

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall
Lower Level Conference Room
Monday, August 18, 2014 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
David Fields, Secretary
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Kathleen Smith
Brain Grabber, Alternate

Members Absent: Wayne Budney, Alternate
Lanny Clouser, Alternate

Also Present: Philip Chester, Town Planner

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

II. Public Hearing:

- a. **#PZ-14-3700:** Lynn and Albert Manning, owners, 39 West Town Street, Assessors Map 235, Lot 21. Request home occupation permit for carpentry business under Zoning Sec.7.5b.

Mr. Jahoda opened the public hearing at 7:01 p.m.

Mr. & Mrs. Manning explained the purpose of their special permit request -- home occupation use for carpentry business; hours of operation 7am-7pm; no outside storage or change in exterior; no off-site noise; no more than 2 non-resident employees.

Mr. Chester explained that the addition of signage or modifications to exterior would require town approval.

No one from the public spoke on this application.

Motion made by Mr. LaPorte, which was seconded by Mr. Fields, to close the public hearing. Motion unanimously approved at 7:12 p.m.

III. New Business: None.

IV. Old Business:

- a. **#PZ-14-3700:** Lynn and Albert Manning, owners, 39 West Town Street, Assessors Map 235, Lot 21. Request home occupation permit for carpentry business under Zoning Sec.7.5b.

Commissioners discussed the location, setback, buffer and proximity to neighbors of the proposed use.

Mr. LaPorte made a motion, which was seconded by Mr. Malozzi, to approve the application. Motion unanimously approved.

- V. Sec. 8-24 Referral: Request of Board of Selectmen for purchase of 0.25 acre easement from Algonquin Gas on town-owned property adjacent to Lebanon Elementary School for upgrading of gas transmission lines.

Allyn de Vars, Senior ROW Agent, Algonquin Gas Transmission, explained that their project to enlarge the existing gas transmission line required an expanded easement across town land east of the Elementary School.

Mr. Chesmer and Mrs. Smith abstained from voting as they had interest in abutting property, and Mr. Grabber was activated as a voting member.

Motion made by Mr. LaPorte, which was seconded by Mr. Malozzi, to issue a favorable report to Town Meeting. Motion approved.

VI. Town Planner's Report:

- a. FY 13-14 PZC budget ended with \$12,680 unspent due to limited legal, engineering and advertising expenses.
- b. To date 55 former seasonal-zoned property owners have requested year-round status from the Health and Building departments. 36 have been approved, 19 under review.
- c. Selectmen are considering exempting horses from taxation. It was the unanimous consensus of the Commission to encourage the Selectmen to adopt the exemption.
- d. Discussion of excess town-owned land that the Selectmen are considering for sale.
- e. Dept. of Ag. Farmland Celebration on Green Sept. 20, 2014, 11:00 a.m. to 5:00 p.m.

VII. Approval of Minutes

- a. **Mr. LaPorte made a motion, which was seconded by Mr. Manning, to approve the July 21, 2014 Regular Meeting Minutes. Motion unanimously approved.**

VIII. Correspondence: None.

- IX. **Mr. LaPorte made a motion to adjourn, which was seconded by Mr. Fields to adjourn. Motion unanimously approved and the meeting adjourned at 8:30 p.m.**

Respectfully Submitted,
Philip S. Chester, AICP
August 19, 2014

(Minutes are unapproved as of transcription date.)