

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**REGULATION REVIEW SUBCOMMITTEE**  
Special Meeting  
Lebanon Town Hall  
Upstairs Conference Room  
Tuesday, August 28, 2012 – 7:00 PM

**MINUTES**

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

I. The meeting was called to order at 7:08 pm by Mr. Fields who explained the Subcommittee's role.

II. PUBLIC COMMENTS

- Keith Wentworth, 528 Exeter Road. Discussed his 8/28/12 letter to the Subcommittee in which he supports adoption of Village District Zoning and would like to see the proposed district extended to include his property at 490 Exeter Road.
- Kathryn Chesmer, 688 Trumbull Highway. Believes that allowing commercial uses in the district would be detrimental to Lebanon and a loss of rural character.
- Linda Breault, 708 Trumbull Highway. Concerns with allowing commercial uses into the district and might result in negative changes to character.
- Ellen Macauley (EDC Chair), 1004 Exeter Road. Believes district needs additional zoning to protect historic resources and promote local business. Supports Village District Zoning that would allow non-owner-occupied business around southern Green and owner-occupied business in accessory buildings elsewhere around Green with strict architectural controls.

III. PROPOSED VILLAGE CENTER ZONING

The Subcommittee discussed the June 2012 Village Center Study prepared by The Cecil Group. Mr. Chesmer expressed serious concerns with allowing additional commercial uses in the district, stating that there was no meaningful benefit to the community and too much at risk with losing the districts character. Mr. Malozzi agreed.

Ms. Davis, Mr. LaPorte and Mr. Fields support allowing non-owner-occupied business in the district with strict architectural controls.

Mr. Manning acknowledged the need for additional facilities to support visitors to the historic buildings.

The Subcommittee agreed on the need for architectural controls for the district.

IV. The meeting adjourned 8:25 p.m.

Respectfully Submitted,  
Philip S. Chester, Town Planner  
August 30, 2012

*(Minutes are unapproved as of transcription date.)*