

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
November 19, 2018, 7:00 p.m.
Lebanon Town Hall, 579 Exeter Road

Members Present: Chair James Jahoda, Secretary Kathleen Smith, Wayne Budney, Robin Chesmer, Francis Malozzi, Tom Meyer, Allyn Miller (Alt.), Thomas J. Benoit (Alt.), and Ethan Stearns (Alt.)

Member Absent: Keith LaPorte

Others Present: Town Planner Philip Chester, Harold Melia, Amy Chesmer, Lincoln Chesmer, Nicholas Serignese, and John Cook

The meeting was called to order at 7:00 p.m. by J. Jahoda. A. Miller was appointed a voting member.

Motion by K. Smith, seconded by F. Malozzi, to add a new agenda item under NEW BUSINESS “a.” entitled: Harold Melia (applicant), Suzanne Calise (owner), 77 West Town Street, Assessors Map 235, Lot 17. Design review approval for new barn replacement.

I. NEW BUSINESS:

- a. Harold Melia (applicant), Suzanne Calise (owner), 77 West Town Street, Assessors Map 235, Lot 17. Design review approval for new barn replacement.

P. Chester reported that the plans were distributed to the Design Review Board on Friday via email. The only comment received from a Board member was that a window should be added to the rear of the proposed building to break-up the blank wall.

The Commission reviewed the building plans with H. Melia (applicant/contractor), and determined that the plans needed to be revised to better conform to the Zoning Regulations Design Review Standards.

R. Chesmer recused himself from items “b.” and “c.” and left the meeting table.

- b. Pre-Application Discussion: 724 Exeter Road, Amy and Lincoln Chesmer, Agricultural Tourist Village District, wedding venue.

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

- c. Pre-Application Discussion: 129 West Town Street, Nicholas Serignese, Farm Winery.

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

II. OLD BUSINESS: None.

III. TOWN PLANNERS REPORT: Mr. Chester updated the Commission on farmland preservation issues; Board of Finance request for capital projects due 1/10/19; winter farmers' market; town applications to CT Dept. of Ag. for a Farm Viability Grant and to DEEP for a Recreational Trail Program Grant; and upcoming POCD update needs.

IV. MINUTES: Motion by F. Malozzi, seconded by W. Budney, to approve the October 15, 2018 Regular Meeting Minutes. Motion unanimously approved.

V. CORRESPONDENCE: None.

VI. The Commission adjourned at 9:28 p.m.

Respectfully submitted by,
Philip S. Chester, AICP
Town Planner
11/26/18

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