

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room  
Monday, July 21, 2014 – 7:00 PM

**MINUTES**

Members Present: David Fields, Secretary  
Robin Chesmer  
Keith LaPorte  
Oliver Manning  
Kathleen Smith

Members Absent: James Jahoda  
Francis Malozzi  
Wayne Budney, Alternate  
Lanny Clouser, Alternate  
Brian Grabber, Alternate

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

I. The meeting was called to order at 7:00 p.m. by David Fields, Acting Chairman. Robin Chesmer made a motion to add the following new item under New Business:

- c. **PZ-14-3700:** Lynn & Albert Manning, 39 West Town St., Assessors Map 235, Lot 21. Request home occupation for carpentry business under Zoning Sec. 7.5b.

Seconded by Kathleen Smith and unanimously approved.

II. New Business:

- b. **PZ-14-3689:** Prides Corner Farms, 122 Waterman Road, Assessors Map 251, Lot 5. Request site plan modification approval for concrete pad loading dock.

Jonathan Sczurek, PE and Christian Joseph and Mark Sellev from Prides were present. Mr. Sczurek submitted a revised site plan dated 7/15/14. The concrete slab will be located 51 feet from Waterman Road and will replace existing gravel loading area. Carts with shelves on rollers will expedite loading and delivery times and he estimated that this will result in a 35% reduction in truck volume leaving the farm. No new site lighting or signage is proposed and internal truck travel will remain. The slab will drain to a low point at the dock area into a sediment trap and discharge through an enlarged drainage pipe to an existing irrigation pond. A split-rail fence will be installed along Waterman Road with landscaping. The Commission reviewed Mr. Handfield's letter dated 7/21/15.

**Robin Chesmer made a motion to approve application #PZ-14-3689 with the following modifications to the plan:**

- 1) **Add one Green Giant Arborvite bush per fence section.**
- 2) **Install temporary wash out area for concrete trucks during construction.**

**Motion seconded by Kathleen Smith. Vote: Unanimously approved.**

- a. **PZ-14-3629:** Steven and Susan Zickman, 922 Trumbull Highway, Assessors Map 246, Lot 3. Replace Lebanon Veterinary Hospital, 920 Trumbull Highway sign.

The Commission reviewed the Village Business District Design Review Board minutes/report, which Mr. Chester read aloud.

**Kathleen Smith made a motion, seconded by Keith LaPorte, to approve PZ-14-3629 for a replacement sign, with all black posts and sign lettering in gold and name lettering in white. Motion unanimously approved.**

- c. **PZ-14-3700:** Lynn and Albert Manning, 39 West Town Street, Assessors Map 235, Lot 21. Request home occupation for carpentry business under Zoning Section 7.5b. Accept application and set public hearing date.

**Keith LaPorte made motion, seconded by Robin Chesmer, to accept PZ-14-3700 and set a 7:00 p.m. public hearing for August 18, 2014. Motion unanimously approved.**

III. Old Business: None.

IV. Sec. 8-24 Referral: Mr. Chester and Mr. Handfield spoke on this issue.

**Oliver Manning made a motion, seconded by Kathleen Smith to provide a favorable report to Town Meeting for the exchange of 4,023 sq. ft. of town land on Waterman Road to Prides Corner Farm for 5,118 sq. ft. of land owned by Prides Corner Farm at Waterman Road for future roadway improvements at Madley Road. Motion unanimously approved.**

V. Town Planner's Report:

- a. Dept. of Ag. Farmland Celebration on Green Sept. 20, 2014, 11:00 a.m. to 5:00 p.m.

VI. Approval of Minutes

- a. **Keith LaPorte made a motion, seconded by Oliver Manning, to approve the June 16, 2014 Regular Meeting Minutes. Motion unanimously approved.**

VII. Correspondence: None.

VIII. **Robin Chesmer made a motion to adjourn, seconded by David Fields. Motion unanimously approved and the meeting adjourned at 8:06 p.m.**

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
July 28, 2014

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