



Town of Lebanon
PLANNING AND ZONING COMMISSION
PLAN OF CONSERVATION AND DEVELOPMENT
OPEN SPACE SUBCOMMITTEE
Special Meeting Agenda
Lebanon Town Hall, 579 Exeter Road
Tuesday, May 28, 2019
2:30 p.m.

Present: Wayne Budney
Robin Chesmer
Jan Fitter
Tom Meyer
Absent: Keith LaPorte
Also Present: Philip Chester, Town Planner

The Subcommittee reviewed the definition of Open Space found in the Zoning Regulations which reads: *Land permanently preserved through deed or conservation restriction in its natural state and/or developed for recreational or farming use as determined by the Commission.* It was discussed that “developed” be changed to “used” and clarification if “recreational use” included active versus passive.

The Subcommittee reviewed the total amount of preserved open space in town (9,262 acres or 26%) which includes 5,500+/- acres of preserved farmland and 2,800+/- acres of preserved non-farmland. They discussed open space projects in the works for 2019/20, and the results of the 2019 resident survey which concluded that the vast majority of respondents supported having working farms and open space and the funding of farmland and open space preservation.

The Subcommittee discussed creating a 2020 POCD open space goal of setting aside 50% of town as open space and the town contributing \$100,000 annually toward the open space fund. Some of the reasons for open space preservation were discussed and include:

- Agricultural and open space land pays more in local taxes than it receives in services and helps offset the cost of municipal services for residential properties;
- The less developed a community the lower its taxes as people not cows require services;
- Security of natural resources helps preserve clean drinking water to residents; and,
- Maintains a varied scenic vista and landscape and tranquil quality of life most residents enjoy.

Mr. Chester reported that he contacted Bob Bernstein from Northeast Farm Access who has created several “agricultural centers” with housing and farmland for new farmers. Bob is willing to meet with the Subcommittee in June at a date and time to be determined.

The Subcommittee reviewed the minutes from previous meetings and had no changes, and adjourned at 3:50 p.m.

Philip S. Chester, AICP
Town Planner
May 28, 2019

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