

**Lebanon Economic Development Commission  
Special Meeting January 2, 2007  
Lebanon Community Center**

**MINUTES**

**0.0** The meeting was called to order at 7:05 pm by the Chairperson, Kent Sleath. The following members were present: Paul LeDuc, Ellen Macauley, and Mary Thompson. Donna Wallace, member, was absent. Also present were Phil Chester, Town Planner, Brenda Bennett, Ginny Stein, and at 7:30 Timothy Thompson, all guests.

**1.0 Old Business**

- 1.1** Chairman Kent Sleath reported that on 1/2/7 he and Phil Chester met with representatives of Gilman Corporation. Phil Chester presented to the EDC a preliminary report on a proposed Lebanon warehouse/office/manufacturing facility for the Gilman property currently zoned for light industry at the intersection of Rte. 2 & Scott Hill Rd. Such proposed facility will be approximately 30,000 sf and employ 55 workers. STEAP grant money may possibly be used for to upgrade utility access to the property which would also benefit other properties in the area. Buffers, approximate location of building, grades, as well as locations of water wells were shown by Mr. Chester on a preliminary plan. Motion was made by Paul LeDuc and seconded by Ellen Macauley to have the EDC Chairman draft a letter approving the project conceptually as presented to the EDC by Mr. Chester. Approved unanimously.
- 1.2** Phil Chester reported that the Lebanon Farmer's Market slated to start 6/07 has been moved to a location at the town hall, that there are currently seven local farmers signed up to participate and that Brenda Bennett is assisting doing public relations and planning for the weekly events. Participation is limited to local residents certified by the State of CT. Dept. of Agriculture.
- 1.3** Mary Thompson reported that the business questionnaire was published in Lebanon Life. She also asked that it be presented at the 1/17 LCBA meeting for participation by its members. She

stated that a mailing to the 80 LCBA members will be done in January. Motion made by Ellen Macauley and seconded by Paul LeDuc to reimburse up to \$40 for postage for such mailing. Approved unanimously.

- 1.4 Paul LeDuc reported that he had not met with John Bendoraitis as yet but will do so to discuss having a hot spot in Lebanon Center.
- 1.5 Motion made by Ellen Macauley and seconded by Paul LeDuc to endorse specific recommendations to any proposed changes to the Lebanon Zoning Regulations as presented by the Town Planner at the Zoning Regulation Subcommittee work meetings conducted monthly. Such recommendations include retaining wording alluding to protection of adjoining property values, not restricting active adult housing to only the Business zone, retention of the wording of “LIGHT” industry and careful consideration of changes promoting agriculture to include delineation between light family type agriculture and industrial-type agriculture (organic fuel production and/or organic recycling facilities). Such recommendations complement the Plan of Development. Approved unanimously.
- 1.6 Motion made by by Paul LeDuc and seconded by Ellen Macauley to approve the 12/6/06 minutes with the deletion of (item 1.6) ”met with John Bendoraitis, the 2<sup>nd</sup> Selectperson, to discuss the hot spot idea and...” Approved unanimously.

## **2.0 New Business**

- 2.1 Correspondence: 12/10/06 article from Hartford Courant discussing Massachusetts’ loss of workforce. Copy of letter and poster concerning Land Preservation Options Conference 1/27/07.
- 2.2 Some discussion of DECD grants and affordable housing requirements. Mary Thompson brought up the public meeting Jan.4 to discuss grant applications. No action.
- 2.3 New Town Website- Members report that the new town website is up and very useful. Discussion of an EDC page with links to local business organizations.
- 2.4 Next meeting will be 2/7/07.
- 2.5 Other new business—Mary Thompson asked to bring up EDC appointment vacancy and the Land Preservation Conference up as agenda items at the 1/17 LCBA meeting to get local business professionals as participants. Phil Chester told the EDC that he’d

like some EDC input into the problem of the Business Zone on Norwich Avenue/Old Rte. 2. Mary Thompson brought up the Lebanon Fair and what EDC could do to promote the activity as an agricultural/civic asset to Lebanon. Mr. Chester reported that the fair did not receive its 2006 requested grant application approval to build a covered show ring. Next grant cycle is 11/07. Sleath suggested that an exhibition hall at the fairgrounds to promote Lebanon businesses be considered for the grant.

- 2.6** Motion made to adjourn by Paul LeDuc, seconded by Ellen Macauley. Approved. Meeting adjourned at 8:05pm.