



Town of Lebanon

**PLANNING AND ZONING COMMISSION  
PLAN OF CONSERVATION AND DEVELOPMENT  
OPEN SPACE SUBCOMMITTEE**

**Special Meeting Agenda**

Lebanon Town Hall, 579 Exeter Road

Monday, April 22, 2019

Present: Wayne Budney  
Robin Chesmer  
Jan Fitter  
Keith LaPorte  
Tom Meyer

Also Present: Philip Chester, Town Planner

The meeting began at 2:30 p.m. The Subcommittee was established March 28, 2019 by the Planning and Zoning Commission and charged with recommending open space strategies for the 2020 Plan of Conservation and Development (POCD).

The Subcommittee reviewed land use data from UCONN's Center for Land Use Education & Research that shows Lebanon's land use cover change from 1985 to 2015. Over the 30 year period there has been an 11.1% reduction in agriculture field acres and a 3.8% reduction in forested acres. Over that same period the amount of developed land has increased by at least 20.8%. Based on this data and changes since 2015, Mr. Chester estimates that of Lebanon's 35,300 acres, 21,000 acres is forested land, 7,000 acres is agriculture fields, and 7,000+/- acres is developed land.

The Subcommittee reviewed the 2010 POCD open space goals and preservation achievements since 2010, and considered recommending that a certain percentage of the town remain as open space in the 2020 POCD. New farmer initiatives were also discussed in an effort to provide additional opportunities for those looking to own small (10+/- acre) farms for vegetables. The Subcommittee began reviewing the Conservation and Agriculture Commission's farmland preservation rating system with an eye toward helping new farmers preserve and afford smaller plots of land, and will review the Commission's open space rating system.

The Subcommittee discussed the possibility of recommending that the town acquire property, subdivide the land into a small number of 10+/- farm lots, and sell each with an affordable house using the town's cluster regulations. Mr. Chester will seek advice from PZC Counsel relative to mechanisms the town could use to develop this type of affordable housing.

Mr. Budney recommended inviting Jiff Martin, Sustainable Food System Associate Educator for UCONN Extension and Susan Mitchell, a farmer, to the next Subcommittee meeting.

The Subcommittee adjourned 4:22 p.m. The next Subcommittee meeting is May 7<sup>th</sup> at 2:30 p.m.

Philip S. Chester, AICP  
Town Planner  
April 23, 2019

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