

Town of Lebanon



PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road

Monday, March 17, 2014 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Keith LaPorte
Oliver Manning
Kathleen Smith
Wayne Budney, Alternate
Brian Grabber, Alternate

Members Absent: Robin Chesmer
Francis Malozzi
Lanny Clouser, Alternate

Also Present: Philip Chester, Town Planner

I. The meeting was called to order by the Chair at 7:00 p.m.

II. NEW BUSINESS

a. Request DOT to designate Routes 87, 207 and 616 as State Scenic Roads.

Motion made by Mrs. Smith and seconded by Mr. Manning to support the Town's application to DOT to designate Routes 87, 207 and 616 as State Scenic Roads. Motion unanimously approved.

III. OLD BUSINESS

a. PZ-89-56: 2-lot Subdivision, 77 Scott Hill Road, Release of open space easement.

Motion made by Mr. LaPorte and seconded by Mr. Budney to release the open space easement as this former 2-lot subdivision has been dissolved or combined into a single lot with a house. Motion unanimously approved.

IV. TOWN PLANNERS REPORT

Mr. Chester discussed Prides Corner Farm plan to construct a 30,000 SF concrete pad along Waterman Road for shipping purposes. It was the consensus of the Commission that Mr. Chester and Mr. Handfield could administratively approve the proposed pad subject to an A-2 Survey.

Mr. Chester reviewed his 3/14/14 memo regarding suggested zoning amendments. It was the consensus of the Commission that:

- Item 1: To amend Sec. 2.2. CERTIFICATE OF OCCUPANCY definition was acceptable as presented.
- Item 2: To eliminate Sec. 2.2. FAMILY definition was acceptable as presented.
- Item 3: To amend Sec. Sec. 4.1.1.b. PROHIBITED USES by adding “wind and solar farms, except for on-site generation” should be further discussed.
- Item 4: To allow for ACTIVE ADULT HOUSING should be further discussed.
- Item 5: To revisit Sec. 4.6. NEIGHBORHOOD BUSINESS zone to allow for design Controls per a Village District should be further discussed.
- Item 6: To eliminate all references to the “VRA” zone was acceptable as presented.
- Item 7: To amend Sec. 8.2. ACCESSORY LIVING UNIT by eliminating reference to “family”, allow use by site plan approval vs. special permit, increase parking from 3 to 5 spaces, reduce the number of allowable bedrooms from 2 to 1 and not require renewal should be further discussed.
- Item 8: To rezone permanently preserved agriculture parcels to the AGRICULTURAL Zone as per POCD was acceptable as presented.
- Item 9: To rezone existing residential areas along Norwich Avenue from BUSINESS and LIGHT INDUSTRY to RA as per POCD should be further discussed.

The Commission agreed that a continuation of this subject be added to the April meeting agenda.

V. MINUTES

- a. **Motion made by Mr. LaPorte and seconded by Mr. Budney to approve the February 10, 2014 Regular Meeting Minutes. Motion unanimously approved.**

VI. CORRESPONDENCE

- a. The Commission reviewed correspondence from Dan Reynolds dated 3/15/14, Anne King dated 3/16/14 and Richard Mitlitsky dated 3/17/14 regarding Mitlitsky Eggs, LLC truck traffic on Card Street.

IV. ADJOURNMENT

The Commission adjourned at 8:45 p.m.

Respectfully Submitted,
Philip S. Chester, Town Planner
March 18, 2014