



Town of Lebanon

PLANNING AND ZONING COMMISSION

Special Meeting Minutes

7:00 p.m.

Tuesday, October 12, 2010

Lyman Memorial High School Auditorium, 917 Exeter Road

Present: Jim Jahoda, Chair
Robin Chesmer
Susan Brett Davis
Keith LaPorte
Francis Malozzi
Mark Bancroft, Alternate
Wayne Budney, Alternate

Absent: Eric Bender
David Fields, Secretary
Matt Johnson, Alt.

Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary

- I. CALL TO ORDER. The Chairman called the meeting to order at 7:00 p.m. and appointed Mr. Budney voting alternate.
- II. PUBLIC HEARING on 2010 Plan of Conservation and Development (POCD). Postcards announcing the meeting were mailed to all property owners on 9/30/10.
 - a. Planning and Zoning Commission Presentation (attached)
 - Introduction/POCD Requirements – Jim Jahoda
 - Changes since 2000 POCD – Phil Chester
 - Housing – Susan Davis
 - Community Facilities and Services – Francis Malozzi
 - Agriculture – Wayne Budney
 - Natural Resources – Keith LaPorte
 - Historical and Cultural Resources – Keith LaPorte
 - Economic Development – Phil Chester

Mr. Chester read the 9/2/10 letter from Windham Region Council of Governments Planning Commission regarding the draft POCD (attached) into the record.

b. Public Comments

- Atty. Bill Sweeney, 43 Broad Street, New London, on behalf of Lebanon Lakes Association, Inc. Seasonal use regulations are difficult to enforce and intrusive to Lake residents. Amston Lake Green Valley Institute study flawed and should not be used to determine policy. Lebanon Lakes Association conducted a survey and received comment from 150 (or 39%) of the 386 surveys handed out. 70% of respondents (or 105) want to convert to year-round use. Requests pages 6 and 7 of POCD be softened to allow for conversion of seasonal lake occupancy to year round use.
- Tony Babineau, 198 Scott Hill Road. Believes Lebanon should maintain its open space and agriculture and is willing to pay additional tax dollars to that effect. Does not want to see more commercial development in Lebanon or Lebanon to develop similar to Colchester.
- Kathy Chesmer, 688 Trumbull Highway. Does not want to see Lebanon rezone or commercialize the Green.
- Russell Hyde, 131 Reservoir Road. Would like to know the cost to upgrade Senior Center driveway and parking lot. Wants to know how much is set aside in Open Space Account and supports providing \$500K in account. Supports \$100K farm building tax exemption and suggests it be increased.
- Mike Rubin, 7 Stacey Lane. In favor of converting seasonal use to year round.
- George Alden, Amston Lake. Built his seasonal structure to year round specifications and was told that with sewers would go year-round occupancy. Supports allowing conversion of seasonal to year round occupancy use.
- Ray Manning, 66 Chappell Road. Agrees with overall plan with exceptions of age restricted housing because of difficulty in enforcement. Believes that allowing for additional uses in VRA zone could lead to town begin responsible for sewer upgrades. Does not want Lebanon to look like Hebron.
- Dean Tine, 282 Lakeside Drive. Disagrees with Mr. Manning on last item.
- Jan Fitter, 1221 Exeter Road. Supports plan and provided written recommendations (attached).
- Ann Marie Regalia, 1 Stacey Lane. Would like to access her property year round which would allow her to be more involved in the community.

With no further public comment, Mr. LaPorte made a motion that was seconded by Ms. Davis to close the public hearing. The motion was unanimously approved.

III. ADJOURNMENT

The meeting adjourned at 8:04 p.m.

Enclosures: PZC presentation, 9/2/10 WINCOG letter, 10/12/10 letter from Jan Fitter

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
October 19, 2010

(Minutes are unapproved as of transcription date.)