

Town of Lebanon
PLANNING AND ZONING COMMISSION
Special Meeting
Lebanon Town Hall, Downstairs Conference Room
Thursday, July 29, 2010

MINUTES

Members Present: James Jahoda, Chair
David Fields, Secretary
Eric Bender
Robin Chesmer
Keith LaPorte
Sue Brett Davis
Francis Malozzi
Wayne Budney, Alt.
Absent: Mark Bancroft, Alt.
Matt Johnson, Alt.
Also Present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer

I. ROLL CALL. The meeting was called to order at 7:05 p.m. by Mr. Jahoda.

II. OLD BUSINESS.

- a. #PZ-10-07: Benders Energy Group, LLC, Site Plan Modification, 266 Beaumont Highway, Assessors Map 209, Lot 38. Replacement of above ground oil tanks and erection of transfer facility building.

An update of the project was presented by Mr. Wentworth, including activities and correspondence between staff and applicant since the last Commission meeting. Mr. Handfield's letters dated 7/27/10 and 7/29/10 were reviewed. Mr. Wentworth submitted the following materials:

1. 7/24/10 A-2 engineered plan prepared by TJ Benoit;
2. 7/29/10 letter from Robert Russo, 276 Beaumont Highway permitting access to his property for construction;
3. Revised site plan dated 7/13/10 revised through 7/27/10;
4. 4/14/94 Basic Oil Spill Prevention and Response Plan;
5. 7/28/10 letter from Robert Russo asking that no screening be required of the facility; and,
6. 7/28/10 letter from Joseph Russo, 258 Beaumont Highway granting permission of applicant to access his property to remove existing 4" pvc drainage.

The Applicant agreed to provide a copy of the updated EPA Oil Spill Prevention Control and Countermeasures Plan once completed. Mr. Handfield noted that the facility will be regulated by DEP. Mr. Chester noted that the plans will be reviewed by the Fire Marshal and Building Official. It was the consensus of the Commission that future outdoor lighting requires approval of a Lighting Plan under Zoning Sec. 7.9. by the Town Planner and Engineer.

Motion made by Ms. Davis and seconded by Mr. Malozzi to approve the Site Plan Application with the requirement that Mr. Chester and Mr. Handfield approve a lighting plan under Zoning Sec. 7.9. Motion unanimously approved.

III. Sec. 8-24 Report. Installation of Solar Panels on Town Buildings and Grounds.

The Commission reviewed a proposal by the Board of Selectmen to install solar panels on five (5) town building/grounds. Selectmen Okonuk and Bendoraitis answered Commission questions, some of which were raised at the 7/19/10 Commission meeting. Commission members expressed concerns with the condition of the roofs, financial benefit and aesthetic appearance of panels to be located on the Town Hall and Community Center.

Motion made by Mr. LaPorte and seconded by Mr. Malozzi to issue a FAVORABLE report for installation of solar panels at the Fire Safety Complex, Town Garage (Building B) and Senior Center. Motion unanimously approved.

Motion made by Mr. LaPorte and seconded by Mr. Malozzi to issue an UNFAVORABLE report for installation of solar panels at the Town Hall and Community Center. Motion unanimously approved.

IV. TOWN PLANNER REPORT

None.

V. ADJOURNMENT

Mr. Chesmer made a motion, seconded by Ms. Davis to adjourn at 8:17 p.m. Motion unanimously approved.

Respectfully Submitted,
Philip S. Chester, Town Planner