



Town of Lebanon
PLANNING AND ZONING COMMISSION
February 10, 2020, 7:00 p.m.
Town Hall Downstairs Conference Room
579 Exeter Road

Regular Meeting Minutes

Members Present: James Jahoda (Chairman), Robin Chesmer (Vice Chair), Thomas Benoit, Wayne Budney, Francis Malozzi, Thomas Meyer, Julie Chalifoux (Alt.), Alynn Miller (Alt.)

Members Absent: Keith LaPorte, Ethan Stearns (Alt.),

Also Present: Town Planner Philip Chester, Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James Jahoda at 7:00 p.m.

II. NEW BUSINESS

- a. Pre-Application Review: Taran Vonkirschner, 181 Seabury Road, Assessors Map 234, Lot 8. Falconry.

The Commission felt that Mr. Chester could sign the DEEP form with the caveat that no commercial activity could take place and only a maximum of two (2) birds be permitted on the property.

- b. Pre-Application Review: Nicholas Serignese, 139 West Town Street, Assessors Map 235, Lot 11. Wine Processing.

The Commission felt that Mr. Chester could sign off on the State and Federal farm winery forms with the caveat that no wine tasting or sales be permitted on the property – just the production of wine.

- c. Pre-Application Review: Jessica Edgerly, 327 Lebanon Avenue, Assessors Map 268, Lot 13. Dog Training. Jessica and Kevin Edgerly presented.

Mr. Chester suggested that should Ms. Edgerly decide to move forward on a dog training facility proposal she should seek a special permit from the Commission for a Commercial Kennel which requires a detailed site plan and public hearing.

III. OLD BUSINESS

IV. MEETING MINUTES

- a. January 13, 2020 Regular Meeting

Motion made by Fran Malozzi and seconded by Wayne Budney to approve the minutes of the January 13, 2020 Regular Meeting. Motion passed.

- b. January 21, 2020 Special Meeting
Motion made by Thomas Meyer and seconded by Robin Chesmer to approve the minutes of the January 21, 2020 Special Meeting. Motion passed.

V. EXECUTIVE SESSION – Pending Litigation

Motion made by Thomas Benoit and seconded by Francis Malozzi to enter Executive Session with the Town Planner to discuss pending litigation at 115 Dianne Drive and 504 Goshen Hill Road at 8:12 pm. Motion passed with all in favor.

The Commission came out of the Executive Session at 8:38 pm.

VI. TOWN PLANNERS REPORT

Mr. Chester noted the 1/23/20 opinion of Atty. O’Connell which says that contrary to current Zoning Regulations a home occupation permit is transferable and shall not expire upon the sale of property; Prides Corner Farms is continuing to repurpose single family homes in the vicinity of their farm for workers; the town is required to provide an affordable housing plan to the State every 5 years and he is looking into grant assistance from the Dept. of Housing; the First Selectman and he are meeting with the Commission on Aging to discuss senior housing needs and whether additional housing could be provided at the senior center site; the Board of Selectman and Economic Development Commission are recommending a tax abatement for Gan Aden Phase II senior housing at a February 24th Town Meeting; he (and various town officials) have toured Grand Lake Spa to look at repurposing potential; and updated the Commission on ongoing farmland preservation projects.

VII. 2020 PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Chester is preparing on a draft of the PODC and will provide it to the Commission in spring. A discussion on the need for additional elderly and young person housing took place.

VIII. COMMUNICATION – nothing to report

IX. ADJOURNMENT

Motion made by Wayne Budney and seconded by Francis Malozzi to adjourn the meeting at 9:00 pm. Motion passed.

Respectfully submitted,
Catherine McCall

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.