

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall
Lower Level Conference Room
Monday, November 18, 2013 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Oliver Manning
Wayne Budney, Alternate
Brian Grabber, Alternate

Members Absent: David Fields, Secretary,
Francis Malozzi
Lanny Clouser, Alternate

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

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

II. Public Hearing:

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

Mr. Williams was present to speak on the application. Mr. Handfield stated he had reviewed the plan dated 10/21/13 submitted with application, prepared by Richard Mihok, P.E. and submitted plan review comments in his 11/7/13 letter. Mr. Williams addressed comments in revised plans dated 11/18/13. These plans were submitted to the commission today and Mr. Handfield's review is pending.

A motion was made by Oliver Manning to continue the public hearing for application #PZ-13-2708 to the December 16th meeting, seconded by Robin Chesmer. Motion unanimously approved.

III. New Business:

- a. Village District Building Application
1. Albert R. Manning, 39 West Town Street, Assessors Map 235, Lot 21. Construct 12' x 12' entry addition.

After discussion, Susan Brett Davis made a motion, seconded by Keith LaPorte to grant a favorable report from the commission for Mr. Manning's application. Motion unanimously approved.

IV. Old Business:

- a. **#PZ-13-2557:** Lebanon Historical Society, 856 Trumbull Highway, Assessors Map 235, Lot 43. Relocate historic Beaumont house.

Albert Vertefuille was present on behalf of Lebanon Historical Society (LHS). Email correspondence from LHS President Glenn Pianka dated 11/14/13 to Mr. Chester was discussed addressing Commission concerns regarding lighting, stone wall and landscaping. Outdoor lighting will not exceed 14 feet in height and shielded so as not to shine on abutting properties and the stonewall will match existing. Mr. Vertefuille stated that a formal landscaping plan will be submitted after placement of the Beaumont house.

V. Executive Session: There was no executive session.

VI. Town Planner's Report: No report.

VII. Approval of Minutes

- a. Keith LaPorte made a motion, seconded by Susan Brett Davis, to approve the October 21, 2013, Regular Meeting Minutes as presented. Motion unanimously approved.

VIII. Correspondence:

- a. A written request, dated 10/28/13, was received from Mr. Ringrose requesting a 60-day extension to bring his property into compliance. Mr. LaPorte made a motion, seconded by Susan Brett Davis, to grant a 60-day extension to Mr. Ringrose. Motion unanimously approved.
- b. Keith LaPorte made a motion to accept the 2014 PZC Regulation Review Subcommittee Calendar of Meeting Dates as presented, seconded by Keith LaPorte. Motion unanimously approved.
- c. Susan Brett Davis made a motion to add bills to the agenda, seconded by Keith LaPorte. Motion unanimously approved. Susan Brett Davis made a motion to pay bills to Waller, Smith and Palmer, Invoice #54385 (\$420.00), #54386 (\$45.00), #54478 (\$45.00) seconded by Keith LaPorte. Motion unanimously approved.

IX. The Commission thanked Susan Brett Davis for her service and commitment to the board upon expiration of her term. Susan Brett Davis made a motion to adjourn, seconded by Robin Chesmer. Motion unanimously approved and the meeting adjourned at 7:40 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
November 25, 2013

(Minutes are unapproved as of transcription date.)