



TOWN OF LEBANON
VILLAGE CENTER STAKEHOLDER PLANNING COMMITTEE
Special Meeting
Lebanon Town Hall
Tuesday, March 13, 2012
6:30 PM

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

Absent: Wesley Wentworth

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

The Cecil Group presented a draft “community-based vision” plan for the Town Center and presented suggested development and conservation options based on the Visioning Session and Committee input. These included continuing with agricultural preservation along the Green and focusing on purchasing scenic-view easements; adopting a 90 to 180 day demolition delay ordinance for historic structures; adopting a tax forbearance or delay ordinance for specific commercial endeavors in the Village District; and, adopting two (2) village district zones with design standards and an architectural review board -- one north of Route 207 that would have residential as the primary use and allow for accessory commercial uses, and to the south of Route 207 that would either or both residential and commercial uses in residential-looking structures.

A schematic design for a redeveloped (former) Town Garage site was presented to include 30,000 square feet of commercial space and 74 parking spaces. Schematic designs for 15,000 and 20,000 square feet of commercial spaces were presented for the former automotive garage at Chappell and Route 289.

A public meeting will be held in April where The Cecil Group will present a draft and receive public comment. The meeting ended at 8:40 p.m.

Philip S. Chester, AICP