

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
December 17, 2018, 7:00 p.m.
Lebanon Town Hall, 579 Exeter Road

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

The meeting was called to order at 7:00 p.m. by Mr. Jahoda, who appointed Mr. Benoit and Mr. Stearns voting members.

I. NEW BUSINESS:

- a. Design Review Application: Suzanne Calise (owner), Harold Melia (applicant), 77 West Town Street, Assessors Map 235, Lot 17. Carriage shed.

Mr. Chester reported that the plans were distributed to Design Review Board members and the Board attempted to hold a meeting Dec. 4, 2018; however, a quorum was not present. Nevertheless, he received feedback from the majority of members who stated that the design was acceptable.

Motion by Mr. Meyer, seconded by Mr. Malozzi, to approve the carriage shed design for 77 West Town Street as presented. Motion unanimously approved.

- b. Pre-Application Discussion: Nick Serignese, 129 West Town Street, Assessors Map 235, Lot 12. Home occupation for wine production.

This item was heard under CGS Sec. 7-159b and no action was taken.

- c. FY 2019-20 Operating Budget.

Motion by Mr. Malozzi, seconded by Mr. Meyer, to approve an operating budget of \$154,346 or a 1.0% increase for FY 2019-20 as presented by the Town Planner. Motion unanimously approved.

- d. FY 2019-20 Capital Budget.

Motion by Mr. Malozzi, seconded by Mr. Benoit, to recommend \$50,000 be added to Open Space Account #220-00-461-2701-0060 for FY 2019-20. Motion unanimously approved.

- e. Discuss and act on appointment of Agricultural Tourist Village District Design Review Board.

No action taken.

II. OLD BUSINESS: None.

III. TOWN PLANNERS REPORT: Mr. Chester updated the Commission on farmland preservation projects; the winter farmers' market; town award of a \$35,300 CT Dept. of Ag. Farm Viability Grant; and preparation of a resident survey and cost-of-community services study to be completed in 2019 as upcoming POCD update needs. Mr. Chester will reach out to town boards and commissions to request sample questions they would like included in the resident survey and then provide a list of recommended questions.

IV. MINUTES: Motion by Mr. Malozzi, seconded by Mr. Meyer, to approve the November 19, 2018 Regular Meeting Minutes. Motion unanimously approved.

V. CORRESPONDENCE: None.

VI. The Commission adjourned at 8:18 p.m.

Respectfully submitted by,
Philip S. Chester, AICP
Town Planner
12/18/18

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