



Town of Lebanon
PLANNING AND ZONING COMMISSION
Special Meeting
Monday, December 21, 2020
7:00 p.m.

MINUTES

Members Present: James Jahoda (Chair), Francis Malozzi, Thomas Meyer, Thomas Benoit, Ethan Stearns (Alternate), Julie Chalifoux (Alternate), Keith LaPorte

Members Absent: Robin Chesmer, Wayne Budney, Allyn Miller (Alternate)

Also Present: Philip Chester (Town Planner), Catherine McCall (minutes), Kevin Cwikla (First Selectman), Jason Nowosad (Village Business District Design Review Board Chair), Matthew Earls (Library Director)

I. CALL TO ORDER

The teleconference meeting was called to order by Chairman James Jahoda at 7:00 p.m. He appointed Alternates Julie Chalifoux and Ethan Stearns as voting members.

II. NEW BUSINESS

- a. PZ-20-4: Town of Lebanon Library Building Committee, 580 Exeter Road, Assessors Map 235, Lot 47. Site plan modification to Jonathan Trumbull Library. Kevin Lipe and Brian Humes of Jacunski Humes Architects, LLC and James Russo, Library Building Committee Chair spoke to the application.

The Commission reviewed building elevations, floor plans, and the site plan with proposed parking. Mr. Russo noted that the State Historic Preservation Office has reviewed the drawings and has approved them. He noted that the project will go out to bid in January 2021.

Mr. Nowosad noted that the Village Green District Design Review Board is recommending that a landscaping plan be prepared and reviewed by the Board; pedestrian linkages be made to Alden Tavern parking lot and Town Hall; grading, landscaping plan, and/or interior ramps should be used to reduce the handicapped run length and number of steps to front of building; and a picture window be incorporated into the north elevation assembly room wall.

In response, Mr. Humes noted that picture windows will be added to the North side of the building and they are hoping to raise the grade in the front of the building to minimize handicapped length and steps to building.

Mr. Jahoda commented that he would like to see the front entrance door centered on the north elevation under the canopy. Mr. Russo explained that due to programing requirements for the building it needed to be off-center and Mr. Earls agreed.

Mr. Chester read an email he received today from Robin Chesmer in which Mr. Chesmer states that he believes the parking area layout meets the basic parking requirements with the least impact on the green and that every effort should be made to maintain a 'rural' appearance; that he agrees with the Design Review Board recommendation for a landscaping plan, pedestrian access to Alden Tavern and Town Hall as well as grading suggestions; and he believes that a 'centered' front door would be more in keeping with a 'classic New England' design element as long as it can be accomplished with minimal impact on interior design layout.

Mr. Chester provided a summary of outstanding conditions from the Commission's February 9, 2015 approval and those discussed this evening.

Motion made by Thomas Meyer to approve PZ-20-4 subject to the following conditions of approval satisfied at the time of issuance of a building permit:

- 1. Site Plan shall be amended to provide:**
 - a. Pedestrian linkages from Library to Community Center/Alden Tavern Parking lot and from Route 87 to Town Hall;**
 - b. Bike rack adjacent to Library;**
 - c. Grading and/or interior ramping to reduce handicapped run length and number of steps to front of building; and**
 - d. Landscaping.**
- 2. Preparation of Lighting Plan shall be made in accordance with Zoning Regulation Section 7.9.**
- 3. North building elevation shall be amended to contain additional glass to maximize the view of the Town Green from the Assembly/Program Room.**

The motion was seconded by Thomas Benoit and unanimously approved.

- b. FY 2022 Operating Budget Request. Mr. Chester presented the proposed operating budget of \$158,758.

Motion made by Francis Malozzi to approve the operating budget request as presented. The motion was seconded by Thomas Meyer and carried unanimously.

- c. FY 2022 Capital Budget Request for Open Space. Mr. Chester reviewed the Open Space Account balance, past uses, and average annual expenditure. He read an email from Robin Chesmer in which Mr. Chesmer recommends \$100,000 be requested as it is an investment in the agricultural economy; that perhaps the account should be renamed the *Agricultural Lands Economic Investment Program* as it provides financial returns to the town, plus locally produced food security and environmental benefits such as wildlife habitat, water recharge, clean air, scenic vistas, quality of life, and agri-tourism; and that the fund is a catalyst (multiplier) for further funding from the state and land trusts.

There was discussion on what Commission members felt was an appropriate amount to be requested for this purpose. It was agreed that there should be further thought about the recommendation in the draft POCD.

Motion made by Francis Malozzi to request \$50,000.00 for the Capital Budget Request for Open Space for FY 2022. The motion was seconded by Thomas Benoit and carried unanimously.

III. MINUTES

- a. November 16, 2020 Regular Meeting
Motion made by Francis Malozzi to accept the minutes of the November 16, 2020 Regular Meeting. The Motion was seconded by Thomas Meyer and unanimously carried.
- b. November 20, 2020 Special Meeting
Motion made by Francis Malozzi to accept the minutes of the November 20, 2020 Special Meeting. The Motion was seconded by Thomas Meyer and unanimously carried.
- c. December 14, 2020 Regular Meeting
Motion made by Francis Malozzi to accept the minutes of the December 14, 2020 Regular Meeting. The Motion was seconded by Thomas Meyer and unanimously carried.

III. ADJOURNMENT

Motion made by Francis Malozzi to adjourn the meeting at 8:34 pm. The meeting was adjourned.

Respectfully submitted,
Catherine McCall