



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**

Regular Meeting  
Town Hall, 579 Exeter Road  
Monday, November 21, 2016

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Tom Meyer, Alternate  
Absent: Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Lanny Clouser, Alternate  
Joyce Okonuk, Alternate  
Also Present: Philip Chester, Town Planner

I. Meeting called to order at 7:02 p.m. by Mr. Jahoda who appointed Mr. Meyer voting member.

II. NEW BUSINESS

- a. **PZ-16-5869:** Daniel LaJeunesse, 152 Kick Hill Road, Assessors Map 216, Lot 15. Request special permit for construction of accessory structure per Zoning Sec. 7.3.(b).

**Motion made by Mrs. Smith and seconded by Mr. Budney to have a December 19, 2017 public hearing on this application at 7:00 p.m. Motion unanimously approved.**

- b. Proposed FY 2017-18 Capital Budget.

**Motion made by Mr. Meyer and seconded by Mr. Chesmer to recommend that \$100,000 be set aside in the Open Space Account for FY 2017-18 Capital Budget. Motion unanimously approved.**

- c. CGS Sec. 8-24: Proposed Cemetery Design prepared by CME Associates, Inc.

**Motion made by Mr. Meyer and seconded by Mrs. Smith to issue a positive CGS Sec. 8-24 report for the proposed cemetery design. Motion unanimously approved.**

III. OLD BUSINESS

- a. Brad Bernier, Paradise Agency, updated the Commission on age-restricted housing development at 39R West Town Street. Occupancy is expected in spring. Owner prefers to replace stone facade with shingles. Commission prefers stone façade to remain .

- b. **Motion made by Mrs. Smith and seconded by Mr. Meyer to reappoint Paul LeDuc and Dan King to the Village Green Design Review Board and Jason Nowosad and Jean Reichard to the Village Business Design Review Board for 4-year terms. Motion unanimously approved.**

IV. TOWN PLANNERS REPORT

Mr. Chester provided updates on conservation, development and enforcement activities, and reported on meetings attended at:

- SECCOG on draft regional and state POCDs and on a proposal by Mobilitie Intelligent Infrastructure to place their “hybrid transport network” throughout the region;
- Southern New England Planners Conference in Worcester; and,
- Colchester Town Hall on a proposal to conduct a regional marketing analysis.

The Commission discussed commercial solar arrays in RA Zone; granny pads; fracking waste; amending zoning regulations to allow by special permit livestock buildings to be closer than 100-feet to property lines that abut preserved land; amending zoning map to include properties permanently preserved in the Agriculture Zone; potential use of town land behind “Frankel Acres” for senior/age-restricted housing; potential lease of town land behind High School for cell tower use; canopy lighting at Mobile Station; and utilizing legal funds to investigate town ownership of specific roads for possible closure.

V. MINUTES

- a. **Mrs. Smith made a motion, which was seconded by Mr. Budney, to approve the October 17, 2016 meeting minutes. Motion was unanimously approved.**

VII. CORRESPONDENCE

VIII. The Commission adjourned at 9:07 p.m.

Submitted by  
Philip S. Chester, Town Planner  
November 22, 2016