



Town of Lebanon
PLANNING AND ZONING COMMISSION
January 25, 2021
7:00 p.m.
Special Meeting

MEETING MINUTES

Members Present: Robin Chesmer (Acting Chair/Secretary), Thomas Benoit, Wayne Budney, Keith LaPorte, Tom Meyer, Julie Chalifoux (Alt.), Ethan Stearns (Alt.)
Members Absent: James Jahoda, Francis Malozzi, Allyn Miller (Alt.)
Also Present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Bernard Dennler (Zoom Administrator)

I. Mr. Chesmer called the teleconference meeting to order at 7:00 p.m. and appointed Julie Chalifoux and Ethan Stearns voting members.

II. PUBLIC HEARING

a. Planning and Zoning Commission, Draft Plan of Conservation and Development.

Mr. Chesmer welcomed residents to the public hearing and explained the hearing process. He recognized the Commission's Plan of Conservation and Development two (2) year planning process, including holding over 20 public meetings; utilizing Subcommittees made up of other town boards and commissions; conducting a resident survey and a cost-of-community services study; and meeting with town agencies and staff.

He noted that this was the third meeting in just over a month where the public is invited to provide input to the Commission, and that the Commission received written comments from the Southeastern Council of Governments, Amston Lake Association, Lebanon Fire Department, Sheree Swanson, HJ Boulderer, Britany West, Kim Kilkowicz, Philip Wawrzynowicz, Amanda Shanks, Amanda Watkins, Steve Racette, Heidi Loos, Shannon Bernard, Ladd Bethune, Amy Blakeslee, and several property owners on Roger Foote Road.

Mr. Chesmer opened the hearing for public comment.

- Lindsey Osten, Waterman Road. Plan should embrace equestrian uses including bridal paths.
- Ladd Bethune, Lake Shore Drive. Plan should identify the town as a bike-friendly community certified by the League of American Bicyclists and encourage farms to transition to regenerative agriculture practices.

- Wayne Budney, Geer Road. Plan should remove recommendation that Roger Foote and Taylor Bridge Roads become scenic roads.
- Kim Klikowicz, East Hebron Turnpike. Plan should focus on the value of horse owners on agriculture and development of public equestrian trails, including at State Parks.

With no further public comments offered, Mr. Chesmer asked for a motion to close the public hearing.

Motion by Thomas Benoit, seconded by Ethan Stearns, to close the public hearing. Motion unanimously approved.

III. OLD BUSINESS

- a. Planning and Zoning Commission, Plan of Conservation and Development. Discuss and act.

The following amendments were recommended to the Plan.

1. Items identified in Mr. Chester's 1/22/21 memo to the Commission attached.
2. Items identified in Mr. Meyer's 1/25/21 memo to Mr. Chester attached, with the Commission agreeing to amend item #4 to include equestrian, cycling, and cross-country skiing opportunities, and equestrian parking.
3. Items identified in Mr. Chesmer's 1/25/21 email to Mr. Chester attached.
4. Draft Plan pg. 14: Amend recommendation #2 first sentence to read "Provide housing for all age groups."
5. Draft Plan pg. 30: Add last sentence to page to read "Additional opportunities for equestrian and multi-purpose trails should be considered."
6. Draft Plan pg. 36: Add the words "multi-purpose trails" to recommendation #15 between the words "create" and "trail".
7. Draft Plan pg. 39 eliminate the words "and lack of new housing" in second paragraph sentence second.

Motion by Wayne Budney, seconded by Thomas Benoit, to approve the 2020 Plan of Conservation and Development as amended. Motion approved 6-1-0 with Wayne Budney voting against motion.

Motion by Keith LaPorte, seconded by Thomas Benoit, to dedicate the 2020 Plan of Conservation and Development to longtime Town Historian Alicia Wayland and First Selectman Joyce Okonuk who collectively over the past three decades contributed 50 years to the planning, preservation, and development of the Town of Lebanon. Motion approved 6-1-0, with Wayne Budney voting against motion.

IV. MINUTES

- a. **Motion by Thomas Benoit, seconded by Julie Chalifoux, to approve December 21, 2020 special meeting minutes. Motion approved 6-0-1 with Robin Chesmer abstaining.**
- b. **Motion by Tom Meyer, seconded by Thomas Benoit, to approve the January 11, 2021 regular meeting minutes. Motion unanimously approved.**

V. EXECUTIVE SESSION – Pending Litigation

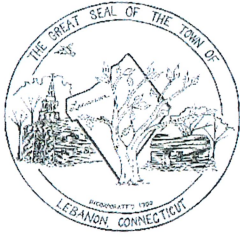
Motion by Tom Meyer, seconded by Julie Chalifoux, to enter Executive Session with the Town Planner and First Selectman at 8:22 p.m. Motion unanimously approved.

The Commission came out of Executive Session at 8:35 p.m. with no action taken.

VI. The Commission adjourned at 8:40 p.m.

Philip S. Chester, AICP
Town Planner
January 26, 2021

(3 Attachments)



Town Planner Town of Lebanon

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MEMORANDUM

To: Planning and Zoning Commission
Date: January 22, 2021
Re: Draft POCD

ppc

Below are recommended amendments to the 9/25/20 draft Plan of Conservation and Development for Commission discussion. This list does not include non-substantive or grammatical changes made.

