

Town of Lebanon

**PLANNING AND ZONING COMMISSION**

Special Meeting/Workshop  
Lebanon Town Hall, Lower Level Conference Room  
Thursday, April 29, 2010  
7:00 PM

**MEETING MINUTES**

Members Present: Jim Jahoda, Chair  
David Fields, Secretary  
Eric Bender  
Robin Chesmer  
Susan Brett Davis  
Keith LaPorte  
Francis Malozzi  
Wayne Budney, Alt.  
Absent: Mark Bancroft, Alt.  
Matt Johnson, Alt.  
Also Present: Philip Chester, Town Planner

**I. Call to Order**

The meeting was called to order by Chairman Jahoda at 7:00 p.m..

**II. Minutes**

Mr. LaPorte made a motion, which was seconded by Mr. Budney to approve the April 15, 2010 special meeting minutes. The motion was unanimously approved.

**III. 2010 Plan of Conservation and Development**

The Commission reviewed the 2/4/10 draft recommendations prepared by the Plan of Conservation and Development Committee and made the following changes.

- a. Agriculture - delete language under recommendation A.1. and replace with “review regulations to encourage agricultural business.”.

The Commission also discussed placing photographs of local agricultural operations into the document; noting the number of Lebanon residents per cow (4); and, allowing temporary hoop houses to house hay on rented land versus the current Town requirement that these hoop houses contain a permanent foundation.

- b. Economic Development

- Eliminate recommendation A.1. out of concerns for spot zoning;

- Recommendation A.2. – change the word “should” to “could” in the second sentence and eliminate last sentence in paragraph; and,
- Reword recommendation B.9. to include connecting or looping the Town Green walking path.

The Commission acknowledged the tremendous value/asset of the Town Green and the importance to carefully consider any zone change thereon.

c. Natural Resources

- Amend total miles of Airline Trail from 6 to 7.2;
- Clarify last sentence of recommendation #8 by changing “watercourses” to “streams and rivers”; and,
- Clarify recommendation #9 by adding the words “and subdivision” between “development” and “review”.

d. Historical and Cultural Resources

- Assure that the recommended Scenic Roads list is consistent throughout document;
- Acknowledge completion of Alden Tavern Parking lot in 2010;
- Recommendation A.1. – change the word “should” to “could” in the second sentence and eliminate last sentence in paragraph;
- Eliminate recommendation A.2.; and,
- Articulate the desire to connect or loop the Town Green walking path in recommendation B.7.

**IV. Executive Session – Lebanon v. Rychling**

A motion was made by Mr. Chesmer and seconded by Mr. Budney to enter executive session to discuss Lebanon v. Rychling at 9:25 p.m. The motion unanimously passed.

The Commission came out of Executive Session at 9:40 p.m.

**V. Adjournment** – The Commission adjourned at 9:45 p.m.

Respectfully Submitted,  
Philip S. Chester, Town Planner