



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
Monday, March 20, 2023  
7:00 p.m.

Lebanon Town Hall  
579 Exeter Road, Downstairs Meeting Room

**MINUTES**

Members Present: Robin Chester (Secretary), Wayne Budney, Karl Weinsteiger, Todd Pannone, Thomas Benoit, Tom Meyer, Allyn Miller (Alternate), Ethan Stearns (Alternate), Julie Chalifoux (Alternate)  
Members Absent: Francis Malozzi  
Also present: Philip Chester (Town Planner), Catherine McCall (Secretary)

**I. CALL TO ORDER**

The meeting was called to order by Commission secretary R. Chesmer at 7:00 p.m. He appointed E. Stearns as a voting member.

**II. OLD BUSINESS - none**

**III. NEW BUSINESS**

- a. PZ-23-6: 217 Card Street, Assessor Map 202, Lot 53. Request for special permit for 32' x 30' accessory storage building per Zoning Sec. 7.3(b). Set public hearing date.

T. Meyer asked that distances to boundary lines be added to the site plan.

**Motion made by T. Meyer and seconded by T. Pannone to set the Public Hearing date for April 17, 2023 at 7:00 pm. Motion passed unanimously.**

**Motion made by W. Budney and seconded by T. Pannone to add Design Review Board Application for 876 Trumbull Highway to the agenda. Motion passed unanimously.**

- b. Design Review Board Application for Barry and Linda Improte, 876 Trumbull Highway to add 3' high fence.

P. Chester informed the Commission that the consensus of the Village Business Green District Design Review Board was to approve the plan.

**Motion made by T. Meyer and seconded by W. Budney to approve the Design Review Board Application for 876 Trumbull Highway. Motion passed unanimously.**

#### **IV. MEETING MINUTES**

a. February 13, 2023

**Motion made by T. Pannone and seconded by T. Benoit to approve the minutes of the February 13, 2023 meeting. Motion carried 6-0-01 with T. Meyer abstaining.**

#### **V. EXECUTIVE SESSION - Pending litigation.**

**Motion made by E. Stearns and seconded by W. Budney to go into Executive Session with the First Selectman and Town Planner. Motion passed unanimously.**

The Commission came out of Executive Session with no action taken.

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

P. Chester gave updates on the 98-acre Stearns Farm preservation project which was completed this month; the 104-acre Andrews Farm preservation project which should be completed in the spring; a building permit should be issued for Gan Aden II (8 market rate senior housing units on Doctor Manning Drive) this spring; and planning for upcoming farmers market which begins June 3<sup>rd</sup> is well underway and that there will be several new vendors and a Lebanon farm winery day added to the list of special events.

#### **VII. ADJOURNMENT**

**Motion made by W. Budney and seconded by T. Benoit to adjourn the meeting at 8:40 p.m. Motion carried unanimously.**

Minutes respectfully submitted,  
Catherine McCall