



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, April 19, 2021
7:00 p.m.

Teleconference Meeting

AGENDA

Join by Zoom: <https://us02web.zoom.us/j/81295989249?pwd=amQ3TGdKYs84cTZvNlJld1MrNlFwUT09>
Join by Phone: 1-646-558-8656
Meeting ID: 812 9598 9249
Passcode: 1700

I. CALL TO ORDER

II. PUBLIC HEARINGS

- a. PZ-21-3: Shawn Guiney (owner), Gary Ritacco (applicant), 74 Norwich Avenue, Assessors Map 275, Lot 58. Special Permit request for Package Store per Zoning Sec. 4.7b.10) in Business Zone.
- b. PZ-21-8: Ashley Ost, 474 Tobacco St., Assessor Map 223, Lot 31. Request for Home Occupation Permit for a 448 square foot building to be used for office/manufacturing per Zoning Sec. 7.5b.

III. OLD BUSINESS

- a. PZ-21-3: Shawn Guiney (owner), Gary Ritacco (applicant), 74 Norwich Avenue, Assessors Map 275, Lot 58. Special Permit request for Package Store per Zoning Sec. 4.7b.10) in Business Zone.
- b. PZ-21-8: Ashley Ost, 474 Tobacco St., Assessor Map 223, Lot 31. Request for Home Occupation Permit for a 448 square foot building to be used for office/manufacturing per Zoning Sec. 7.5b.
- c. PZ-21-9: Seth Coty, 412 Norwich Ave., Assessor Map 276, Lot 9.001. Request for Site Plan Modification to add a 1,800 square foot storage building/garage in Light Industrial Zone.

IV. NEW BUSINESS

- a. PZ-21-13: GND Lebanon, LLC, 39R West Town Street, Assessors Map 236, Lot 10.001. Re-subdivision to create an additional lot off of Doctor Manning Drive. Set public hearing date.
- b. PZ-21-14: GND Lebanon, LLC, 39R West Town Street, Assessors Map 235, Lot 10.001. Special Permit for 8 age-restricted housing units off Doctor Manning Drive per Zoning Sec. 4.11b.1). Set public hearing date.
- c. PZ-21-15: Hyponex Corporation Lebanon (Scotts), 20 Industrial Park Road, Assessors Map 233, Lots 12-14. Site plan modification.

V. MINUTES

- a. March 15, 2021 Regular Meeting

VI. EXECUTIVE SESSION: Pending Litigation

VII. TOWN PLANNERS REPORT

VIII. ADJOURNMENT

Philip S. Chester, AICP
Town Planner
4/15/21