

Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

Lebanon Town Hall

Lower Level Conference Room

Monday, October 21, 2013 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Robin Chesmer (7:15 p.m.)
Susan Brett Davis
Keith LaPorte
Oliver Manning
Wayne Budney, Alternate
Lanny Clouser, Alternate

Members Absent: Francis Malozzi
Brian Grabber, Alternate

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

I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda.
Wayne Budney and Lanny Clauser were activated as alternate voting members.

II. New Business: None.

III. Old Business:

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

Present were Wes Wentworth of Wentworth Civil Engineers, Mark Cooper, plant manager at Hyponex, and Steven Bousquet, American Landscaping, Franklin, CT. Mr. Wentworth reviewed the final site plan revision (dated 10/16/13) addressing the town engineer's review comments (letter dated 10/7/13). Also submitted, revised water calculations and lighting plan. Mr. Bousquet reviewed the landscaping plan which includes a landscaped buffer along Route 207. Mr. Handfield stated that all previous comments had been addressed.

Oliver Manning made a motion to approve the application with the condition that the landscaping be extended south to the railroad bed and existing tree line. Keith LaPorte seconded the motion. Vote: Unanimously approved.

Lanny Clauser was deactivated and Robin Chesmer was seated.

- b. **#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.

Dave Fields made a motion to accept the application and set the public hearing date for November 18, 2013, 7:00 p.m. at town hall. Motion seconded by Susan Brett Davis and unanimously approved.

IV. Town Planner's Report:

- a. Mr. Chester and Mr. Handfield met with representatives from NPU to discuss the proposed water tower project at Old Lynch Road and Camp Mooween Road. They will be meeting next week with the owner of the senior housing project to talk about potential for additional senior housing units.
- b. Mr. Chester issued a Home Occupation permit under Zoning Sec. 7.5.a. to Bonnie Tetro, 340 Scott Hill Road and signed off on the liquor permit for The Lebanon Tap Room on Beaumont Highway.
- c. Mr. Nowasad, Chairman of the Village Green District and Village Business District Design Review Board was present to discuss the Boards' initial meeting on September 26th. The Boards' are looking for clarification relative to the need for design review for roofing, siding and window replacement. The consensus of the Commission was that if no outside structural changes were made to the building related to roofing and siding then design review was not necessary, but that window replacement did need to come before the Design Review Board.
- d. Commission members agreed that all property owners in the new Village District Zones should receive notification. Susan Brett Davis made a motion to authorize Mr. Chester to send all property owners in both zones notification, seconded by Dave Fields. Unanimously approved.
- e. There will be no Regulation Review Subcommittee meeting this month.

V. Executive Session: None.

VI. Approval of Minutes

- a. Keith LaPorte made a motion, seconded by Oliver Manning, to approve the September 16, 2013, Regular Meeting Minutes as presented. Motion unanimously approved.

VII. Correspondence:

- a. Oliver Manning made a motion to accept the 2014 PZC Calendar of Meeting Dates, seconded by Keith LaPorte. Motion unanimously approved.

VIII. Susan Brett Davis made a motion to adjourn, seconded by Keith LaPorte. Motion unanimously approved and the meeting adjourned at 9:15 p.m.

Respectfully Submitted, Holli E. Pianka,
Land Use Secretary
October 28, 2013

(Minutes are unapproved as of transcription date.)