



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
Monday, December 13, 2021  
7:00 p.m.

**MINUTES**

Members Present: Francis Malozzi (Chair), Robin Chesmer (Secretary), Thomas Benoit, Wayne Budney, Tom Meyer, Todd Pannone, Karl Weinstein, Julie Chalifoux (Alternate), Allyn Miller (Alternate), Ethan Stearns (Alternate)

Also present: Philip Chester (Town Planner)

**I. CALL TO ORDER**

The meeting was called to order by F. Malozzi at 7:00 p.m.

**Motion by R. Chesmer, seconded by W. Budney, to add FY 2023 Operating and Capital Budget requests under New Business. Motion unanimously approved.**

**II. MEETING MINUTES**

a. December 13, 2021.

**Motion by T. Meyer to approve the December 13, 2021 Meeting Minutes. Motion seconded by R. Chesmer and unanimously approved.**

**III. OLD BUSINESS – None.**

**IV. NEW BUSINESS**

a. FY 2022-23 Operating Budget.

**Motion by W. Budney to recommend a FY 2022-23 \$161,643.00 PZC budget. Motion seconded by T. Meyer and unanimously approved.**

b. FY 2022-23 Capital Budget.

**Motion by T. Meyer to recommend that \$63,834.56 be added to the Open Space Account in FY 2022-23 which is consistent with the 2020 Plan of Conservation and Development recommendation that \$300,000 be held in the account annually. Motion seconded by T. Pannone and passed 6-0-1 with Robin Chesmer abstaining.**

**V. REGULATION REVIEW SUBCOMMITTEE REPORT**

T. Meyer gave an overview of the Commission's practice to periodically review and amend the Zoning Regulations in order to comply with evolving state law, anticipate land use trends, respond to unanticipated situations, and provide better guidance for the public. Portions of the regulations were last revised in 2018. The Commission has had a standing Regulation Review Subcommittee for at least 30 years, the purpose of which is

to summarize the needs identified by the Commission and articulated in the POCD and to recommend specific language changes to address those needs. The Subcommittee has met six (6) times since June 2021, with all meetings open to the public.

The Commission reviewed the Subcommittee's recommendations, made amendments, and agreed to take up this subject again at its next meeting.

**VI. TOWN PLANNER REPORT**

P. Chester gave an update on Columbia's PZC application for a wedding venue on Cards Mill Road; the town's work with CT RC&D to create an Airline Trail State Park master plan; his attendance at Board of Education meetings to discuss BOE recommendations contained in the Plan of Conservation and Development; infill development occurring on older subdivision lots and at the lakes; results of the Winter Farmers Markets; and enforcement matters.

**VII. EXECUTIVE SESSION - None.**

**VIII. ADJOURNMENT**

Motion by W. Budney, seconded by T. Meyer, to adjourn at 9:45 p.m. Motion unanimously approved.

Respectfully submitted,  
Philip S. Chester, AICP  
Town Planner  
1/11/22