

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, July 17, 2017 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Robin Chesmer
Francis Malozzi
Oliver Manning
Joyce Okonuk, Alt.

Members Absent: Wayne Budney
Keith LaPorte
Tom Meyer, Alt.
Lanny Clouser, Alt.

Also Present: Philip Chester, Town Planner

I. The meeting was called to order at 7:00 p.m. by Jim Jahoda. Joyce Okonuk was seated as a voting member.

II. Minutes

- a. Motion by Francis Malozzi, seconded by Joyce Okonuk, to approve the June 19, 2017 regular meeting minutes. Unanimously approved.

III. New Business:

- a. Pre-application discussion. Amy and Lincoln Chesmer, re: 724 Exeter Road, Assessors Map 245, Lot 33. Proposed 192' x 80' riding stable.

[Robin Chesmer recused himself and left the table.] It was the consensus of the Commission that because the proposed riding stable will not contain seating for public viewing Mr. Chester could sign off on the application.

Robin Chesmer returned to the meeting table.

- b. Pre-application discussion. Lebanon Lion's Club, 122 Mack Road, Assessors Map 236, Lot 57. Connecticut Renaissance Faire, Labor Day to Columbus Day weekends.

Steven Salisbury, Rand Wells, Dick Tanger and John Jarvis from the Lions Club were present.

It was the consensus of the Commission that the Lions Club and Connecticut Renaissance Fair apply for a Temporary Use Permit and that representatives from both organizations be present at the August 21, 2017 Commission meeting for discussion.

- c. Appointments to Village District Design Review Boards.

Motion by Francis Malozzi, seconded by Kathleen Smith, to reappoint Dennis Goderre, William Landon and James Russo to the Village Business District Design Review Board and Dennis Goderre, Maggie McCaw and Wesley Wentworth to the Village Green District Design Review Board. Motion unanimously approved.

- IV. Old Business: None.

- V. Executive Session: Walter Tabor v. Lebanon Planning and Zoning Commission.

Robin Chesmer recused himself and left the meeting.

Motion by Kathleen Smith, seconded by Joyce Okonuk, to enter into Executive Session with the Town Planner 7:57 p.m. Motion unanimously approved.

The Commission came out of Executive Session at 8:02 p.m.

Robin Chesmer returned to the meeting.

- VI. Town Planner's Report:

Mr. Chester updated the Commission on recent conservation, development and enforcement matters, including but not limited to completion of Gan Aden of Lebanon, 39R West Town Street; inspection of Rychling property; and new land use legislation.

Motion by Francis Malozzi, seconded by Kathleen Smith, to recommend to the Board of Selectmen that the Town of Lebanon opt out of the provisions of PA 17-155: Temporary Health Care Structures. Motion approved 5-0-1 (Oliver Manning abstained).

The Commission reviewed recommended changes to the zoning map and regulations.

- VII. Correspondence:

- VIII. Motion by Joyce Okonuk, seconded by Francis Malozzi, to adjourn at 8:35 p.m. Motion unanimously approved.

Respectfully Submitted,
Philip S. Chester, Town Planner
July 18, 2017

(Minutes are unapproved as of transcription date.)