



## Economic Development Commission

### Town of Lebanon

579 Exeter Road, Lebanon, Connecticut 06249

(860) 642-2006

#### **MEETING MINUTES of July 24, 2018**

Present: Jim Smith, Chair  
Dennis Greci  
Pat McCarthy  
Jim Russo  
Alan Seilhammer  
Absent: Marc Cohen  
Jan Grigas  
Christine Warner  
Also Present: Philip Chester, Town Planner

- I. Roll Call. Jim Smith called the meeting to order at 6:04 p.m.
- II. Public Comments. None.
- III. Minutes. Motion by Alan Seilhammer to approve the May 29, 2018 meeting minutes. Motion seconded by Dennis Greci and unanimously approved.
- IV. Town Planner Update. Mr. Chester updated the Commission on economic development activities in town. He identified a need for additional senior housing as Gan Aden has a large waiting list and his office is regularly contacted by Lebanon residents identifying the need. He also believes there is a need for apartment or condominium development at the Route 2 interchange. The Planning and Zoning Commission is also looking to adopt regulations to allow agricultural-related commercial development on large (30 acre minimum) lots to allow restaurants and wedding venues.

The Commission discussed completing the photo display project to highlight preserved farms that would be placed downstairs at Town Hall. Mr. Chester is working with James Jahoda on this item.

- VI. Commercial Tax Incentives. The Commission discussed recommending to the Board of Selectmen the implementation of a tax incentive program to be applied to new commercial projects to include agriculture and senior housing.

Motion by Alan Seilhammer recommending that the town approach Paradise Agency to discuss possible tax incentive for completion of Phase II of Gan Aden senior housing as an incentive to see if this project will move forward. Motion seconded by Dennis Greci and unanimously approved.

- VII. Adjournment. The Commission adjourned at 7:01 p.m.

Respectfully Submitted,  
Philip S. Chester, AICP  
July 26, 2018