



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**

Monday, December 19, 2022  
7:00 p.m.

Lebanon Town Hall  
579 Exeter Road, Downstairs Meeting Room

**MINUTES - Revised**

Members Present: Francis Malozzi (Chair), Tom Meyer, Wayne Budney, Karl Weinstein, Todd Pannone, Julie Chalifoux (Alternate), Ethan Stearns (Alternate)  
Members Absent: Robin Chesmer, Thomas Benoit, Allyn Miller (Alternate)  
Also present: Philip Chester (Town Planner), Catherine McCall (minutes)

**I. CALL TO ORDER**

The meeting was called to order by Chairman Francis Malozzi at 7:01 p.m. Julie Chalifoux and Ethan Stearns were appointed voting members by Mr. Malozzi.

**II. OLD BUSINESS**

- a. PZ-22-39: 75 Lebanon Avenue LLC (owner), PJ's Cork & Barrel LLC (applicant), 74 Norwich Avenue, Assessor Map 275, Lot 58. Special permit for package store per Zoning Sec. 4.7b.10).

Mr. Pannone recused himself from this application because he did not attend the public hearing.

Motion made by Mr. Budney and seconded by Mr. Weinstein to take up this application. Motion carried unanimously.

**Motion made by Mr. Weinstein and seconded by Mr. Stearns to approve PZ-22-39.**

Discussion: Mr. Stearns noted the amount of public sentiment against allowing a package store and that the Zoning Regulations specifically allow this use in the Business zone. He feels that if the Commission does not want to allow this use it should amend the zoning. Mrs. Chalifoux asked if there were any provisions attached when this property was approved for a package store last year, and Mr. Chester said no. Mr. Budney said his initial concern was that the use was close to the highway which would possibly raise the potential for crime but after much thought he does not feel this is the Commission's purview as the property is zoned for this purpose. He cited Main's store in Bozrah that has a similar proximity to the highway and there hasn't been a lot of crime there.

**Motion passed unanimously.**

### **III. NEW BUSINESS**

Mr. Malozzi distributed a spreadsheet to the Commission containing the proposed FY 2023-24 operating budget.

**Motion made by Mr. Stearns and seconded by Mr. Meyer to approve the proposed budget of \$21,300 for all non-salary and temporary wage items. Motion passed unanimously.**

### **IV. MEETING MINUTES**

a. November 21, 2022

**Motion made by Mr. Budney and seconded by Mr. Meyer to approve the minutes of the November 21, 2022 meeting. Motion carried unanimously.**

### **VI. TOWN PLANNER REPORT**

Mr. Chester updated the Commission on the following projects: Potential for affordable senior housing development on Imogene Lane, market-rate senior housing project on Doctor Manning Drive, potential future public works site at 859 Beaumont Highway, pending addition to Prides Corner Farm loading bay, farmers market, and farmland preservation projects.

### **VII. EXECUTIVE SESSION – None.**

### **VIII. ADJOURNMENT**

**Motion made by Mr. Pannone and seconded by Mr. Stearns to adjourn the meeting at 7:32 pm. Motion carried unanimously.**

Minutes respectfully submitted,  
Catherine McCall