

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

**MINUTES**

Members Present: James Jahoda, Chairman  
David Fields, Secretary  
Robin Chesmer  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Kathleen Smith  
Wayne Budney, Alternate

Members Absent: Lanny Clouser, Alternate  
Brian Grabber, Alternate

Also Present: Joyce Okonuk, First Selectman  
Philip Chester, Town Planner  
Holli Pianka, Land Use Secretary

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

The Commission took up Item III. New Business since the applicant for the public hearing was not present at this time.

III. New Business:

- a. Section 8-24: Norwich Public Utilities lease of and installation of one million gallon water storage tank on town land on old Lynch Road off Camp Mooween Road, abutting south side of Route 2, Assessors Map 279.

Mr. Chester stated that a PZC special permit application for a utility structure will be forthcoming for this project and the purpose of the request this evening is for the Commission to grant a Section 8-24 report as required to purchase land from the State of Connecticut and enter into a long-term lease agreement with NPU to allow construction and leasing of a one-million gallon water storage tank. Joyce Okonuk gave the following information:

- All costs associated with this project to date have been paid for by NPU, including legal fees and purchasing land from the State to make the site adequate for housing the tank.
- The Town will receive an annual income from the lease beginning at \$28,000+/- in year one and depreciate 2% for 35 years to a 30% base.
- Installation of a dry hydrant, cost covered by NPU.

- Allowance for placement of a scanner/repeater antenna on top of the water storage tank, to improve emergency and public works communications.

Mark Decker, Water Integrity Manager, NPU and John Cordaro, Design Consultant, Tata & Howard, reviewed the project and discussion followed.

**Mr. Manning made a motion, seconded by Mr. Fields, to issue a favorable CGS Sec. 8-24 report, requested to purchase a parcel of land from the State of Connecticut and enter into long-term lease agreement with NPU.**

**Vote: Unanimously approved.**

## 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. ***CONTINUED FROM 11/18/13.***

Letter dated 12/16/13 from Brandon Handfield, Town Engineer, stated that previous comments have been addressed with the exception that information should be provided by the applicant as to the type of activities that will be conducted on the site including screening, sifting, crushing, etc.

Mr. Williams stated only screening and occasional processing (screening) of material from other sites would be conducted at the Goshen Hill site and that he would seek a separate permit for any other activities. The Commission discussed limiting the amount of off-site material to be processed, hours of operation, length of permit time and bond. The Commission agreed that the applicant will need to apply for a special permit to conduct any activities other than screening.

**Kathleen Smith made a motion to close the public hearing for application #PZ-13-2708, seconded by Francis Malozzi. Vote: Unanimously approved.**

## IV. Old Business:

- 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. LaPorte made a motion, seconded by Mr. Malozzi, to grant a special permit for earth excavation with the following conditions:**

- 1) **No more than two (2) truck loads on average per week shall be permitted for off- site materials to be screened on site.**
- 2) **Permit shall be granted for two (2) years.**
- 3) **Hours of operation shall be Monday-Saturday, 8:00 a.m. to 5:00 p.m.**
- 4) **Current \$36,000 bond shall remain in place.**

**The motion was unanimously approved by the Commission.**

V. Executive Session:

**Motion was made by Keith LaPorte and seconded by Francis Malozzi to enter into executive session with the Mr. Chester at 8:05 p.m. to discuss enforcement actions at 162 Bush Hill Rd, 505 Tobacco St. and 383 Beaumont Hwy. Unanimously approved.**

**Motion was made by Keith LaPorte and seconded by Francis Malozzi to close executive session at 8:20 p.m. with no action taken. Unanimously approved.**

VI. Election of Officers:

**a. Dave Fields made a motion, seconded by Francis Malozzi, to nominate Jim Jahoda as PZC Chair. Motion unanimously approved. Keith LaPorte made a motion, seconded by Francis Malozzi, to close nominations for Chairman. Motion unanimously approved. Jim Jahoda was elected PZC Chair for 2 years.**

**b. Keith LaPorte made a motion, seconded by Jim Jahoda, to nominate Dave Fields as PZC Secretary. Motion unanimously approved. Keith LaPorte made a motion, seconded by Dave Fields to close nominations for Secretary. Motion unanimously approved. Dave Fields was elected PZC Secretary for 2 years.**

VII. Fiscal Year 2014-2015 Budget:

**David Fields made a motion to accept the proposed PZC Fiscal Year 2014-2015 Budget in the amount of \$134,596 as presented by the Town Planner. Motion seconded by Francis Malozzi. Vote: Unanimously approved.**

VIII. Town Planner's Report:

- Discussion regarding 2013 revaluation and land values.
- Letter sent to 203 West Town Street regarding need for special permit.
- Discussion regarding number of seasonal conversions to year-round use at the lakes.
- Discussion regarding ongoing land preservation efforts.
- Discussion regarding town proposal to promote senior rental housing at senior center site and zone changes needed to accommodate and encourage this housing type as per POCD recommendation.

IX. Approval of Minutes

- a. Keith LaPorte made a motion, seconded by David Fields, to approve the November 18, 2013, Regular Meeting Minutes with the following correction: Item VIII. b., 2014 Subcommittee meeting dates seconded by Susan Brett Davis. Motion unanimously approved. Abstained: F. Malozzi.**

X. Correspondence: None.

- XI. David Fields made a motion to adjourn, seconded by Keith LaPorte. Motion unanimously approved and the meeting adjourned at 9:00 p.m.**

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
December 20, 2013

*(Minutes are unapproved as of transcription date.)*