



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

Monday, September 20, 2021

**Lebanon Town Hall, Downstairs Meeting Room**

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

Members Absent: Wayne Budney, Allyn Miller (Alternate)

Also present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine McCall (minutes)

**I. CALL TO ORDER**

The meeting was called to order by J. Jahoda at 7:00 p.m. and Julie Chalifoux was appointed a voting member.

**Motion made by F. Malozzi to add the following agenda items under New Business.**

**a. Appointment of members to the Village Business District Design Review Board.**

**b. Appointment of members to the Village Green District Design Review Board**

**Motion unanimously carried.**

**II. NEW BUSINESS**

a. Appointment of members to the Village Business District Design Review Board.

**Motion made by F. Malozzi to appoint the following members to the Village Business District Design Review Board.**

**1. William Brewster, 4-year term**

**2. Ellen McCauley, 4-year term**

**3. Steven Zickman, 4-year term**

**4. James Russo, 3-year term**

**Motion seconded by T. Meyer and unanimously carried.**

b. Appointment of members to the Village Green District Design Review Board.

**Motion made by F. Malozzi to appoint the following members to the Village Green District Design Review Board.**

**1. William Brewster, 4-year term**

**2. Maggie McCaw, 4-year term**

**3. Wesley Wentworth, 4-year term**

**Motion seconded by R. Chesmer and unanimously carried.**

### **III. OLD BUSINESS**

#PZ-05-03: Mark Olenick, Exeter Road, Assessors Map 243, Lot 76.001. Request to release \$1,000 earth excavation bond.

J. Jahoda reviewed a 9/17/21 email from Brian Handfield (Yantic River Consultants) to P. Chester recommending release of bond.

**Motion made by R. Chesmer to close the pit and release the \$1,000 excavation bond. Motion seconded by F. Malozzi and unanimously carried.**

### **IV. REGULATION REVIEW SUBCOMMITTEE REPORT**

The Subcommittee reported on dog training facilities, campgrounds and RV parks, and State regulations related to accessory apartments. Commission discussion ensued. P. Chester reported that most dog training facilities are located in commercially zoned areas. One exception is the Town of Chaplin which permits them in residential zones with a 500-foot setback. It was the consensus of the Commission that dog training facilities were not a residential or agricultural use. Commissioners asked for additional information regarding the tax implications of campgrounds and RV parks. It was the consensus of the Commission that the town should “opt out” of the state requirement to allow detached accessory apartments. The town currently permits attached apartments.

**Motion made by K. LaPorte, seconded by F. Malozzi, to add to the agenda the approval of the August 16, 2021 meeting minutes. Motion unanimously carried.**

**Motion by F. Malozzi, seconded by J. Chalifoux, to approve the August 16, 2021 meeting minutes. Motion unanimously carried.**

### **V. TOWN PLANNER REPORT**

P. Chester reported on update of Library project; planning for affordable senior housing; zoning enforcement items, and farmland preservation projects.

### **VI. EXECUTIVE SESSION – None.**

### **VII. ADJOURNMENT**

The Commission adjourned at 8:40 p.m.

Minutes, Catherine McCall