



Town of Lebanon  
Village Business District Design Review Board  
**SPECIAL MEETING MINUTES**  
February 27, 2024  
922 Trumbull Highway

Members Present: William Brewster (Chair), Jason Nowosad, Jean Richard, Jim Russo, Steven Zickmann  
Member Absent: Keith LaPorte  
Also Present: Philip Chester (Town Planner), Brandon Handfield (Town Engineer)

- I. Mr. Brewster called the Design Review Board meeting to order at 5:00 p.m. at 922 Trumbull Highway.
- II. PZ-24-1: Steven and Susan Zickman, Lebanon Veterinary Hospital, 922 Trumbull Highway, Assessors Map 246, Lot 3. Special permit request for Veterinary Hospital in the Village Business District.

Mr. Zickmann recused himself from the discussion.

The Board reviewed plans dated 10/12/23 prepared by Wentworth Civil Engineers, LLC and walked the site with applicant representatives Wes Wentworth PE, Architect Christopher Hill, Attorney William McCoy, and Susan Zickmann. Mr. Wentworth noted that the parking lot design will be amended to include pervious pavers for a portion of the spaces, signage will be shown on the plan, and a lighting plan is being prepared. The Board discussed the adequacy of landscaping, lighting, parking, signage, and hours of operation to remain (8 am to 8 pm).

**Motion by Jason Nowosad, seconded by Jim Russo, to recommend approval of application with the following conditions:**

1. **Landscaping.** Add a vegetated buffer between the parking lot and the residence to the south at 934 Trumbull Highway.
2. **Lighting.** Exterior lights, including existing lights, shall conform to Zoning Sec. 7.9 and be shown on a lighting plan. Freestanding parking lot lights shall match, as close as possible, the parking lot lights at the Town Hall, Jonathan Trumbull Library, and Alden Tavern.
3. **Parking.** The site plan shall be amended to show abandonment and new vegetation of the dirt parking lot to the north of the existing veterinary building.

**Motion approved 3-0-2, with Bill Brewster and Steven Zickmann abstaining.**

- III. The Board adjourned at 5:40 p.m.

Respectfully submitted,  
Philip S. Chester, AICP  
February 29, 2024