- Pg. 1 Amend the third paragraph by replacing language in *italics* to read: "and held public hearings in December 2020 and January 2021 to gain additional resident input." Amend the last paragraph to update Connecticut COVID numbers as of "January 25, 2021" to include "almost 7,000" deaths and "almost 250,000" cases.
- Pg. 2 Amend the second POCD Goal by eliminating the words "Millennials, Generation Z, and seniors" and replacing with the words "all age groups". Amend the second to last goal by deleting the words "medium-density".
- Pg. 7 Move 1868 Map to its own page for better legibility, eliminate passage on bottom of page, and add the following recommendation: "Consideration should be made to relocated overhead wires underground along Lebanon Green."
- Pg. 8 Amend statement at top of page to eliminate the words "Millennials, Generation Z, and seniors" and replace with the words "all age groups".
- Pg. 10 Amend Political Affiliation numbers to reflect current conditions, i.e., 5,173 registered voters, 2,239 or 43% Unaffiliated, 1,493 or 29% Republican, 1,346 or 26% Democrat, and 95 or 1% other, and a 2020 voter participation rate of 87.1%.
- Pg. 11 Add a second sentence to the last paragraph to read: "The number of home sales have seen an uptick during the COVID pandemic as some urban dwellers have gravitated to rural communities and more people are working from home."
- Pg. 13 Amend the last paragraph by eliminating the words "Millennials and Generation Z who are looking for housing to meet their lifestyle as they" and replacing with the words "others looking to". Eliminate the last sentence in the last paragraph.
- Pg. 14 Amend first paragraph by eliminating the words "Millennials, Generation Z, and seniors" and replacing with "all age groups", and eliminating last statement on bottom of page.

- Pg. 18 Replace Agriculture section recommendation #1 to read: "The town should maintain \$300,000 in its Open Space Account annually to be used to preserve farmland and open space and to allow for matching funds to leverage state, federal, and nonprofit open space and agricultural preservation grants which require a town contribution. In addition, the town's contingency/fund balance should be used to fund open space projects above \$300,000 that are supported by the community." Eliminate the last statement on bottom of page.
- Pg. 21 Fire Safety Complex: Replace last sentence (italicized) to read: "Consideration should be made to implement the 2018 Fire Department Study to include obtaining written mutual aid agreements, constructing substations, and funding emergency department personnel."
- Pg. 24 Amend "Utilities, Water, and Sewer" section by adding the words "and Clean Energy" and add the following to the italicized section: "The town should consider adding electric vehicle charging station at its facilities to support zero emission vehicle deployment. New development should utilize passive and active solar techniques, and LEED or Green building standards to reduce energy use."
- Pg. 25 Delete and replace the Animal Control section with the following: "Regionalizing Town Services. In addition to the town's Animal Control services which are provided through the Northeast Council of Governments, Lebanon should continue to explore regionalizing services with a goal to provide the same or better services while reducing public service costs." Amend the Miscellaneous section by adding the following: "Boards and commissions should regularly communicate their activities to residents so Lebanon can remain an informed community."
- Pg. 32 Amend Open Space Map to include the addition of two (2) Priority Forest Preservation areas as recommended by the Conservation and Agriculture Commission at their 1/4/21 meeting – one between Bartlett Brook WMA and Savin Pond at the Colchester town line and the other between Tobacco, Oliver and Clubhouse Roads (see attached map).
- Pg. 34 Replace Open Space recommendation #1 to read: "The town should maintain \$300,000 in its Open Space Account annually to be used to preserve farmland and open space and to allow for matching funds to leverage state, federal, and nonprofit open space and agricultural preservation grants which require a town contribution. In addition, the town's contingency/fund balance should be used to fund open space projects above \$300,000 that are supported by the community."
- Pg. 38 Amend first Economic Development Goal to include the words "promotion of equestrian development".
- Pg. 39 Delete last sentence in last paragraph.
- Pg. 44 Eliminate the last statement on page.
- Implementation Table: Revise to reflect any changes made in recommendations.
- Appendix: Amend Flow Chart to reflect changes caused by Charter enactment and establishment of a Public Works Director.

Encl. (Revised open space map.)

25 Jan 2021

To: Phil Chester, Town Planner
From: Tom Meyer, member PZC

I suggest the following be added to the draft POCD

1. Under Town Hall, page 19. Add: *Consideration should be given to combining financial services of Town Government and the Education Department.*
2. Under Public Schools, page 22. Add: *Consideration should be given to sharing and coordinating administrative services such as finance, purchasing, etc. with those of the Town government.*
3. Page 22. Regionalizing Town Services. In addition to the town's Animal Control services which are provided through the Northeast Council of Governments, Lebanon should continue to explore regionalizing services in all departments and the Board of Education with a goal to provide the same or better services while reducing public service costs.
4. Under recommendations for Open Space and Natural Resources. Page 36: Add
Continue to work with the state of Connecticut to provide adequate signage, access and parking at state parks in Lebanon
5. Under Housing recommendations, page 14. Add a fourth recommendation. #4
Continue working with state and regional entities regarding the definition, needs and methods to satisfy the intent of affordable housing goals that are appropriate for Lebanon, including assessing the affordability of existing housing stock that is not addressed in current CGS. *Planning and Zoning Commission*
6. Under Transportation. Page 24. After the last sentence in paragraph 1 add: assuming the majority of frontage owners are in favor.

Phil Chester

From: robin [redacted]
Sent: Monday, January 25, 2021 12:12 PM
To: Phil Chester; Jim Jahoda
Subject: PZC Plan of Development Suggestion

Suggestion for Page 2, New Bullet 3

Also, Page 14, New Item 4:

"Future development should be scaled and designed to mirror and enhance the town's rural village character and sense of place."