



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, August 16, 2021

Lebanon Town Hall Downstairs Meeting Room
579 Exeter Road

MEETING MINUTES

Members Present: James Jahoda (Chair), Robin Chesmer (Secretary), Francis Malozzi, Keith LaPorte, Wayne Budney, Julie Chalifoux (Alternate), Allyn Miller (Alternate, arrived 7:23pm)
Members Absent: Thomas Meyer, Thomas Benoit, Ethan Stearns (Alternate)
Also present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine Marion (Waller Smith and Palmer), Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James Jahoda at 7:00 p.m.

Motion made by Wayne Budney to add the planners report following the Approval of Minutes.
Motion seconded by Francis Malozzi. Motion carried.

J. Chalifoux was appointed a voting member by Mr. Jahoda.

II. PUBLIC HEARING

a. PZ-21-26: Planning and Zoning Commission. Proposed amendment to Zoning Regulation Appendix 1, Section B, Design Review Standards for Village Districts - Applicability.

R. Chesmer recused himself for this item as he is a member of the Board of Selectmen.

Hearing discussed the following proposed amendment to the Zoning Regulations:

For properties subject to The Secretary of the Interior's Standards for the Treatment of Historic Properties pursuant to conservation or preservation easements, deed or other restrictions, The Secretary of the Interior's Standards for the Treatment of Historic Properties shall govern to the extent of conflict with the applicable Design Review Standards.

Catherine Marion spoke to explain her firm's work regarding this item. All historic sites in Connecticut rely on federal standards. There should be no conflict unless at some point it was deemed that Design Review Standards had become too restrictive. This change would allow for flexibility, yet still provide compliance with historic standards.

Tim Fields, Clubhouse Road resident and Center Church Chair of the Trustees spoke to say that as a representative of the church he has no objection to the change.

Motion made by F. Malozzi to close the hearing. Motion seconded by W. Budney. Motion carried at 7:11 p.m.

III. NEW BUSINESS

- a. PZ-21-26: Planning and Zoning Commission. Proposed amendment to Zoning Regulation Appendix 1, Section B, Design Review Standards for Village Districts - Applicability.

Motion made by K. Laporte to approve PZ-21-26. Motion seconded by F. Malozzi and carried unanimously.

- b. PZ-21-74: Matthew and Jennifer Williams (applicant), Diana Dearborn (owner), 150 Exeter Road, Assessors Map 234, Lot 19 and 20. Temporary Use Permit for corn maze, weekends, 12:00-5:00 p.m., September 18th to October 31st, 2021.

R. Chesmer recused himself from this item as he is an abutter.

J. Jahoda noted that during the site walk conducted by the Commission several items were identified that should be made a condition of the applicant.

Motion made by W. Budney to approve application PZ-21-74 with the following conditions: Site lines along Route 207 to the north and south shall be increased by removing brush, and signage for parking, entrance, exit, etc. shall be in place prior to opening. Motion seconded by J. Chalifoux and carried unanimously.

- c. Regulation Review Subcommittee Report. K. LaPorte provided the subcommittee report on 11 items recommended for Commission consideration. A public hearing was suggested.

R. Chesmer noted that he did not feel “animal hospitals” should be permitted in the Village Green District and the Commission agreed to amend the application to reflect this change.

Motion made by K. Laporte to accept Subcommittee and set a public hearing for September 20, 2021. Motion seconded by F. Malozzi and unanimously approved.

- d. Preapplication Discussion under CGS Sec. 7-159b. Jessica and Kevin Edgerly, 327 Lebanon Avenue, Assessors Map 268, Lot 13. 8,000 sq. ft. dog training facility. The applicants presented their desire to have a dog training facility.

Motion under III.c. to hold a Public Hearing on September 20, 2021 was rescinded or withdrawn by the Commission.

IV. OLD BUSINESS – J. Jahoda gave an update on the 8/10/21 PW Building Committee meeting.

V. MINUTES

- a. July 19, 2021 Regular Meeting Minutes

Motion made by K. Laporte to accept the July 19, 2021 regular meeting minutes.

Motion seconded by F. Malozzi. Motion carried.

VI. TOWN PLANNERS REPORT

Mr. Chester gave an update on the PZC budget, 2020 Census results, farmers market, potential for additional senior housing units in front of Senior Center, and farmland preservation projects.

VII. EXECUTIVE SESSION – Pending litigation.

VIII. ADJOURNMENT – The Commission adjourned at 8:45 p.m.

Minutes, Catherine McCall