



Town of Lebanon
PLANNING AND ZONING COMMISSION
December 14, 2020
7:00 p.m.
Regular Meeting

MEETING MINUTES

Members Present: James Jahoda (Chair), Robin Chesmer (Secretary), Wayne Budney, Francis Malozzi, Tom Meyer, Julie Chalifoux (Alternate), Ethan Stearns (Alternate)
Members Absent: Keith LaPorte, Thomas Benoit, 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 Commission members and:

- Reviewed CT General Statute Sec. 8-23 that requires the Commission to prepare a POCD every 10 years in order for the town to be eligible for discretionary State funds;
- Listed written comments received by the Fire Department, Amston Lake Association, and Southeastern Connecticut Council of Governments; and
- Discussed the Commission's POCD planning process which included meeting with town boards, commissions, and staff; obtaining grants to conduct a resident survey and cost of community services study; and utilizing Town Planner and Subcommittees made up of Commission members, Economic Development Commission, and Conservation and Agriculture Commission to prepare materials for Commission review.

Mr. Chester presented a PowerPoint on the State's requirements for Lebanon to prepare a Plan of Conservation and Development; demographic and housing data; current town governmental structure; major changes that have taken place since the Commission adopted its 2010 POCD; major POCD community facility and services recommendations; open space analysis; agriculture/economic development statistics; and the ten (10) draft POCD goals.

Mr. Jahoda opened the hearing for public comment.

- Jay Schall (Fire Chief) and Alan Olenick (Assistant Fire Chief). Requested that the POCD include recommendation to construct substations to the west and south of town.

- Liz Charron, Pigeon Swamp Road. Inquired why POCD recommends \$100,000 be set aside annually for open space when town spends \$50,000 annually with good results; how resident survey was formulated/conducted; the need for young families to run schools efficiently; and that the POCD should have a focus on promoting health (hiking trails and connecting open space properties) and adding electric vehicle stations to town properties.
- John Bendoraitis, Randall Road. Consider focusing POCD more on expanding share town services; have transfer station personnel managed by Public Works Department; expand Lebanon Green walking path east/west by skating pond; require underground utilities for new development; and investigate town-wide trash pickup.
- Joyce Clark, Deepwood Drive. Consideration should be made to improve water quality at Amston Lake.

First Selectman Kevin Cwikla thanked the Commission for its work on the POCD and stated that he concurred with have a greater focus on providing shared services and marketing the town.

Mr. Jahoda stated that the Public Hearing would remain open until January 11, 2021, during which time the Commission can receive written comments from the public.

III. The Commission adjourned at 8:20 p.m.

Philip S. Chester, AICP
Town Planner
12/18/2020