



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**

September 21, 2020

Lyman Memorial High School Auditorium, 931 Exeter Road

**Special Meeting Minutes**

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

**I. CALL TO ORDER**

Mr. Chesmer called the meeting to order at 7:00 p.m. and appointed Julie Chalifoux as a voting member.

**II. MINUTES**

- a. MOTION by Keith LaPorte, seconded by Francis Malozzi, to approve the August 17, 2020 special meeting minutes. Motion unanimously approved.
- b. MOTION by Tom Myer, seconded by Francis Malozzi, to approve the August 24, 2020 special meeting minutes with the amendment that under Section II.c. Mr. Chesmer was opposed to the zone text proposal due to the “limited diversity of business zones”. Motion unanimously approved.

**III. NEW BUSINESS**

- a. PZ-20-8905: Joshua White, 1342 Exeter Road, Assessors Map 254, Lot 50. Special Permit application for 40’ x 70’ garage per Zoning Sec. 7.3a.(b). Accept application and set public hearing date.

MOTION by Wayne Budney, seconded by Francis Malozzi, to accept application and set public hearing for November 16, 2020 at 7:00 p.m. Motion unanimously approved.

- b. PZ-20-8932: Scott Barber/DBA Barber Electric Inc. (applicant), Southeastern Council on Alcoholism & Drug Dependence Inc./SCADD (owner), 37 Camp Mooween Road, Assessors Map 279, Lot 33. Special permit application for 100

KW emergency standby generator unit per Zoning Section 4.10. Accept application and set public hearing date.

MOTION by Francis Malozzi, seconded by Keith LaPorte, to accept application and set public hearing for November 16, 2020 at 7:00 p.m. Motion unanimously approved.

- c. Mobil Gas Station, 903 Exeter Road. Approval for ground mounted solar panels in the Village Business District Zone. Discuss and act.

MOTION by Thomas Benoit, seconded by Francis Malozzi, to approve the application subject to recommendations made by the Village Business District Design Review as noted in their August 27, 2020 meeting. Motion approved 5-2-0, with Keith LaPorte and Wayne Budney opposed due to a lack of landscaped screening.

#### **IV. EXECUTIVE SESSION**

MOTION by Francis Malozzi, seconded by Julie Chalifoux, to enter into Executive Session to discuss pending litigation and enforcement matters with the Town Planner and First Selectman at 7:38 p.m.

The Commission came out of Executive Session at 8:10 p.m. with no action taken.

#### **V. REVIEW OF DRAFT PLAN OF CONSERVATION AND DEVELOPMENT**

The Commission discussed and made amendments to the September 11, 2020 draft.

MOTION by Keith LaPorte, seconded by Francis Malozzi, to submit amended draft to the Board of Selectmen and Southeastern Connecticut Council of Governments, place draft on town web site and at the Library, and hold a public hearing on December 14, 2020 at 7:00 p.m. Motion unanimously approved.

#### **VI. COMMUNICATIONS – None.**

- V. The Commission adjourned at 9:24 p.m.

Respectfully submitted,  
Philip S. Chester, AICP  
9/22/20