



Town of Lebanon
PLANNING AND ZONING COMMISSION
PLAN OF CONSERVATION AND DEVELOPMENT
OPEN SPACE SUBCOMMITTEE
Lebanon Town Hall, 579 Exeter Road
June 7, 2019, 10:30 a.m.

Meeting Minutes

Members Present: Robin Chesmer
Tom Meyer
Keith LaPorte

Members Absent: Wayne Budney
Jan Fitter

Also Present: Philip Chester, Town Planner
Sam Alexander, Southeastern CT Council of Governments Planner
Bob Bernstein, Executive Director Northeast Farm Access
Jeanne Davies, CT Resource Conservation and Development Association
Dennis Greci, Economic Development Commission
Honor Lawlor, Trust for Public Land
Jaime Smith, CT Department of Agriculture

Mr. Chester noted that the meeting was part of the Planning and Zoning Commission's planning process in preparing its 2020 Plan of Conservation and Development relative to open space and agriculture.

Bob Bernstein Executive Director of Northeast Farm Access provided an overview of his organization and how it has developed five (5) agricultural centers over the past six (6) years to both assist the development of small vegetable farmers and preserve farmland. Three (3) agricultural centers are located in upstate New York and one each in New Hampshire and Maine. Each center has an individual LLC with ag-friendly investors who own the property and homes which are leased to farmers. Each farm has managers who help oversee the center.

Northeast Farm Access has put together each of these project, including conducting the site master planning and the land development to include installation of infrastructure (deer fencing, drainage, barns/storage) and housing. Mr. Bernstein said that his organization would not be averse to creating an agricultural center in Connecticut.

Subcommittee members noted that the town has been successful preserving farmland and that the Commission was looking to establish new and small farmer initiatives, including the possibility of working to develop affordable small vegetable farms with affordable housing.

The meeting adjourned at 11:55 a.m.

Respectfully submitted,
Philip S. Chester, AICP
Town Planner