



Economic Development Commission

Town of Lebanon

579 Exeter Road, Lebanon, Connecticut 06249

(860) 642-2006

MEETING MINUTES of September 25, 2018

Present: Dennis Greci
Pat McCarthy
Alan Seilhammer

Absent: Marc Cohen
Jan Grigas
Jim Russo
Jim Smith
Christine Warner

Also Present: Philip Chester, Town Planner

- I. Roll Call. The meeting was called to order at 6:0 p.m.
- II. Public Comments. None.
- III. Minutes. **Motion by Alan Seilhammer to approve the July 24, 2018 meeting minutes. Motion seconded by Pat McCarthy and unanimously approved.**
- IV. The Commission discussed the Planning and Zoning Commission's (PZC) Oct. 15th public hearing on the proposal to allow agricultural-related commercial development on large (30 acre min.) lots to allow restaurants, wedding venues, and other commercial development.

Motion made by Dennis Greci, and seconded by Alan Seilhammer, to endorse the PZC proposed zone change with the recommendations that they consider amending language in I.4.12b.e) and in Sec. II.3. to define the minimum "25%" requirement for farm wineries/breweries/distilleries to be "by volume or weight" and change "Town of Lebanon" to "State of Connecticut". Motion unanimously approved.
- V. Town Planner Update. Mr. Chester updated the Commission on economic development activities in town including a proposed expansion of Lebanon Tap Room, study of economic development opportunities associated with the airline trail, upcoming winter farmers market, and commercial and industrial properties for sale.
- VI. Commercial Tax Incentives. The Commission discussed their recommendation to the Board of Selectmen to implement a tax incentive program for new or expanding commercial and agricultural developments with a minimum \$100,000 investment. Pat McCarthy and Alan Seilhammer will present recommendation to the Board of Finance.
- VII. Adjournment. The Commission adjourned at 7:01 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
September 27, 2018