

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**REGULATION REVIEW SUBCOMMITTEE**

Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room  
Thursday, May 30, 2013 – 7:00 PM

**MINUTES**

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

- I. The meeting was called to order at 8:25 p.m. by Mr. Fields
- II. PUBLIC COMMENT – None.
- III. MINUTES. Motion made by Mr. LaPorte and seconded by Mr. Jahoda to approved the April 25, 2013 Regular Meeting Minutes. Motion unanimously approved.
- IV. BUSINESS
  - a. Mitlitsky Eggs, 74 Card Street. (Mr. Chesmer recused himself.) The Subcommittee reviewed a May 22, 2013 email from Anne King to the First Selectman which includes a timeline of truck traffic entering Mitlitsky Eggs before 8:00 a.m. It was the consensus of the Subcommittee that Mitlitsky Eggs is operating under the April 19, 2010 conditions of approval granted by the Planning and Zoning Commission in that the majority of receiving trucks enter during normal business hours.
  - b. KC's Wine & Spirit Shoppe, 385 Beaumont Highway. The Subcommittee reviewed a proposal to erect an 8' by 16' storage cooler behind Spirit Shoppe. The Subcommittee believes the use is accessory to the business and is therefore permitted.
  - c. Norwich Avenue/Route 2 Interchange. The Subcommittee reviewed recommendations in the POCD for the Norwich Avenue Business Zone and asked Mr. Chester to draft zoning which combines the Mattern, Gilman and SCADD properties into an Interchange Zone that permits business, light industry and medium density housing.
- V. ADJOURNMENT. The Subcommittee adjourned at 8:55 p.m.

Respectfully Submitted,  
Philip S. Chester, AICP  
May 30, 2013

*(Minutes unapproved as of transcription date)*