
| Paul LeDuc     | 3-year term |
| Dan King       | 3-year term |
| Jason Nowasad  | 2-year term |
| Ellen Macauley | 2-year term |

Motion unanimously approved.

**f. Village Business District Design Review Board appointments.**

Ms. Davis made a motion, seconded by Mr. LaPorte, to appoint the following members with respective term limits to the Village Business District Design Review Board.

|                |             |
|----------------|-------------|
| Dennis Goderre | 4-year term |
| Alicia Wayland | 4-year term |
| William Landon | 4-year term |
| Jean Reichard  | 3-year term |
| Jason Nowasad  | 3-year term |
| Steven Zickman | 2-year term |
| Ellen Macauley | 2-year term |

Motion unanimously approved.

**V. MINUTES.** Motion made by Mr. Manning and seconded by Mr. LaPorte to approved the August 19, Regular Meeting Minutes. Motion unanimously approved.

**VI. EXECUTIVE SESSION.**

Motion made by Mr. Malozzi, seconded by Mr. LaPorte, to enter into Executive Session with the Town Planner at 8:00 p.m. to discuss the following existing or pending litigation matters. Motion unanimously approved.

- a. Victor & Marian Rychling, 162 Bush Hill Road.
- b. Lebanon Properties, LLC, 383 Trumbull Highway
- c. Elias Ringrose, 505 Tobacco Street.

Motion made by Ms. Davis, seconded by Mr. Manning to come out of Executive Session at 8:14 p.m. Motion unanimously approved.

**VII. TOWN PLANNERS REPORT.**

Mr. Chester reported on gas transmission line work being proposed by Algonquin Gas which includes replacing a 6" with 18" gas line from the Route 289 substation south to the Franklin town line.

**VIII. CORRESPONDENCE.**

- a. Motion made by Mr. Malozzi, seconded by Ms. Davis, to approve the August invoices from Waller Smith & Palmer in the amount of \$150.00. Motion unanimously approved.
- b. Regional Planning Commission. Motion made by Mr. Manning, seconded by Ms. Davis, to recommend to the Board of Selectmen that the Town of Lebanon consider joining the Southeastern Connecticut Council of Governments (SCCOG). Motion approved 5-5, with Mr. LaPorte and Mr. Fields opposed.

**IX. ADJOURNMENT.** The Commission adjourned at 8:20 p.m.

Respectfully Submitted,  
Philip S. Chester, AICP  
September 17, 2013

*(Minutes unapproved as of transcription date)*