

Town of Lebanon



PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road

Tuesday, March 31, 2015 – 7:00 PM

MINUTES

Members Present: David Fields, Secretary
Robin Chesmer
James Jahoda
Keith LaPorte
Francis Malozzi
Oliver Manning
Absent: James Jahoda, Chair
Kathleen Smith
Lanny Clouser, Alt.
Also Present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer
Joyce Okonuk, First Selectman

- I. The meeting was called to order by Secretary Fields at 7:00 p.m. Mr. Fields appointed Wayne Budney and Brian Grabber voting members.
- II. CGS Sec. 7-159b) Pre-application discussion with Shawn Guiney (Simple Horizons, LLC), 74 Norwich Ave. (Assess. Map 275, Lot 58) regarding addition of single-family dwelling unit.

It was the consensus of the Commission that the addition of a single-family dwelling at this site in an existing building behind the commercial use area was an appropriate use.

- III. CGS Sec. 8-24 Reports
 - a. Request of Board of Selectmen to sell the following town properties at public auction:
 - i. 32 Second Street (0.45 acres, Assessors Map 243, Lot 10)

Motion made by Wayne Budney, seconded by Francis Malozzi, that the Commission recommend approval by Town meeting. Motion approved 4-2 (David Fields and Robin Chesmer descending).

- ii. Diane Road (0.18 acres, Assessors Map 283, Lot 33)
- iii. Kelley Corner (0.15 acres, Assessors Map 103, Lot 141)
- iv. Lake Williams Drive (0.14 acres, Assessors Map 239, Lot 8)

Motion made by Keith LaPorte, seconded by Robin Chesmer, that the Commission recommend approval by Town Meeting. Motion unanimously approved.

- b. Request of Board of Selectmen to repair or replace the following roads and bridges:
 - i. Bascom Road - full depth reclamation w/replacement of basins and drainage.
 - ii. Bridge/Pipe Replacements:
 - (a) Baker Hill Road/Kinglsey Road – Columbia/Lebanon Town Line
 - (b) Chappell Road over Susquetonscut Brook
 - (c) Tobacco Street over Brousseus Brook
 - (d) Goshen Hill Road over Exeter Brook
 - (e) Bender Road over Susquetonscut Brook
 - (f) Olenick Road over Unnamed Brook
 - (g) Church Road over Goshen Brook
 - (h) Card Street over Unnamed Brook

Keith LaPorte made a motion, seconded by Robin Chesmer to recommend to approval by Town Meeting with the understanding that the town will consider aesthetic design systems for guard rails, i.e., Core 10, etc. Motion unanimously approved.

II. The Commission adjourned at 8:15 p.m.

Submitted by
Philip S. Chester, Town Planner
April 2, 2015