



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Special Meeting**

Monday, November 15, 2021

7:00 p.m.

**Lebanon Town Hall, 579 Exeter Road**  
**Downstairs Meeting Room**

**MINUTES**

Members Present: Robin Chesmer (Secretary), Francis Malozzi, Thomas Benoit, Keith LaPorte, Karl Weinstein, Todd Pannone, Allyn Miller (Alternate), Julie Chalifoux (Alternate), Ethan Stearns (Alternate)

Members Absent: Wayne Budney

Also present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine Marrion, Waller Smith & Palmer (Commission Counsel), Catherine McCall (minutes)

**I. CALL TO ORDER**

The meeting was called to order by Robin Chesmer at 7:00 pm. Mr. Chesmer noted that he was calling the meeting to order as the sole remaining Commission officer. He welcomed new members Karl Weinstein and Todd Pannone as well as returning alternate Julie Chalifoux to the Commission.

**II. ELECTION OF OFFICERS**

a. Chair.

Attorney Marrion provided an overview of how the Commission officer elections should proceed, as there was a vacancy in the Commission Chair position and an absent Commission member. She indicated that a Chair Pro Tem should be elected until such time as an alternate for the absent Commission member is seated. At that point, the full Commission should elect Chair and Secretary.

K. Laporte nominated F. Malozzi as Chair Pro Tem. T. Benoit seconded the nomination.

T. Benoit nominated R. Chesmer as Chair Pro Tem. No second was heard.

A vote was taken with four (4) members approving F. Malozzi as Chair Pro Tem.

F. Malozzi appointed Ethan Stearns as the voting alternate to replace absent member W. Budney.

A. Miller stated that elections should be tabled as W. Budney is interested in being chair but unable to represent himself due to tonight's absence. R. Chesmer stated he would like to proceed with elections.

K. LaPorte nominated F. Malozzi as Commission Chair. R. Chesmer seconded the nomination.

E. Stearns stated that he understands A. Miller's point regarding W. Budney being absent and nominated W. Budney as Commission Chair. T. Pannone seconded the nomination.

**F. Malozzi made a motion to have voting done by paper ballot. T. Benoit seconded.** (A. Miller objected to the paper ballot. Attorney Marrion stated that a paper ballot acceptable.) **Motion carried unanimously.**

Attorney Marrion collected and tallied the votes for Commission Chair.

5 votes for F. Malozzi

1 vote for W. Budney

1 abstention

b. Secretary.

K. Laporte nominated R. Chesmer for Secretary. E. Stearns seconded. M. Malozzi asked for other nominations three (3) times. The vote was taken and passed with six (6) affirmatives.

### **III. OLD BUSINESS.** None.

### **IV. NEW BUSINESS**

a. PZ-21-34: Jason Yerke (applicant), Lori Budney (owner), 92 Church Road, Assessor Map 266, Lot 32. Home Occupation application for tree service/landscaping business per Zoning Sec. 7.5b. Accept application and set public hearing date.

**R. Chesmer made a motion to schedule a public hearing for December 13, 2021 for PZ-21-34. K. Laporte seconded the motion. Motion passed unanimously.**

### **V. MEETING MINUTES**

a. October 18, 2021

**Motion made by E. Stearns to approve the October 18, 2021 Meeting Minutes. Motion seconded by T. Benoit. Motion carried unanimously.**

### **VI. TOWN PLANNER REPORT**

- Design Review Board met last week to review a proposal for a 2,000 square foot addition to the Historical Society Building to be used for archival purposes. A site plan modification application should be forthcoming to the Commission.
- Home occupation permit PZ-21-33 was approved under Zoning Sec. 7.5b. for the making of wine at 78 Bender Road. This permit prohibits onsite sales/retail.
- Met with two (2) property owners interested in farmland preservation. This is in addition to the eight (8) farmland preservation projects currently in the loop.

- Plans are being developed to split a horse farm property on Beaumont Highway into two (2) lots. A subdivision plan should be forthcoming.
- Planning for the affordable senior housing project in front of the Senior Center is moving forward and a concept plan should be available at the next meeting.
- Mitlitsky Eggs would like to expand their operation and have requested a pre-application discussion with the Commission for its December 13<sup>th</sup> meeting.
- The new Market on the Green is now open.
- Lebanon's Winter Market will be held on Saturday at the Senior Center.
- Three (3) new home permits are in the loop for the lakes. They include two (2) teardowns/replacements and one new house.
- The Town of Columbia has informed the Commission that there is a proposal to open a wedding reception venue at 70 Cards Mill Road as this location is located within 500 feet of Lebanon. Columbia will be holding a public hearing December 13<sup>th</sup> at 7:00 p.m. on this application. Mr. Chester will verify that Lebanon abutters have been notified and will report to Commission in December.
- Commission Regulation Review Subcommittee met earlier this month.

T. Benoit asked about current plans for the new Christmas tree on the Town Green. K. Cwikla indicated that the tree planting committee recently brought this before the Selectmen. A. Miller asked if it would be moved from the original proposed location. K. Cwikla stated that the exact proposed location is still being discussed.

## **VII. EXECUTIVE SESSION**

- a. Pending litigation. The Commission did not go into Executive session.

## **VIII. ADJOURNMENT**

**Motion made by K. LaPorte to adjourn the meeting at 7:38 p.m. Motion seconded by R. Chesmer and unanimously approved.**

Respectfully submitted,  
Catherine McCall