



Town of Lebanon

**PLANNING AND ZONING COMMISSION  
Special Meeting Minutes**

Thursday, October 28, 2010  
7:00 p.m.  
Town Hall, 579 Exeter Road

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

- I. Call to Order. Mr. Jahoda called the meeting to order at 7:00 p.m.
- II. Approval of October 12, 2010 Special Meeting Minutes. Due to the omission of a legal advertisement regarding the public hearing portion of the 10/12/10 meeting the Commission relabeled the minutes "notes".
- III. Public Hearing on 2010 Draft Plan of Conservation and Development. Mr. Fields read the public hearing notice published in the Hartford Courant on October 16 and 23, 2010. The following exhibits were read into the public hearing record.

Exhibit #1: Letter from WINCOG dated 9/2/10.  
Exhibit #2: PZC public meeting notes dated 10/12/10.  
Exhibit #3: Letter from Jan Fitter dated 10/12/10.

Public comments:

- Ray Manning, 66 Chappell Road. Mr. Manning is concerned with the public hearing process. He is against rezoning the Green. He believes most lots are non-conforming due to size and their septic systems will fail if their use is changed from residential to commercial and that the State will force the Town to repair failing systems. He is also against age-restricted zoning because he believes it cannot be enforced.
- Marc Lang, 124 Tobacco Street. Mr. Lang is against age-restricted housing because it will increase the 2-acre density pattern established in Town.

- Joyce Okonuk, 849 Beaumont Highway. Ms. Okonuk is a proponent of Village District Zoning as long as it has strong design controls and is approved by special permit. She does not believe that changing residential use to small businesses will cause health/septic concerns. She is also a proponent of age-restricted housing.
- Jan Fitter, 1221 Exeter Road. Asked if a developer requires a density bonus to build age-restricted housing.

***Mr. LaPorte made a motion, seconded by Mr. Fields, to close the Public Hearing. The motion was unanimously approved.***

- IV. Discuss and Act on 2010 Plan of Conservation and Development (POCD). Mr. Chesmer does not support the Town Center Village District Zoning and Age-Restricted Housing recommendations in the POCD. He is concerned that the residential character of the Green will be negatively impacted by Village District Zoning which allows commercial use and that enforcement will be difficult. Regarding age-restricted housing, he believes that the public wants to maintain the 2-acre density established in Town and that a developer can already cluster with age-restricted without providing a density bonus.

Mr. LaPorte and Ms. Davis support the Town Center Village District Zoning concept with strict design controls that allow multi-use. Mr. Fields noted that the Green currently has no existing historical or architectural design controls. Mr. Malozzi questions the benefit to adding non-residential uses on the Green.

Regarding age-restricted, Ms. Davis noted that densities greater than 2-acres were permitted elsewhere in the Zoning Regulations, i.e., apartment/multi-family housing and cluster density bonus. Mr. LaPorte and Mr. Fields expressed concerns with age-restricted housing.

Mr. Jahoda is cautious about adopting either Village District Zoning or Age-Restricted Regulations but believes that both should be left in the POCD as there was limited public concern raised on these issues.

***Mr. Chesmer made a motion, seconded by Mr. LaPorte, to amend page 7 of the POCD under 1.b. to end the sentence after the word “permit” and replace thereafter with a second sentence to read “Said regulations shall not increase density beyond that permitted elsewhere in the regulations.” The motion was unanimously approved.***

***Mr. LaPorte made a motion, seconded by Ms. Davis, to leave in the Town Center Village District Zoning proposal. Motion approved 5-1, with Mr. Chesmer opposing.***

***Ms. Davis made a motion, seconded by Mr. LaPorte, to approve the 2010 Plan of Conservation and Development as amended above and including changes proposed by Town Planner’s memo dated 10/21/10. Motion approved 5-1, with Mr. Chesmer opposing.***

- V. Adjournment. The Commission adjourned at 8:30 p.m.

Respectfully Submitted,  
Philip S. Chester, Town Planner  
November 2, 2010

(Minutes are unapproved as of transcription date.)