



TOWN OF LEBANON
VILLAGE CENTER STAKEHOLDER PLANNING COMMITTEE
Special Meeting
Lebanon Town Hall

Tuesday, December 13, 2011
7:00 PM

Present: John Bendoraitis
Robin Chesmer
David Fields
Ellen Macauley
Jason Nowosad
Alicia Wayland
Wesley Wentworth

Absent: Patricia McCarthy
Steven Zickmann

Also Present: Philip Chester, Town Planner
Brad Schide, CT Trust for Historic Preservation Circuit Rider
Steven Cecil, The Cecil Group
Stuart Popper, The Cecil Group
Eunice Kim, The Cecil Group
Joyce Okonuk, First Selectman

The Committee reached consensus on the planning and context areas of the Village Center Study.

Steven Cecil reviewed his earlier meeting with the museum consortium and the need to consider incorporating additional restroom and parking facilities into future Library addition plans for visitors to the museums and the Green. He will be meeting again with the consortium.

Mr. Cecil reviewed the preliminary Retail Opportunity/Gap Analysis conducted by FXM Associates related to resident spending habits for those who live within 5, 10 and 15 minutes of the Green. Results show gaps in certain types of retail uses, with significant gaps/opportunities in women clothing, electronics and full-service restaurants. The Committee requests that Mr. Cecil look into the need for professional office space in the Town Center.

Other issues discussed included the Farmers Market as a generator of visitation, branding or marketing Lebanon under a single theme, and facilitating bicyclists.

Stuart Popper will attend the December 19, 2011 Planning and Zoning Commission meeting to discuss the project and solicit input.

The Cecil Group will conduct a visioning session about the Town Center on Saturday, January 21, 2012 at the Senior Center from 9:00-11:00 AM. Mr. Chester will send personal invitations to planning area residents. The Committee recommends that the visioning session be interactive.

Philip S. Chester, AICP