

**PLANNING & ZONING COMMISSION  
LEBANON, CT 06249**

**Special Meeting  
Tuesday, June 17, 2008**

**Acting Chairman, Mr. Fields called special meeting to order at 7:00 p.m.**

**Members present: David Fields, Secretary; James Jahoda; Robin Chesmer; Alan Lamb; Keith LaPorte; Susan Brett Davis; Mark Bancroft, Alt.; Wayne Budney, Alt.; Carol Morris-Scata, Alt.**

**Also present: Philip Chester, Town Planner; Brandon Handfield, Town Engineer; Jean Gilbert, Land Use Secretary.**

**Mr. Bancroft was designated acting alternate.**

**Discuss and Act on Chairman, Harold Liebman's Resignation**

**A letter, dated June 5, 2008, has been received from Mr. Liebman submitting his resignation from the Planning & Zoning Commission.**

**Mr. Lamb moved, Mr. LaPorte seconded motion to accept Mr. Liebman's resignation with regret. Motion voted and passed unanimously.**

**Mr. Liebman has been a member of the Planning & Zoning Commission since its inception in 1962.**

**Discuss and Act on Electing a Commission Chairman**

**Mr. Lamb nominated, Mr. Chesmer seconded the nomination of James Jahoda for chairman of the Commission. Hearing no further nominations, the nomination was approved by unanimous vote in favor of Mr. Jahoda as chairman of the Commission with Mr. Jahoda abstaining.**

**Mr. Jahoda thanked Commission members for their vote and assumed chairmanship.**

**Discuss and Act on File #08-17, Phyllis Altman, 120 Cook Hill Rd., Assessor's Map #204, Lot #12**

**Civil Engineer, Mark Reynolds is representing the applicant. They are proposing a two-lot subdivision consisting of 11.6 acres. There is an existing house on one lot consisting of 4.51 acres. The proposed lot is 7.07 acres.**

**They have sanitation and wetlands approval. Abutting property owners have been notified and the return receipts are in the file. All fees have been paid. The tree warden has been notified.**

The town engineer's report dated April 10, 2008 is in the file. This letter and the map was reviewed by Commission members.

A fee in lieu of open space in the amount of \$2500 will be provided. A caveat will be placed on the land records.

Mr. Reynolds submitted a 35 day time extension. He will return to the July 21, 2008 meeting.

**Discuss and Act on the Following Excavation Permit Renewals**  
**File #09-02, Lebanon Topsoil & Earth Products, East of Rte. 87.**

Consulting Engineer Richard Mihok presented plans for review. A bond is in place, which expires July 1, 2009. Fees have been paid.

A letter from Town Engineer, Brandon Handfield is in the file. He stated in his report that an updated site plan should be submitted showing the existing site, proposed activities. Also an erosion and control plan should be submitted for review. The information listed in Section 8.6b of the regulations should be included on the plan. Mr. Handfield would like to review the site.

A letter from Linda Cabral, owner of the property, stated there has been no activity on the bank. Matthew Williams of Williams Farms will be utilizing the bank to supplement his farming activities.

They will return to the July meeting.

**File #09-01, Williams Properties, East of Goshen Hill Rd.**  
**Consulting Engineer Richard Mihok presented plans for review.**

A letter from Town Engineer, Brandon Handfield is in the file. He stated that the 2007 application indicated the previous excavation activities would be completed and the site stabilized. This work has not been completed. If the plan is to remove earth products from the site or perform additional excavation activities they should submit an updated plan and a bond that is sufficient for the total footprint area.

There are several stockpiles of topsoil on the property which will be indicated on the revised plan.

They will return to the July meeting.

**Discuss and Act on Minutes to the May 19, 2008 Regular Meeting**  
**Mr. Fields moved, Mr. Lamb seconded motion to approve May 19, 2008 minutes. Motion voted and passed unanimously.**

**Discuss and Act on Scheduling the Following Public Hearing Items.**

**File #08-20, Proposed Zoning Regulation Amendments.**

**File #08-21, Proposed Zone Map Amendments.**

**File #08-22, Proposed subdivision Regulation Amendments.**

Town Planner, Phil Chester had checked with the Town Attorney regarding the notification of townspeople regarding the public hearing. He stated that we could only send out post cards notifying of the public hearing. There are about 4000 property owners. It would also be printed in Lebanon Life and the legal notice will be printed in the Norwich Bulletin.

**Motion**

Mr. Fields moved, Mr. Lamb seconded motion to schedule a public hearing on July 21, 2008 at 7:30 p.m. at the Lyman Memorial High School Auditorium for file #08-20, proposed Zoning Regulation Amendments, Dated 3/31/08, file #08-21, proposed Zone Map Amendments, dated 3/31/08 & file #08-22, proposed Subdivision regulations Amendments, dated 3/31/08.

**Discussion**

Mr. Chesmer stated that these regulations are major changes to the town. He feels we should keep it focused on what is most important which is cluster regulations. He recommends that for this public hearing we do not schedule the change in the agriculture zone.

It was the consensus that the Commission would be confusing people if we changed what they have been looking at the past six months. The text of the amendments would have to re-written.

**Motion**

Voting nay: Robin Chesmer. Voting aye: David Fields, James Jahoda, Keith LaPorte, Alan Lamb, Susan Brett-Davis, Mark Bancroft. Motion passed.

Staff was directed to send out post cards to all property owners.

**Bill and Correspondence**

There were no bills or correspondence.

**Discuss and Act on Town Planner's Report**

Mr. Chester reported that the first Farmer's Market of the season was held on June 14, 2008. There were about 500 people in attendance.

In recognition of Mr. Liebman's tenure on the Commission Mr. Chester thought of purchasing two plaques. One would be placed on the wall near the Town Planner's Office and the other one would be given to Mr. Liebman.

Mr. LaPorte moved, Mr. Lamb seconded motion to purchase the two plaques.

**There is a developer who is interested in putting in an outdoor and indoor soccer fields and associated housing at 1 Williams Crossing Rd. This would require the developer to seek a zone change for the property.**

**Adjourn**

**Mr. Bancroft moved, Mr. Lamb seconded motion to adjourn meeting at 8:40 p.m. Motion voted and passed unanimously.**

**Jean C. Gilbert  
Land Use Secretary**