



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Town Hall, 579 Exeter Road  
Monday, December 19, 2016

**MINUTES**

Members Present: James Jahoda, Chair  
Wayne Budney  
Robin Chesmer (left 8:10 p.m.)  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Tom Meyer, Alternate  
Joyce Okonuk, Alternate (arrived 7:30 p.m.)  
Absent: Kathleen Smith, Secretary  
Lanny Clouser, Alternate  
Also Present: Philip Chester, Town Planner

I. Meeting called to order at 7:00 p.m. by Mr. Jahoda. Mr. Meyer appointed voting member.

II. PUBLIC HEARING

- a. **PZ-16-5869:** Daniel LaJeunesse, 152 Kick Hill Rd, Assessors Map 216, Lot 15. Request special permit for construction of 2,000 sq. ft. accessory structure per Zoning Sec. 7.3.(b).

Mr. Jahoda opened the Public Hearing at 7:01 p.m. Dan LaJeunesse and Mark Reynolds, P.E. presented the application which is a request to construct a 2,000 sq. ft. three (3) bay garage for personal use. No one from the public chose to speak on the application. Mr. Jahoda closed the Public Hearing at 7:08 p.m.

III. NEW BUSINESS

- a. CGS Sec. 7-159b. Pre-application review of use of property: 894 Exeter Road, Assessors Map 245, Lot 18. Zone change, restaurant use.

Kevin and Dawn Whitcher discussed their interest in opening up a coffee house/restaurant at 894 Exeter Road which would require a zone change.

- b. Proposed FY 2017-18 Capital Budget.

**Motion made by Mr. Malozzi and seconded by Mr. Meyers to request FY 2017-18 Planning and Zoning Commission Operating Budget of \$151,117. Motion unanimously approved.**

### III. OLD BUSINESS

- a. **PZ-16-5869:** Daniel LaJeunesse, 152 Kick Hill Rd, Assessors Map 216, Lot 15. Request special permit for construction of 2,000 sq. ft. accessory structure per Zoning Sec. 7.3.(b).

**Motion made by Mr. Malozzi and seconded by Mr. Budney to approve PZ-16-5869. Motion unanimously approved.**

Mr. Chesmer left meeting at 8:10 p.m. and Mr. Jahoda appointed Ms. Okonuk voting member.

### V. TOWN PLANNERS REPORT

Mr. Chester provided updates on conservation, development and enforcement activities, including, but not limited to, the potential lease of town land behind High School for cell tower use; lake home activities; use of land below Middle School for new DPW garage; ongoing investigation of town road ownership for possible road closures; Windham Solar update; potential for development of town-owned land at "Frankel Acres"; discussion of potential property development at Route 2 interchange; Goshen Hill Church request for additional signage; and, possible zone changes per POCD.

### V. MINUTES

- a. **Motion made by Mr. Meyers and seconded by Mr. Budney to approve the November 21, 2016 meeting minutes. Motion approved 4-0-3, with Malozzi, Manning and LaPorte abstaining.**

### VII. CORRESPONDENCE

### VIII. The Commission adjourned at 8:52 p.m.

Submitted by  
Philip S. Chester, Town Planner  
December 20, 2016