



Town of Lebanon
PLANNING AND ZONING COMMISSION

January 11, 2021

7:00 p.m.

Regular Meeting

MEETING MINUTES

Members Present: James Jahoda (Chair), Thomas Benoit, Robin Chesmer (Secretary), Keith LaPorte, Francis Malozzi, Tom Meyer, Julie Chalifoux (Alternate), Ethan Stearns (Alternate)
Members Absent: Wayne Budney, Allyn Miller (Alternate)
Also Present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Bernard Dennler (Zoom Administrator)

I. Mr. Jahoda called the teleconference meeting to order at 7:00 p.m.

II. **PUBLIC HEARING**

a. Planning and Zoning Commission, Draft Plan of Conservation and Development (POCD).

Mr. Jahoda introduced the Commission members and:

- Stated that CT General Statute Section 8-23 requires the Commission to prepare a POCD every 10 years in order for the town to be eligible for discretionary State funds;
- Noted that written comments were received from the Fire Department, Amston Lake Association, Southeastern CT Council of Governments, Sheree Swanson, HJ Boulderer, Britany West, Kim Kilkowicz, Philip Wawrzynowicz, Amand Shanks, Amanda Watkins, Steve Racette, Heidi Loos, and property owners on Roger Foote Road; and
- Identified the Commission's POCD planning process that has been ongoing for two (2) years that includes conducting a resident survey and cost of community services study; meeting with town boards, commissions, and staff; and utilizing subcommittees made up of Commission members and the Economic Development Commission, and Conservation & Agriculture Commission to prepare materials for Commission review.

Mr. Jahoda noted that per State Statute the Commission needs to act on the POCD at their January 25, 2021 meeting. He stated that the Commission would review and discuss comments received at the December 14, 2020 meeting, those received in writing, and those received tonight on January 25. Mr. Jahoda opened the hearing for public comment.

- Frank Hoisl, Deepwood Drive (President Amston Lake Association). Requested clarification of the process for receiving comments on their submitted materials.
- Jeff Arpin (Amston Lake Health Committee). Looking for confirmation that Amston Lake materials, including Drainage Report was submitted to the Commission.
- Jay Schall (Fire Chief). Process for adopting Plan of Conservation and Development.

With no further public comment, Mr. Jahoda asked for a motion to close the public hearing.

Motion made by Francis Malozzi to close the public hearing. Motion seconded by Tom Meyer and unanimously approved.

III. The Commission adjourned at 7:23 p.m. (Motion by Robin Chesmer, seconded by Fran Malozzi).

Philip S. Chester, AICP
Town Planner
January 12, 2021