



Town of Lebanon
PLANNING AND ZONING COMMISSION

July 20, 2020, 7:00 pm
Regular Meeting Minutes

Members Present: James Jahoda (Chairman), Robin Chesmer, Francis Malozzi, Thomas Meyer, Keith LaPorte, Wayne Budney, Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

Members Absent: Allyn Miller (Alternate), Thomas Benoit

Also present: Philip S. Chester, AICP Town Planner, Sally Kropp, Kevin Cwikla (Lebanon First Selectman), Kathleen Smith (Lebanon Selectman), George Mattern, Catherine McCall (minutes)

I. CALL TO ORDER

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

Julie Chalifoux was promoted to full voting member.

Motion made by Wayne Budney and seconded by Julie Chalifoux to add item c. Regulation Review Subcommittee Report under New Business. The motion passed unanimously.

II. NEW BUSINESS

- a. Pre-Application Discussion: George Mattern/Mattwood LLC, Scott Hill Rd at Route 2 Interchange, Assessors Map 275, Lot 25. 25-unit residential development. George Mattern attended the meeting to present this item.
- b. Pre-Application Discussion: Sally Kropp/Giants Lane LLC, 32 Exeter Road, Assessors Map 233, Lot 16. Garage 60' x 100'. Sally Kropp attended the meeting to present this item.
- c. Regulation Review Subcommittee Report: A list created by the subcommittee – 'Suggestions for amendments to the zoning regulations for multi-family housing - Draft for PZC discussion purposes 7/20/20' was presented. For this to be adopted it would need to go to public meeting. Philip Chester noted that if commission members would like to add items or review this further the subcommittee should meet again. It was agreed to meet at 2:30 pm on July 28, 2020.

III. OLD BUSINESS

Nothing to discuss

IV. MEETING MINUTES

- a. June 15, 2020 Regular Meeting

A motion was made by Keith Laporte and seconded by Thomas Meyer to accept the minutes of the June 15, 2020 Regular Meeting. Motion passed.

V. TOWN PLANNERS REPORT

Mr. Chester reported that the town is receiving a \$5,000 grant from the CT Dept. of Housing to prepare an affordable housing plan; the town is working with CT RC&D on the Airline Trail State Park Master Plan study and the RC&D study that is looking at farm properties in Lebanon to create an agricultural center with affordable farm housing; the Geer farm should be preserved within a month; a 4-lot subdivision plan for Club House and Olenick Roads should be forthcoming; the Renaissance Faire is planning to operate this summer; and the Commission will hold a workshop to discuss the draft 2020 POCD August 17th in the High School auditorium.

VI. COMMUNICATIONS

No communication items

VII. EXECUTIVE SESSION: Zoning Enforcement Pending Litigation.

A Motion was made to go into Executive Session with the Lebanon Town Planner and First Selectman by Keith Laporte and seconded by Francis Malozzi. The motion passed unanimously at 8:20 pm.

The Commission came out of Executive Session at 8:30 pm.

VIII. ADJOURNMENT

A motion was made by Keith LaPorte and seconded by Francis Malozzi to adjourn the meeting at 8:31 pm. Motion carried.

Minutes respectfully submitted,
Catherine McCall