

Town of Lebanon



PLANNING AND ZONING COMMISSION

Special Meeting
Town Hall, 579 Exeter Road

Tuesday, July 28, 2015 – 7:00 PM

MINUTES

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

I. The meeting was called to order by Mr. Jahoda at 7:00 p.m.

II. NEW BUSINESS

- a. Pre-application discussion with Wes Wentworth, representing Ron Lyman, 716 Beaumont Highway, Assessors Map 221, Lot 47. Conversion of single-family to multi-family housing. No action taken.
- b. PZ-15-4722: Joseph Wyspianski, 47 Williams Crossing Road, Assessors Map 218, Lot 21. Two lot subdivision.

Mark Sullivan, PE was present on behalf of the owner. The subdivision includes creating a new industrial lot. Mr. Handfield discussed the need for amending the plans to reflect the industrial nature of the subdivision (i.e., use, parking, drainage). Mr. Chester will investigate the need for a public hearing and noted the need to obtain formal health approval. No action taken.

III. OLD BUSINESS

- a. PZ-14-3597: Prides Corner Farm, 122 Waterman Road, Assessors Map 251, Lot 5. Request for site plan modification per Zoning Sec. 7.7. for alternative pavement treatment and new vehicular entrance.

Christian Joseph spoke on behalf of the applicant. Mr. Handfield stated that he has no issue with the alternative pavement treatment. Regarding the new vehicular entrance, he noted that the town will be reconstructing the Waterman/Madley Road intersection in the fall. He would like to see the plan revised to include site line distances, elimination of the entrance flares and better signage to reflect that this is an entrance only for vehicles entering the site from Madley Road.

It was the consensus of the Commission that the alternative pavement treatment was acceptable but that the plans needed to be revised per the Town Engineer's concerns. No action taken.

IV. TOWN PLANNERS REPORT

Mr. Chester updated the Commission on the Selectmen's progress in securing a development agreement with a developer to construct age-restricted housing near the Senior Center.

Mr. Malozzi, Mr. LaPorte and Mrs. Smith gave a report on their and Mr. Field's attendance at SECCOG kick-off Regional Plan meeting.

Mr. Chester discussed some of the reorganization steps being taken with regard to the Land Use Office and requested that Jason Nowosad be appointed Assistant Zoning Enforcement Officer.

Motion made by Mr. LaPorte, seconded by Mr. Malozzi to appoint Jason Nowosad Assistant Zoning Enforcement Officer to work under the direction of the Mr. Chester. Motion unanimously approved.

V. MINUTES

- a. June 15, 2015 Special Meeting. Tabled until next meeting.

VI. The meeting adjourned at 8:12 p.m.

*Respectfully Submitted,
Philip S. Chester, Town Planner
July 29, 2015*