

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall
Lower Level Conference Room
Monday, December 15, 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
Wayne Budney, Alternate

Members Absent: Lanny Clouser, Alternate

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

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

II. New Business:

- a. **PZ-14-4235:** PLH LLC, 1 Williams Crossing Road, Assessors Map 218, Lot 19. Site plan approval for 5MW ground mounted solar facility in Light Industrial Zone per Zoning Section 4.9.a.2).

Brad Wilson, Project Developer, Ecos Energy, Minneapolis, MN, presented plans for a proposed utility scale solar project on a 43-acre parcel (39 acre in Lebanon and 4 acres in Franklin). Ecos Energy plans to develop, own and operate the facility. Ground mounted solar modules with fixed tilt-racking covers will have a 25-acre footprint and would interconnect with CL&P's distribution line (power generation offsetting 1,200 homes). Ecos Energy holds a contract with CL& P for 15 years. The equipment has a useful life of 45 years at which time the project would be decommissioned and equipment removed. The plans also include a 20 foot wide gravel access perimeter road, planting of native slow-growing vegetative ground cover, perimeter security fence and 24-hour motion sensitive security cameras. Project benefits listed are reusable energy, electricity used locally, maintenance jobs and no significant impact to environment and neighbors. Mr. Wilson stated that the project causes no noise, waste, lighting, chemicals or emission. Anti-glare light absorbing coating on glass modules minimizes reflection. Project has been designed purposely outside of wetlands and 100 buffer, and minimum 50 foot setbacks are maintained from all property lines. Mr. Wilson reports that all equipment and security alarms are not audible at property lines.

The following information needs were identified.

- Landscaping plan to show seed-mix type and buffer plantings;
- Proposed silt fence location;
- No lighting proposed or audible noise heard off site noted on plans;
- Provisions for Fire Department access will be needed;
- Identify the stone walls to be removed;
- Specifics on amount of land disturbance and tree removal; and,
- Conformance with Zoning Sec. 4.9. Light Industry Zone uses permitted, Sec. 7.7. Site Development Plan and Standards, Sec. 7.8. Soil Erosion and Sediment Control Regulations and Sec. 7.10. Fence heights.

Mr. Chester reported that the IWC will consider this proposal at their January 5, 2015 meeting; the Town Engineer will review the plans; and staff will notify the towns of Franklin and Windham of the application as required by State Statute.

Kathleen Smith made a motion to table the discussion to the January 12, 2015 meeting. Motion seconded by David Fields and unanimously approved.

- b. Active-Adult Housing RFP. Joyce Okonuk and Philip Chester presented an RFP that was approved by the Board of Selectmen for the development of active-adult (those 55 and older) private rental housing units on a 7.5-acre parcel of property currently owned by the Town adjacent to the Senior Center. The request calls for 16 two-bedroom age-restricted rental-housing units to be privately developed, owned and operated. Commission comments were incorporated into the RFP, including the desire for at least two (2) “affordable” units and consideration of sidewalks.
- c. Proposed Amendments to Zoning Regulations. The Commission reviewed proposed regulation changes drafted by the Regulation Review Subcommittee dated 12/15/14 and made minor amendments.

Keith LaPorte made a motion to hold a public hearing on February 9, 2015 to consider proposed zoning text amendments dated 12/15/14 as amended. Seconded by Kathleen Smith and unanimously approved.

- d. FY 2015-16 Budget. The Commission discussed a proposed budget that includes two (2) weeks of part-time labor assistance for the Land Use Office to cover a portion of the Land Use Secretary’s vacation and sick time out of the office. The proposed budget represents a \$1,255 (or <1%) increase over the current fiscal year.

David Fields made a motion to approve the proposed FY 2015-16 budget for \$137,851, seconded by Francis Malozzi. Motion unanimously approved.

III. Old Business: None.

- IV. Town Planner's Report:
Mr. Chester updated the Commission on enforcement, development and land conservation matters.
- V. Approval of Minutes:
Keith LaPorte made a motion, seconded by Francis Malozzi, to approve the October 20, 2014 Regular Meeting Minutes as amended to show David Fields absent. Motion unanimously approved
- VI. Correspondence: Joshua's Tract Fall 2014 Newsletter.
- VII. Adjournment:
Keith LaPorte made a motion to adjourn, seconded by Francis Malozzi. Motion unanimously approved at 9:22 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
December 18, 2014

(Minutes are unapproved as of transcription date.)