

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
January 14, 2019, 7:00 p.m.
Lebanon Town Hall, 579 Exeter Road

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Tom Meyer
Thomas J. Benoit (Alt.)
Members Absent: Allyn Miller (Alt.)
Ethan Stearns (Alt.)
Others Present: Philip Chester, Town Planner

- I.** Meeting was called to order at 7:00 p.m. by Mr. Jahoda who appointed Mr. Benoit a voting member.

Motion by Mr. Malozzi, seconded by Mr. LaPorte, to add the following items under new business.

- a. **PZ-19-7676:** Paula Serignese (owner), Ala-Bri Acres Farm LLC/Nicholas Serignese (applicant), 129 West Town Street, Assessors Map 235, Lot 12. Request for home occupation under Zoning Sec. 7.5.a. for wine production.
- b. Appointment of Agricultural Tourist Village District Design Review Board.

Motion unanimously approved.

II. NEW BUSINESS:

- a. **PZ-19-7676:** Paula Serignese (owner), Ala-Bri Acres Farm LLC/Nicholas Serignese (applicant), 129 West Town Street, Assessors Map 235, Lot 12. Request for home occupation under Zoning Sec. 7.5.a. for wine production.

Mr. Chesmer recused himself as he is an abutter.

Mr. Serignese presented his application which includes utilizing 600 square feet of his home basement to process and manufacture wine. Hours of operation would be from 8:00 a.m. to 6:00 p.m. No retail or tasting will occur on the site.

Motion by Mr. LaPorte to approve PZ-19-7676. Motion seconded by Mr. Malozzi and unanimously approved.

b. Appointment of Agricultural Tourist Village District Design Review Board.

Motion by Mr. Malozzi to appoint the following members to the Agricultural Tourist Village District Design Review Board for a period of three (3) years or other as required by State Statute.

- Dennis Goderre
- Jason Nowosad
- Ellen Macauley
- Steven Zickman
- Geraldine McCaw
- Wesley Wentworth
- Julie Chalifoux

Motion seconded by Mrs. Smith and unanimously approved.

III. OLD BUSINESS: None.

IV. TOWN PLANNER'S REPORT: Mr. Chester updated the Commission on conservation and development projects.

V. 2020 PLAN OF CONSERVATION AND DEVELOPMENT (POCD): The Commission began the process of updating its POCD. The Commission identified some of Lebanon's strengths, weaknesses, opportunities, and threats by conducting a SWOT exercise.

Mr. Chester discussed the Department of Agriculture's funding of a resident survey and a cost-of-community services study as part of the Commission's 2020 POCD. Both studies were conducted as part of the 2010 POCD and funded by the Department of Agriculture. Copies of the 2008 resident survey were distributed for discussion at the February meeting.

VI. Motion by Mr. Malozzi, seconded by Mr. Budney, to approve the December 17, 2018 Regular Meeting Minutes. Motion unanimously approved.

VII. The Commission adjourned at 9:05 p.m.

Respectfully submitted by,
Philip S. Chester, AICP
Town Planner
1/15/19

Please see the minutes of subsequent meetings for approval of minutes and any corrections hereto.