

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall
Lower Level Conference Room
Monday, January 12, 2015 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
David Fields, Secretary
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Wayne Budney, Alternate
Brian Grabber, Alternate

Members Absent: Kathleen Smith
Lanny Clouser, 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 Mr. Jahoda. Wayne Budney was seated as regular member.

II. New Business:

- a. **PZ-15-4282:** Town of Lebanon, owner, 780 Trumbull Highway, Assessors Map 235, Lot 37, Jonathan Trumbull Jr. House Museum. Addition of portico and replacement of windows in the Village Green District.

Jason Nowosad, Chairman of the Village Green District Design Review Board stated that the Board met this evening and voted unanimously to recommend approval of the application for a portico and windows replacement with the stipulation that the window grills be three dimensional and either 9 over 9 or 12 over 12. A window specification sheet should be submitted to Mr. Chester for approval prior to issuance of the building permit. It was noted that this historic structure originally included a portico.

Oliver Manning made a motion, seconded by Wayne Budney to approve the application with the following condition: A window-cut sheet be provided by the applicant prior to Mr. Chester signing approval prior to issuance of the building permit. Motion unanimously approved.

III. Old Business: None.

- a. **PZ-14-4235:** PLH LLC, owner, 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).

Revised site plans dated 1/5/2015 have been submitted as have Town Engineer's 1/8/15 review comments in letter to Mr. Chester.

Brad Wilson, Mike Malone, Steve Broyer of ECOS Energy were present to speak on the application and comment on plan review.

Brad Wilson stated that they incorporated Commission comments from the Dec. 2014 meeting into the revised site plan submitted and are working with the CT Siting Council to obtain required project approval. Steve Broyer noted that the application is now for a 6.1MW facility on the same 25-acre footprint and that a center access road will be incorporated into their design. Mr. Wilson and Mr. Broyer also provided an outlined summary of changes from the previous plans.

With no further discussion, Francis Malozzi made a motion to approve the application, seconded by Keith LaPorte with the following conditions:

- 1. Modifications shall be made to the site plan based on all plan review comments by Town Engineer Brandon Handfield in his 1/8/15 letter to Town Planner Philip Chester which is attached and incorporated herein.**
- 2. Applicant and Connecticut Siting Council to allow Town opportunity to comment on final site plan.**

Motion approved with 6 in favor (Jahoda, Fields, LaPorte, Malozzi, Manning, Budney) and 1 opposed (Chesmer).

IV. Town Planner's Report:

Mr. Chester updated the Commission on past month developments, including a question from a resident regarding getting approval for a commercial kennel and falconry permit.

David Fields made a motion, seconded by Wayne Budney to request that \$100,000 be set aside in Capital Budget for FY 2015-16 for the Open Space Account per POCD and ConsAg. Commission recommendation. Motion unanimously approved.

V. Approval of Minutes:

Keith LaPorte made a motion, seconded by Francis Malozzi, to approve the Dec. 15, 2014 Regular Meeting Minutes as presented. Motion unanimously approved.

VI. Correspondence: DEEP approval for Prides Farm water diversion from area brooks.

VII. **Francis Malozzi made a motion to adjourn, seconded by Keith LaPorte. Motion unanimously approved and meeting adjourned at 8:15 p.m.**

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
January 16, 2015

(Minutes are unapproved as of transcription date.)