



REVISED  
Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Special Meeting**  
Monday, May 16, 2022  
7:00 p.m.

**Lebanon Town Hall, Downstairs Meeting Room**

**MINUTES**

Members Present: Francis Malozzi (Chair), Robin Chesmer (Secretary), Thomas Benoit, Tom Meyer, Todd Pannone, Karl Weinstein, Ethan Stearns (6:50 p.m.)  
Members Absent: Wayne Budney, Allyn Miller, Julie Chalifoux  
Also present: Philip Chester (Town Planner), Catherine Marrion (Commission Counsel)

**I. CALL TO ORDER**

The meeting was called to order by Chairman Francis Malozzi at 6:00 p.m.

**II. NEW BUSINESS**

- a. PZ-22-16: Mattwood LLC, Scott Hill Road, Assessors Map 275, Lot 25. Amend Zoning Map from Business Zoning District to Rural Senior Residence Zoning District. Set public hearing date.

**Motion made by T. Meyer and seconded by T. Pannone to set a Public Hearing for PZ-22-16 on June 20, 2022 at 7:00 p.m. Motion unanimously approved.**

- b. Pre-application Review (CGS Sec. 7-159b): Mitlitsky Eggs LLC, 74 Card Street, Assessors Map 202, Lot 43. Reconfiguration of existing site. R. Chesmer recused himself. No action taken.

**III. OLD BUSINESS**

- a. Review draft Affordable Housing Plan required by State Statute. The Commission discussed the plan and recommended no changes to the Board of Selectmen.

**IV. TOWN PLANNER REPORT**

Mr. Chester reported on land preservation activities; opening of June 4<sup>th</sup> Farmers Market; CT RC&D's affordable farm project; inquiries regarding campgrounds; status of Grand Lake Spa; status of concept plan for affordable senior housing at Senior Housing; new home permitting; future subdivision of land; approval of PZ-22-15 Home Occupation permit for 2 Bogg Lane; and inquiries from companies looking to place large battery energy storage units in town. It was the consensus that large commercial units like this are not permitted in the Zoning Regulations in the RA zone and are industrial in nature.

**V. MEETING MINUTES**

- a. April 18, 2022

**Motion made by T. Meyer and seconded by K. Weinstein to approve the April 18, 2022 meeting minutes. Motion unanimously approved.**

**VI. EXECUTIVE SESSION - Pending litigation**

**Motion made by T. Pannone, seconded by T. Benoit, to enter Executive Session with Town Planner and Commission Counsel to discuss pending litigation at 7:05 p.m. Motion unanimously approved.**

The Commission came out of Executive Session at 7:15 p.m. with no action taken.

**VII. CORRESPONDENCE**

**VIII. ADJOURNMENT - The Commission adjourned at 7:16 p.m.**

Submitted by,  
Philip S. Chester, AICP