



Town of Lebanon
PLANNING AND ZONING COMMISSION

Special Meeting
Thursday, June 30, 2011

MINUTES

Members Present: James Jahoda, Chair
Eric Bender
Robin Chesmer
Susan Brett Davis
David Fields, Secretary
Frank Malozzi
Wayne Budney, Alt.
Absent: Mark Bancroft, Alt.
Keith LaPorte
Matthew Johnson, Alt.
Also Present: Philip Chester, Town Planner

- I. Meeting called to order at 7:04 p.m. by Mr. Jahoda. Mr. Budney activated voting member.
- II. Motion made by Mr. Malozzi, seconded by Ms. Davis to approve June 20, 2011 Regular Meeting Minutes. Motion approved, with Mr. Fields abstaining.

III. PUBLIC HEARING

- a. **PZ-10-05:** Matthew R. Williams, 234 Goshen Hill Road (applicant), Williams Properties, LLC (owner), for property at Goshen Hill Road, Assessors Map 252, Lot 1. Request for special permit modification to earth excavation permit to allow stone crushing per Zoning Sec. 8.6.

Mr. Williams presented his application to permit a stone crushing outfit to locate on his property at the approved earth excavation site.

Mr. Jahoda opened the public hearing. No one spoke in favor or against application. Motion made by Mr. Fields, seconded by Ms. Davis to close public hearing. Motion unanimously approved.

IV. NEW BUSINESS

- a. **PZ-11-647:** KofKoff Egg Farms, LLC, 400 Mack Road, Assessors Map 244, Lot 1. Special permit for expansion of existing poultry operation per Zoning Sec. 4.2.b.18).

Motion made by Mr. Malozzi, seconded by Mr. Bender to accept application PZ-11-647 and set public hearing for July 18, 2011. Motion approved with Mr. Budney, Mr. Chesmer and Ms. Davis recusing themselves.

- b. Land Use Department Fees. Fees have not been revised since 1998 and in some cases do not cover costs associated with municipal review and therefore are borne by all taxpayers not just those building. Some fees are also below those charged in neighboring communities. In addition, there is no ability to charge applicants for outside independent reviews for large proposal that are outside the expertise of Town staff.

Motion made by Ms. Davis, seconded by Mr. Malozzi to recommend to Board of Selectmen and Town Meeting adoption of revised land use department fees as outlined in Mr. Chester's 6/21/11 memo. Motion unanimously approved.

V. OLD BUSINESS

- a. **PZ-10-05**: Matthew R. Williams, 234 Goshen Hill Rd (applicant), Williams Properties LLC (owner), for property at Goshen Hill Road, Assessors Map 252, Lot 1. Request for special permit modification to earth excavation permit to allow stone crushing.

Mr. Budney made a motion, seconded by Mr. Malozzi to approve application PZ-10-05 with the following conditions:

1. Stone crushing operation shall last for no more than four (4) weeks with Town Planner notified of start date.
2. Hours of operation shall be between 8:00 a.m. and 5:00 p.m.
3. No materials shall be brought onto the site.

Motion unanimously approved.

VI. CORRESPONDENCE

Motion made by Mr. Malozzi, seconded by Mr. Fields to approve Invoice #47840 for \$90.00 from Waller Smith & Palmer, P.C. and Invoice #0017413 for \$134.55 from Anchor Engineering Services, Inc. Motion unanimously approved.

VII. REVIEW OF ZONING AND SUBDIVISION REGULATIONS

Farm stores. Mr. Chester reported that Kim Abell, Savin Farm requested permission to sell farm products out of her barn on Roger Foote Road. The Commission stated that according to Zoning Sec. 7.2. selling agricultural products is permitted onsite as long as the "main portion ... is produced on the premises."

VIII. LEBANON VILLAGE CENTER DISTRICT STUDY

The Town received a \$50,000 grant to help implement the POCD with regard to allowing small business and services and mixed-use development with architectural controls in Village Center. The Commission reviewed a draft RFP for Consultant services and recommended that the town solicit study-area residents for membership on the Stakeholders Committee.

IX. The Commission adjourned at 8:30 p.m.

Respectfully Submitted,
Philip Chester, Town Planner
Approved by PZC July 18, 2011