



Town of Lebanon

PLANNING AND ZONING COMMISSION

Special Meeting
Town Hall, 579 Exeter Road

Monday, November 23, 2015 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Kathleen Smith
Joyce Okonuk, Alt.
Absent: Oliver Manning
Lanny Clouser, Alt.
Also Present: Philip Chester, Town Planner

I. The meeting was called to order by Mr. Jahoda at 7:00p.m. Joyce Okonuk was activated a voting member in place of Mr. Manning. Outgoing Commission Secretary David Fields was present. Commissioners congratulated Mr. Fields on his 25 years of service to the Commission and Mr. Jahoda read into the record the following proclamation.

- *We, the Lebanon Planning and Zoning Commission hereby attest and certify the great and noteworthy contributions of David Fields for his many years of foresight, service and leadership for our Town and the citizens of Lebanon.*
- *Whereas, David Fields was successful in implementing zoning and subdivision regulations in the Town of Lebanon that were instrumental to retaining Lebanon's rural character and agricultural heritage;*
- *Whereas, David Fields was the first secretary of the Planning and Zoning Commission and served in that capacity from 1962-1970 and 1999-2015;*
- *Whereas, David Fields served as the Chairman of the Regulations Review Subcommittee of the Planning and Zoning Commission; and*
- *Whereas, the Town of Lebanon acknowledges a vast debt of gratitude to David for his selfless contributions and the sharing of his knowledge, experience and enthusiasm.*
- *Presented with sincere gratitude and appreciation by the Lebanon Planning and Zoning Commission.*

II. ELECTION OF OFFICERS

- a. Mr. LaPorte made a motion, which was seconded by Mr. Chesmer, to nominate Mr. Jahoda Commission Chair. Motion was unanimously approved.**

- b. Mr. Chesmer made a motion, which was seconded by Mr. LaPorte, to nominate Mrs. Smith as Commission Secretary. Motion was unanimously approved.**

III. FILLING OF ALTERNATE VACANCY

- a. Mr. Jahoda acknowledged letters of interest from Tom Meyer and Allyn Miller to fill the alternate seat (term ending November 19, 2019) recently vacated by Mr. Budney due to his election to a full seat. Both applicants addressed the Commission.

Mr. LaPorte made a motion, which was seconded by Ms. Okonuk, to appoint Mr. Meyer. Mr. Malozzi made a motion, which was seconded by Mr. Budney, to appoint Mr. Miller. The Commission voted 5 for Mr. Meyer and 2 for Mr. Miller.

IV. OLD BUSINESS

- a. PZ-15-4920: Town of Lebanon (owner), Paradise Agency, LLC (applicant), 37R West Town Street, Assessors Map 236, Lot 10. Request for special permit for 8 units of age-restricted housing per Zoning Sec. 4.12.b.1).

The Commission discussed the application and the comments heard at the 11/16/15 public hearing. Mr. Chesmer voiced concern over the planning process and lack of a pre-application review.

Mrs. Smith made a motion, which was seconded by Mr. Budney, to approve PZ-15-4920, finding that the findings enumerated in Zoning Sec. 7.6. 1 through 3 have been met, subject to a bond being submitted acceptable to the Town Engineer for all work to be conducted on town property and that all health and building permits are approved. Motion approved: 4 Yes (Jahoda, LaPorte, Budney, Smith), 2 No (Chesmer, Malozzi).

V. NEW BUSINESS

- a. PZ-15-5033: Matthew Williams/Williams Materials, LLC (owner/applicant), 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request special permit for Earth Excavation operation per Zoning Sec. 8.6.

The Commission set a Public Hearing/Site Walk for Tuesday, December 8, 2015 at 3:30 p.m. at the site at 333 Goshen Hill Road.

VI. TOWN PLANNERS REPORT

- a. Zoning Enforcement. The town has a written complaint form for anyone claiming non-compliance with zoning and building regulations. It was the consensus of the Commission that residents are required to file a written complaint in order for a zoning compliance investigation, unless Mr. Chester chooses to investigate a zoning matter on his own.
- b. Receipt of complaint concerning noise and lighting for Scotts on Industrial Park Road. Mr. Chester conduct a site visit regarding these issues.

- c. The CT Chapter of the American Planning Association has awarded the town its 2015 Community of the Year award for its on-going planning and preservation of its agricultural based economy and character.
- d. Hill and Dale Farms is considering expanding their facilities in 2017. Mr. Chester has suggested that they come before the Commission for a pre-application discussion prior to application.
- e. Lebanon Green Winery is considering plans to allow special events (weddings) and live music. Mr. Chester has suggested that they come before the Commission for a pre-application discussion prior to application.
- f. Mr. Chester discussed land conservation and potential development projects. It was the consensus of the Commission that they would entertain any project that meets the needs of the town as part of a pre-application review.

VII. MINUTES

- a. **Motion made by Mr. LaPorte, which was seconded by Mr. Malozzi, to approve the November 16, 2015 meeting minutes. Motion approved, with Ms. Okonuk abstaining.**

VIII. Mr. Malozzi made a motion, which was seconded by Mrs. Smith, to continue to engage Brandon Handfield, P.E. as PZC engineer as a consultant and request that the Board of Finance reinstall \$4,000.00 (50% of the funds for PZC engineering services that were allocated in FY 2013-14 toward the creation of a Public Works Director/Town Engineer position) to cover the remaining fiscal year for engineering services. Motion was unanimously approved.

The Commission adjourned at 8:30 p.m.

Submitted by
Philip S. Chester, Town Planner
November 24, 2015