

Town of Lebanon
PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE
Regular Meeting
Lebanon Town Hall
Upstairs Conference Room
Thursday, November 29, 2012 – 7:00 PM

MINUTES

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

- I. The meeting was called to order at 7:05 pm by Mr. Fields.
- II. Motion made by Mr. LaPorte and seconded by Mr. Manning to approve the October 25, 2012 Subcommittee meeting minutes as presented. Vote: Unanimously approved.
- III. PUBLIC COMMENTS
- Alicia Wayland, 105 West Town Street. Supports village district zoning that allows non-owner occupied business with architectural design controls.
 - Lynda Breault, 708 Trumbull Highway. Supports establishing design controls without allowing business in zone. Does not believe that establishing a village district will help support museums or provide needed services to residents.
- IV. PROPOSED VILLAGE CENTER ZONING
The Subcommittee reviewed the 11/19/12 draft Village Green District zoning prepared by Mr. Chester, identifying issues in agreement and issues needing to be readdressed at the next meeting. Mr. Chester will provide a revised draft for the January meeting.
- V. OTHER
Mr. Chester discussed a proposal to establish a bar without food service in the Business Zone with outdoor seating. It was the consensus of Subcommittee members that although restaurants were a permitted use that allowed a bar as accessory to said use, a bar as a primary use without sale of food was not a permitted use under zoning (see Zoning Sec. 4.6.c.2)). It was also agreed that a restaurant with outdoor seating or service would require a special permit. The Subcommittee agreed not to meet in December.
- VI. ADJOURNMENT
Motion made by Mr. Chesmer and seconded by Mr. Jahoda to adjourn at 8:52 p.m. Vote: Unanimously approved.

Respectfully Submitted,
Philip S. Chester, Town Planner
November 30, 2012, 2012
November 29, 2012

(Minutes are unapproved as of transcription date.)