

Town of Lebanon
PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE
Regular Meeting
Lebanon Town Hall
Upstairs Conference Room
Thursday, September 27, 2012 – 7:00 PM

MINUTES

Members Present: David Fields, Chair
Robin Chesmer
James Jahoda
Francis Malozzi
Oliver Manning
Members Absent: Susan Brett Davis
Keith LaPorte
Also Present: Philip Chester, Town Planner

- I. The meeting was called to order at 7:02 pm by Mr. Fields who explained the Subcommittee's role as advisory to the Planning and Zoning Commission.
- II. Motion made by Mr. Manning and seconded by Mr. Malozzi to approve the August 28, 2012 Subcommittee meeting minutes. Vote: Unanimously approved.

III. PUBLIC COMMENTS

- Lynda Breault, 708 Trumbull Highway. Doesn't believe doctor's offices would work in district as there is not a sufficient need for services.
- Jason Nowosad, 888 Trumbull Highway. Would like to see village district zoning that allowed non-owner occupied business uses on the south green; believes district would not detract from agricultural community, but make it better; and feels that any additional traffic drawn to area would be negligible given current traffic volume.
- Cheryl Larson, 876 Trumbull Highway. Supports the adoption of village district zoning; believes that many commercial services can be offered to residents; and feels that new traffic volume associated with added business will be small compared to existing traffic.
- Pat McCarthy (President Lebanon Business Association and 2010 POCD Committee member), 680 Beaumont Highway. Favors village district zoning.
- Jan Grigas (Vice President Lebanon Business Association and member Economic Development Commission), 913 Trumbull Highway. Favors village district zoning.
- Alicia Wayland (Town Historian, 2000 & 2010 POCD Committee member and Jonathan Trumbull Jr. House Board of Directors), 105 West Town Street. Favors village district zoning that allows non-owner occupied personal services, restaurants

and small business in architecturally preserved buildings; feels village district zoning would help promote heritage tourism; and objects to consultant recommendation that only lots with minimum 250-foot frontage be allowed to have business in Town Green Zone.

- Bryce Larson, 876 Trumbull Highway. Favors village district zoning with non-owner occupied business and believes there would be minimal increase in traffic versus current amount of traffic.
- Ellen Macauley (EDC Chair), 1004 Exeter Road. Supports village district zoning that allows non-owner occupied business and feels it will protect historic resources.

IV. PROPOSED VILLAGE CENTER ZONING

The Subcommittee discussed Village District enabling legislation found in CGS Sec. 82j. and the Village Center Study prepared by The Cecil Group. Mr. Chester provided the Subcommittee with a suggested purpose of the district and proposed uses permitted as of right and by special permit.

The Subcommittee discussed how the design review process would take place, including make-up of the Design Review Board and items to include in the design guidelines. They asked Mr. Chester to provide draft design guidelines for the district for their next meeting.

V. The meeting adjourned 8:15 p.m.

Respectfully Submitted,
Philip S. Chester, Town Planner
September 28, 2012

(Minutes are unapproved as of transcription date.)