

Town of Lebanon

**PLANNING AND ZONING COMMISSION**

Special Meeting  
Lebanon Town Hall  
Lower Level Conference Room

Monday, July 2, 2012 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chairman  
David Fields, Secretary  
Robin Chesmer  
Susan Brett Davis  
Keith LaPorte  
Oliver Manning  
Brian Grabber, Alt.

Members Absent: Francis Malozzi  
Wayne Budney, Alt.  
Lanny Clouser, Alt.

Also Present: Brandon Handfield, Town Engineer  
Holli Pianka, Land Use Secretary

I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda and he then read the legal notice.

II. Public Hearings:

- a. **#PZ-12-1323:** Matthew R. Williams, 194 Goshen Hill Road, applicant, Williams Properties LLC, owner, for property at Goshen Hill Road, Assessors Map 252, Lot 1. Request for Special Permit for Earth Excavation per Zoning Sec. 8.6.

Matthew Williams was present stating that at this time, ownership of the property may change in the near future and he is considering withdrawing the application and closing the excavation operation without renewing the gravel excavation permit. It was noted by the Chairman that upon closing of the gravel operation, in order for the bond to be returned, Mr. Williams would need to satisfy all of the bond requirements.

Comments by Mr. Handfield, Town Engineer were that most of the required work on the property has been completed with the exception of some seeding and restoration of steep slopes. The Commission and the applicant discussed continuing the public hearing in order to research legalities.

Ms. Davis made a motion to continue the public hearing for #PZ-12-1323 until the July 16, 2012 regular meeting at 7:00 p.m., seconded by Sec. Fields. Unanimously approved.

- b. **#PZ-12-1345:** Christian Joseph, applicant, Three Sons Realty LLC, 122 Waterman Road, owner, for property at 228 Waterman Road, Assessors Map 251, Lot 7. Request for Special Permit for Earth Excavation per Zoning Sec. 8.6.

Chairman noted that a revised plan dated 6/26/12 was received by the Commission and forwarded to the Town Engineer for review. Christian Joseph was present to speak for the application, stating that per the Commission's request he has provided contours on the plan, corrected the letter heading on letter to the Commission dated 6/18/12, and also that the certified receipts have been submitted for the file. Mr. Joseph stated that the area to be removed is where new growing structures will be placed and that no topsoil will be removed from the premises. The topsoil will be utilized on site where necessary. Proper grading and drainage were discussed.

Revised plans were reviewed by Mr. Handfield who addressed his 7/2/12 letter. Mr. Joseph reviewed the items and felt most could be addressed quickly.

With no further comments, Ms. Davis made a motion to close the public hearing, seconded by Mr. LaPorte. Approved unanimously.

Commission Discussion and Action:

**#PZ-12-1345:** Christian Joseph, applicant, Three Sons Realty LLC, 122 Waterman Road, owner, for property at 228 Waterman Road, Assessors Map 251, Lot 7. Request for Special Permit for Earth Excavation per Zoning Sec. 8.6.

Ms. Davis made a motion, seconded by Mr. LaPorte, to approve application #PZ-12-1345 with the following conditions to be met prior to issuance of a permit:

- 1) The plan shall reflect that all topsoil will be stockpiled on the property as it will not be removed from the property;
- 2) Class D certified survey to be submitted;
- 3) Water diversion plan to be on file with State of Connecticut DEEP and grading plan will be submitted that meets approval with the Town Engineer;
- 4) Note schedule and hours of operation: Monday through Friday 8:00 to 4:00, ½ day Saturday, no work on Sunday; and,
- 5) Sediment and erosion control plan submitted with appropriate visual screening for abutting neighbor.

Commission requested that the Town Engineer and Town Planner review the plan prior to issuance of the permit. Vote: Motion unanimously approved.

III. Correspondence None.

IV. Ms. Davis made a motion to adjourn, seconded by Chairman Jahoda. Unanimously approved and the meeting adjourned at 7:56 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
July 9, 2012

*(Minutes are unapproved as of transcription date.)*