

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room  
Monday, February 10, 2014 – 7:00 PM

**MINUTES** (Revised)

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: Philip Chester, Town Planner  
Brandon Handfield, Director of Public Works/Town Engineer  
Holli Pianka, Land Use Secretary

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

II. Public Hearing:

- 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.

David Fields read the legal notice. Mr. Chester read his review of this application dated 2/10/14 and this exhibit was labeled “Attachment A”. The description of the project includes NPU constructing a 1 million gallon, 69 feet wide by 43 feet high ground water storage tank on approximately an 1 acre of town-owned land located on Camp Mooween Road and Route 2. The project also includes construction of a fire hydrant on the east side of Camp Mooween Road and town access to the water tank for locating an emergency responder.

Mark Decker (NPU) and John Cordano (Tata & Howard) were present to present the application. They gave in-depth description of the proposed installation of the water storage tank and site work.

The following revised plans were submitted:

- 1) Boundary & Topographic Survey, showing proposed tank location, dated 1/14/14, prepared by CLA Engineers, 317 Main Street, Norwich, CT.
- 2) Existing Site Conditions, dated 2/5/14, prepared by Green Site Design LLC, 317 Main Street, Norwich, CT.

- 3) NPU Deep River Water Treatment Plant, Transmission Main, dated 2/5/14, prepared by Green Site Design LLC, 317 Main Street, Norwich, CT.

Mr. Decker gave the Commission a photograph of the typical proposed sign and copy of the proposed water storage tank specifications and photographs.

List of Attachments

- A: Memo dated 2/10/14 Mr. Chester, Town Planner to Commission including project overview, history, zoning approval procedure and recommendations.
- B: Letter dated 2/10/14 to Mr. Chester, Town Planner from Brandon Handfield, Town Engineer, regarding plan review.
- C: Memo dated 2/10/14, to Philip Chester from Mark Decker with photograph of typical proposed sign.
- D: Water storage tank specifications and photographs.
- E: Draft lease agreement between City of Norwich NPU and Town of Lebanon.
- F: Revised plans.

Public Comment:

Jim Harrington, 81 Camp Mooween Road. Concern of change of property values, modifications to the permit in future and public access to state property.

Martin Tubbs, 71 Camp Mooween Road. Concern of cell tower construction.

Maurice Hebb, 62 Congdon Road. Concern of tank being visible from Red Cedar Lake properties and height of any structure or antenna that can be attached to the tank.

Cheryl Johnson, 296 Norwich Avenue. Concern of changes in property value and safety monitoring of project during and after construction.

Mr. Decker stated that no changes are planned at this time and understands that any changes or additions to the water tank or site plan would need to comply with zoning regulations and receive commission approval. He also stated that NPU standards for water purity and structural integrity inspections are performed every five years. Frequent internal and external inspections take place on a weekly basis. Mr. Chester stated that local building and zoning permits are required prior to any construction and inspections are conducted by town officials throughout the construction process. Landscaping and security of the site were discussed.

With no further discussion, a motion was made by Keith LaPorte and seconded by Francis Malozzi to close the public hearing. Motion unanimously approved.

III. New Business: None.

IV. Old 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.

Conditions of the permit were discussed by the Commission.

**Kathleen Smith made a motion, seconded by David Fields to approve application PZ-14-3240 subject to the following conditions:**

- 1. Prior to completion of project, the entire width of Camp Mooween Road from the southerly curb radius of Lynch Road to north of the proposed fire hydrant or limit of disturbance shall be milled to a depth of 1 ½ inches and overlayed, with limits shown on the plan.**
- 2. 6 inches of process aggregate lift shall be added to the Pavement Section and Access Drive details of the plan.**
- 3. Fire hydrant installation shall be according to Lebanon Fire Department standards.**
- 4. Installation of telecommunication services shall require approval by the Planning and Zoning Commission.**

**Motion unanimously approved.**

V. Executive Session: None.

VI. Town Planner's Report:

- a. Report on development of senior housing on town land.
- b. Report on Keefe property at High School.
- c. Report on taxation issues with properties found on town line with Franklin & Bozrah.
- d. Report on farmland preservation efforts.
- e. Report on seasonal to year-round dwelling conversions.
- f. Report on Selectmen consideration of town land to sell in future.

VII. Approval of Minutes

- a. **Keith LaPorte made a motion, seconded by Francis Malozzi, to approve the Jan. 13, 2014, meeting minutes as presented. Motion unanimously approved.**

VIII. Correspondence

**Francis Malozzi made a motion to pay bills to Waller, Smith and Palmer, Invoice #54965 (\$1,380.00), #55094 (\$90.00), #55096 (\$60.00) seconded by David Fields. Motion unanimously approved.**

IX. **David Fields made a motion to adjourn, seconded by Kathleen Smith. Motion unanimously approved and the meeting adjourned at 8:45 p.m.**

Respectfully Submitted,

Holli E. Pianka, Land Use Secretary

*(Minutes unapproved as of transcription date.)*