



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 21, 2022
7:00 p.m.

Lebanon Town Hall (579 Exeter Road) and via Zoom

<https://us02web.zoom.us/j/87983481769?pwd=YjFXY29iY25oOXJiSjZ3QU4rSXITUT09>

Meeting ID: 879 8348 1769

Passcode: 1700

Dial: +1 646 558 8656

AGENDA

I. CALL TO ORDER

II. PUBLIC HEARINGS

- a. PZ-22-8: Lebanon Planning and Zoning Commission. Opt out of the provisions of Public Act 21-29 that allow detached accessory apartments on lots with single-family dwellings as-of-right.
- b. PZ-22-9: Lebanon Planning and Zoning Commission. Opt out of the provisions of Public Act 21-29 that limit parking to one space for each studio or one-bedroom dwelling unit and two spaces for two-bedroom or more dwelling units.
- c. PZ-22-6: Lebanon Planning and Zoning Commission. Proposed amendments to the Zoning Map to change the following properties currently zoned Rural Agricultural Residence District containing an agricultural conservation easement to the Agricultural District: Assessors Map 245, Lot 25; Map 267, Lots 36 and 37.004; a 30-acre portion of Map 215, Lot 20; Map 247, Lot 10; Map 250, Lot 1; Map 245, Lot 17; Map 252, Lot 14.001; Map 237, Lot 10; Map 234, Lots 19 and 20; and Map 235, Lot 60.
- d. PZ-22-7: Lebanon Planning and Zoning Commission. Proposed text amendments to the following Zoning Regulation Sections: 1.1 Purpose, 2.2 Definitions, 3.1a. Use Districts, 4.1.1a. Prohibited Uses, 4.2 Use Table, 4.3b.8), 4.3b.10), 4.3b.14), 4.3b.21), 4.3.1(c)3 Rural Agricultural Residence District Special Permit Uses, 4.4e. Village Green District Design Review Board, 4.5c. Village Business District Design Review Board, 4.7b.3), 4.7c.4) Business District, 4.8b. Agricultural District, 4.9b. Light Industry District, 4.12 Agricultural Tourist Village District, 5.2 Height, Area and Yard Requirements, 5.3c. Construction in Required Yards, 7.1 Temporary Uses, 7.5 Home Occupation, 7.6 Special Permits, 8.1 Trailer Regulations, 8.2 Accessory Living Unit, 8.4e.1), 8.4i. Parking Standards, 8.7a. Hospitals, 8.8 Apartment Houses and Multi-Family Dwellings, and 9.1 Zoning Officer.

III. NEW BUSINESS

- a. PZ-22-10: Daniel and Margaret Morin, Goshen Heights Road, Assessors Map 260, Lot 49. One-lot subdivision.
- b. PZ-22-11: Lebanon Historical Society, 856 Trumbull Highway, Assessors Map 235, Lot 43. Site plan modification for 2,370 square foot museum addition.

IV. OLD BUSINESS

V. MEETING MINUTES

- a. February 14, 2022

VI. EXECUTIVE SESSION - Pending litigation

VII. TOWN PLANNER REPORT

VIII. CORRESPONDENCE

IX. ADJOURNMENT