

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
February 11, 2019, 7:00 p.m.  
Lebanon Town Hall, 579 Exeter Road

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Keith LaPorte  
Francis Malozzi  
Tom Meyer  
Thomas J. Benoit (Alt.)  
Allyn Miller (Alt.)  
Ethan Stearns (Alt.)

Others Present: Philip Chester, Town Planner  
Glen Coutu, Selectman

- I. Meeting was called to order at 7:00 p.m. by Mr. Jahoda who stated that Item II. Minutes would be moved to the end of the meeting.

Motion by Mrs. Smith to add the following item under New Business.

**PZ-19-7715:** Richard Marvel (owner), Harold Melia (Applicant), 61 Bush Hill Road, Assessors Map 208, Lot 70. Request for accessory living unit under Zoning Sec. 8.2.

Motion seconded by Mr. Budney and unanimously approved.

**III. NEW BUSINESS:**

- a. **PZ-19-7715:** Richard Marvel (owner), Harold Melia (applicant), 61 Bush Hill Road, Assessors Map 208, Lot 70. Request for accessory living unit under Zoning Sec. 8.2.

Mr. Melia was present and is proposing a 768 square foot accessory living unit addition to 61 Bush Hill Road which will be connected to the house and have a pass-through door.

Mrs. Smith asked Mr. Melia to amend his application to show that there will be 5 parking spaces allotted, which he did. The Commission reviewed the application relative to Zoning Sec. 8.2 and found that it met the requirements contained therein.

**Motion by Mrs. Smith to approve PZ-19-7715. Motion seconded by Mr. Budney and unanimously approved.**

The Commission took up Item VI. next.

## **VI. DISCUSSION OF HISTORICAL SOCIETY COURT FILING ON TOWN GREEN**

Commission members discussed the Historical Society's filing that requests that the court deed the Town Green to the town and land along West Town Street and north of the intersection of Routes 87/289 to the abutting property owners.

Commission members discussed public health, safety and welfare issues related to the land proposed to be deeded to abutters, including possible long-range plans for promoting business development in the Village Business District and the historical significance of retaining the land and current building configuration, including land north of the Green. Some of the issues the Commission discussed were the lost potential for:

- redesigning the intersection of West Town Street with Trumbull Highway south of Town Hall for added public safety;
- adding a pedestrian link from the Town Green walking path to Goshen Hill Road along West Town Street;
- coordinating on-street parking south of Town Hall along West Town Street should properties be converted to business in the future; and,
- retaining the property north of the Green which was the location of an old school house.

The Commission also discussed the potential for negative changes in building configuration pattern along West Town Street that could take effect with the proposed changes to the front yard property line being shifted closer to the road that would allow relocating homes or adding additions and other structures closer to the street which appears contrary to the Historical Society's desire to retain the current configuration of the historic structures.

Keith Wentworth stated that the Commission's architectural review standards were appropriate to handle issues that could arise by the Historical Society's action; that the Historical Society and the abutters are represented by the Hugh Trumbull Adams Trust; and, that the action would allow homes to come into greater zoning compliance.

It was the consensus of the Commission to write a letter to the Historical Society identifying the Commission's concerns and noting that it was exercising its town planning function.

Glen Coutu asked that the Commission be clear that it is discussing the neighbor parcels identified in the Historical Society's filing and not the Town Green itself.

**Motion by Mr. LaPorte for the Chairman to form a Subcommittee to send a letter of concern to the Historical Society regarding the neighbor parcels. Motion seconded by Mr. Malozzi and unanimously approved.**

## **III. NEW BUSINESS continued.**

- b. CGS Sec. 8-24 Report on replacement of Randall Road bridge with culvert.

Brandon Handfield, PE, Yantic River Consultants presented the plan to replace the Randall Road bridge with a pre-cast concrete culvert that will have a 12-foot span with wood guard rails. He explained that the September 2018 flood event eroded the south side of Randall Road at the bridge which is now closed to through traffic. Town funding for this project has already been granted.

**Motion by Mr. Malozzi to issue a favorable Sec. 8-24 report. Motion seconded by Mr. Budney and unanimously approved.**

- c. CGS Sec. 8-24 Report on replacement of Smith Road culvert.

Brandon Handfield, PE, Yantic River Consultants presented the plan to replace the culvert on Smith Road which failed during the September 2018 flood event. Town funding for this project has already been granted.

**Motion by Mrs. Smith to issue a favorable Sec. 8-24 report. Motion seconded by Mr. Malozzi and unanimously approved.**

#### **IV. OLD BUSINESS:** None.

#### **V. 2020 PLAN OF CONSERVATION AND DEVELOPMENT (POCD)**

- a. SWOT Exercise. The Commission reviewed the January analysis of Lebanon's strengths, weaknesses, opportunities, and threats, and made some revisions.
- b. Resident Survey. The Commission reviewed the 2008 resident survey results and began developing questions for the 2019 survey. The survey is being funded by the Department of Agriculture. The following town boards and commissions have been asked to submit suggested survey questions: Board of Selectmen, Board of Education, Charter Commission, Economic Development Commission, Inland Wetlands Commission, Conservation and Agriculture Commission, Recreation Commission, Public Works Building Committee, Council on Aging, Board of Finance, and the Library Board of Trustees.

Mr. Chester will provide the Commission with a draft 2020 POCD timeline for the next meeting.

Mr. LaPorte left the meeting around 9:05 p.m.

#### **VII. TOWN PLANNER'S REPORT**

Mr. Chester updated the Commission on conservation and development activities, and discussed pending bills before the legislature's Planning and Development Committee.

The Commission asked Mr. Chester to provide letters of support on behalf of the Commission for Proposed Bills 220 and 5889 regarding solar facility siting and taxation.

## **VI. DISCUSSION OF HISTORICAL SOCIETY COURT FILING ON TOWN GREEN**

It was noted that the Historical Society court filing had a court date of February 22, 2019, and the Commission chose to revisit this item and authorize the Chairman to write a letter to the Historical Society on its behalf without the need for forming a subcommittee.

Mr. Budney left the meeting around 9:15 p.m. Mr. Jahoda appointed Thomas Benoit and Ethan Stearns voting alternates.

The Commission reviewed the topics of concerns with the Historical Society's court filing.

**Motion by Mr. Malozzi to have the Chairman write a letter to the Historical Society expressing the Commission's concerns and suggest that the town take ownership of the properties. Motion seconded by Mr. Stearns and unanimously approved.**

## **II. MINUTES**

- a. Motion by Mr. Meyer to approve the January 14, 2019 Regular Meeting Minutes with the amendment that "It was the consensus of the Commission to request a meeting with the Board of Selectmen to discuss the Historical Society's court filing on the disposition of the Town Green and land along West Town Street" added. Motion seconded by Mrs. Smith and unanimously approved.
- b. Motion by Mr. Meyer to approved the January 22, 2019 Special Meeting with the amendment that it was a "Special" versus regular meeting added. Seconded by Mr. Malozzi and unanimously approved.

## **IX. ADJOURNMENT**

Motion by Mrs. Smith, seconded by Mr. Malozzi, to adjourned at 9:45 p.m. Motion unanimously approved.

Respectfully submitted by,  
Philip S. Chester, AICP  
Town Planner

*Please see the minutes of subsequent meetings for approval of minutes and any corrections hereto.*