



Town of Lebanon  
Village Business District Design Review Board  
**SPECIAL MEETING MINUTES**  
April 16, 2024  
Town Hall, 579 Exeter Road

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

- I. Mr. Brewster called the Design Review Board meeting to order at 3:30 p.m.
- II. Town of Lebanon. Review of new Public Works facility and modified site plan for 937 Trumbull Highway.

Architect Brian Humes presented his concept plans for the site, showing both existing and proposed structures.

Mr. Nowosad said he liked the design but that the site offered no potential for expansion.

**Motion by Jim Russo and seconded by Jean Reichard to recommend to the Planning and Zoning Commission the approval of the concept plans with the following:**

- 1. Exposed easterly and southerly concrete foundation be designed to look like a board-form foundation.**
- 2. Mechanicals on flat roof be placed to reduce visibility from Goshen Hill Road, or provide screening.**
- 3. Final plans, to include the outdoor lighting design, carport design, and landscaping be submitted to the Design Review Board for consideration and recommendation.**

**Motion approved 3-1, with Jason Nowosad against.**

- III. The Board adjourned at 4:20 p.m.

Respectfully submitted,  
Philip S. Chester, AICP  
April 19, 2024