

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, September 17, 2018

MINUTES

Members Present: James Jahoda Chair
Robin Chesmer
Keith LaPorte
Francis Malozzi
Tom Meyer
Thomas Benoit, Alt.
Ethan Stearns, Alt.

Absent: Wayne Budney
Allyn Miller
Kathleen Smith

Also Present: Philip Chester, Town Planner

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

II. NEW BUSINESS

- a. CGS Sec. 7-159b. Felida Holbrook, Manager, Lebanon Tap Room. Preliminary discussion on desire extend business hours from 12:00-2:00 a.m.

No action taken.

- b. CGS Sec. 7-159b. Preliminary discussion with Fire Department on use of 1742 Exeter Road for a satellite fire station.

Mark Elliot, Deputy Fire Chief and Alan Olenick, Assistant Fire Chief were present to discuss potential lease of a portion of existing building at 1742 Exeter Road for a satellite fire station. No action taken.

- c. Discuss and act on CGS Sec. 8-24 Report on the discontinuance of the 400' +/- dirt road portion of Lebanon Avenue Extension at the Colchester town line.

Motion by Mr. Malozzi, seconded by Mr. Chesmer to recommend approval of the discontinuance of Lebanon Avenue Extension to Town Meeting. Motion approved 6-0-1 (Mr. Benoit abstained).

- d. Approval of 2019 PZC Regular Meeting Calendar.

Motion by Mr. LaPorte, seconded by Mr. Malozzi to approve the 2019 Regular Meeting Calendar. Motion unanimously approved.

- III. OLD BUSINESS – None.
- IV. REGULATION REVIEW SUBCOMMITTEE REPORT – None.
- V. TOWN PLANNERS REPORT
- VI. Board of Selectmen has asked for an analysis of town-maintained dead-end roads that service only a single property owner. Enforcement action taken against owner of 195 Lake Shore Drive for work within front setback and with several realtor signs that are greater than 5 square feet. Discussion regarding “we buy stone walls” sign at 1207 Exeter Road. The Commission recommended enforcement to remove this sign. Attended Forest Practices Advisory Board, CCM Land Use and Housing Policy Committee, and Airline Trail maintenance meetings. EDC continues work on proposed tax incentive program. Winter farmers market dates have been set for the Senior Center. Town making offer to purchase development rights to 168 acres at 65 Trumbull Highway. Town continuing work to close on Bender, Geer, McCall, and Wolf farmland preservation projects. Town Planner working with Recreation Commission on revising their 5-year strategic plan. UCONN Land Use Academy Advanced Training session set for October 27, 2018, 9-3:30 p.m. in Haddam. Mr. Chester will coordinate with members interested in attending.
- VII. **Motion by Mr. LaPorte, seconded by Mr. Chesmer to approve the August 20, 2018 meeting minutes. Motion unanimously approved.**
- VIII. CORRESPONDENCE – None.
- IX. The Commission adjourned at 9:25 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
September 18, 2018

(Minutes are unapproved as of transcription date.)