



TOWN OF LEBANON
VILLAGE CENTER STAKEHOLDER PLANNING COMMITTEE
Special Meeting
Lebanon Town Hall
Tuesday, January 31, 2012
6:30 PM

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

Also Present: Philip Chester, Town Planner
 Brad Schide, CT Trust for Historic Preservation
 Steven Cecil, The Cecil Group
 Stuart Popper, The Cecil Group
 Eunice Kim, The Cecil Group

Steve Cecil presented findings from the January 21st Visioning Session, including the items attendees had agreed on that “should not” and “should change” around the Green. Items that “should not” change included a need to preserve the agricultural uses/open space edges of the Green, maintaining a rural density of buildings, and maintaining character of historic properties.

Most visioning session attendees expressed a desire to see some small non-franchise business added to the Town Center including cafés. Items identified item that “should change” include:

- require architectural design controls and uniform signage throughout “planning area”;
- permit limited commercial development south of Route 207 and east of Route 87 along Route 207, including non-owner occupied and accessory building businesses;
- relocate Public Works facility outside of district and reuse site for park or commercial;
- redevelop former garage site at intersection of Beaumont Highway and Chappell Road;
- redesign parking layout at library;
- provide pedestrian connections to walking path around Green; and,
- allow home-occupation in accessory buildings.

Mr. Cecil reviewed the results of the visual preference survey conducted by participants at the Visioning Session which looked at architecture, landscaping and other elements. Committee members agreed that the visioning session was well run and attended, and that attendees would be invited to a follow-up presentation on the outcome.

The Committee reviewed a spreadsheet entitled Optional Implementation Tools. Items discussed included design guidelines, design overall zones, form-based zoning, village district zoning, historic districts, public disposition for redevelopment, public infrastructure and improvements, demolition delay, agricultural conservation easement, land purchase, grants w/conditions, tax abatement w/conditions, purchase of deed restrictions or easements, and nonprofit stewardship.

Based on comments received at the Visioning Session and feedback from the Committee and Museum Consortium, The Cecil Group will begin preparing options for the Committee to discuss at the next meeting.

Philip S. Chester, AICP