



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Special Meeting  
Lebanon Community Center, 872 Trumbull Highway  
Monday, January 22, 2018

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Keith LaPorte  
Tom Meyer  
Allyn Miller, Alternate  
Ethan Stearns, Alternate

Member Absent: Francis Malozzi  
Joyce Okonuk, Alt.

Also Present: Philip Chester, Town Planner

I. The meeting was called to order at 6:30 p.m. by Mr. Jahoda who appointed Mr. Miller as voting alternate.

**II. APPROVAL OF MINUTES**

- a. Motion made by Mr. Myer, seconded by Mr. Miller, to approve the December 18, 2017 Regular Meeting Minutes. Motion unanimously approved.

**III. NEW BUSINESS**

- a. PZ-18-6832: Matthew Williams/Williams Materials LLC, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request special permit for earth excavation operation per Zoning Sec. 8.6. Accept application and set public hearing date.

**Motion made by Mr. Budney, seconded by Mr. Myer, to set a public hearing for March 19, 2018 at 6:00 p.m. at 333 Goshen Hill Road to conduct a site walk, and be reconvened at Town Hall at 7:00 p.m. Motion unanimously approved.**

**IV. OLD BUSINESS**

- a. CGS Sec. 8-24 Report. Sale of town-owned 11+/- acre property off Dianne Drive, Assessors Map 250, lots 53, 54, 55, 56 and 65.

**Motion by Mr. LaPorte, seconded by Mr. Budney to table discussion to the February 26, 2018 regular meeting. Motion unanimously approved.**

- b. PZ-17-6668: Planning and Zoning Commission. Proposed text amendments to Zoning Regulations.

The Commission decided to form a subcommittee to work with the Town Planner and further study “farm brewery” regulations, the results of which to be submitted to the Commission.

**Motion made by Mr. Jahoda, seconded by Mrs. Smith to approve PZ-17-6688 with the condition that all references to “Farm Brewery” be eliminated. Said decision to become effective 15 days after newspaper publication. Motion unanimously approved.**

**V. EXECUTIVE SESSION – None.**

**VI. TOWN PLANNERS REPORT**

Mr. Chester updated the Commission on recent development, conservation, and enforcement matters.

**VIII.** The Commission joined with the Zoning Board of Appeals for a discussion on the roles and responsibilities of the commissions presented by Attorney Steven Byrne. Mr. Byrne also discussed best practices concerning freedom of information, conflict of interest, and conducting a meeting.

The discussion concluded along with the meeting at 9:00 p.m.

Respectfully Submitted,  
Philip S. Chester, AICP  
January 23, 2018

*(Minutes are unapproved as of transcription date.)*