

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall
Lower Level Conference Room
Monday, January 13, 2014 – 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
Brian Grabber, Alternate
Members Absent: Lanny Clouser, 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 voting member.

III. New Business:

- a. **PZ-14-3240:** Camp Mooween Road, Assessors Map 279 at old Lynch Road. Town of Lebanon, owner; Norwich Public Utilities, applicant. Request Special Permit for construction of water storage tank per Zoning Sec. 4.2.b.23.

Keith LaPorte made a motion, seconded by Kathleen Smith, to accept application #PZ-14-3240 and set the public hearing date for February 10, 2014, 7:00 p.m. at Town Hall. Vote: Unanimously approved.

III. Old Business:

- a. Keith Laporte made a motion to add Item #10-12, Mitlitsky (owner) 74 Card St., for discussion, seconded by Francis Malozzi. Motion unanimously approved. Robin Chesmer recused himself from the discussion and left the meeting table.

The Chair discussed the First Selectman's request to have this permit discussed before the Commission due to complaints of neighbors regarding excess truck traffic and hours of operation outside of permitted hours.

Mr. Mitlitsky stated that he is in compliance with permit conditions the majority of the time, although snow storms, road conditions and holiday product demand has caused some late truck arrivals and departures. He also stated that he regularly drives trucks himself to an off-site garage for maintenance and also back and forth

to Ryder Truck Rental and this is done during and outside of the normal hours of operation when trucks are down.

Ann King, Pleasant Street, Willimantic addressed the Commission stating that there is a large volume of truck traffic outside of the stipulated hours of operation and requests that the Commission enforce the permit conditions.

Mr. Mitlitsky offered to provide the Commission with a log showing the date and time of trucks entering and exiting the facility for two separate weeks for review.

- b. Mr. Ringrose, 505 Tobacco Street, spoke to the Commission to note that he was cleaning up his property and hoped to be in compliance within 60 days.

IV. Executive Session:

Motion was made by Francis Malozzi and seconded by Dave Fields to enter into executive session with Mr. Chester at 8:00 p.m. to discuss enforcement actions at 162 Bush Hill Road, 383 Beaumont Highway and 505 Tobacco Street. Unanimously approved.

Motion was made by Francis Malozzi and seconded by Wayne Budney to close executive session at 8:15 p.m. with no action taken. Unanimously approved.

V. Fiscal Year 2014-2015 Budget:

Motion was made by Keith LaPorte and seconded by Francis Malozzi to recommend a FY 14-15 Commission budget of \$136,596 which adds \$2,000 to legal fees approved last month. Motion unanimously approved.

VI. Town Planner's Report:

Mr. Chester discussed open space, senior housing and community supported agriculture with the Commission. It was the unanimous consensus of the Commission that the Board of Education should consider recommending to the Board of Selectman the purchase of land abutting the Middle and High Schools at Jaspers.

VII. Approval of Minutes

- a. **Francis Malozzi made a motion, seconded by Kathleen Smith, to approve the December 16, 2013 as presented. Motion unanimously approved.**

VIII. Correspondence

David Fields made a motion to pay bills to Waller, Smith and Palmer, Invoice #54686 (\$135.00), #54687 (\$45.00), #54688 (\$60.00) seconded by Kathleen Smith. Motion unanimously approved.

- IX. **Keith LaPorte made a motion to adjourn, seconded by Wayne Budney. Motion unanimously approved and the meeting adjourned at 8:50 p.m.**

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
January 14, 2014

(Minutes are unapproved as of transcription date.)