



Town of Lebanon
Village Business District Design Review Board
SPECIAL MEETING MINUTES
December 14, 2020
4:30 p.m.
Town Hall, 579 Exeter Road

Members Present: Jason Nowosad, Chair
Dennis Goderre (left meeting 4:55 p.m.)
Ellen Macauley
Jean Reichard
Jim Russo

Members Absent: William Landon
Steven Zickmann

Also Present: Philip Chester, AICP, Town Planner
Brian Humes, AIA, Jacunski Humes Architects
Kevin Lipe, AIA, Jacunski Humes Architects

- I. Mr. Nowosad called the teleconference meeting to order at 4:30.
- II. Town of Lebanon Library Building Committee, Jonathan Trumbull Library Addition and Site Plan Modification, 580 Exeter Road, Assessors Map 235, Lot 47.

Jim Russo recused himself because he is Chair of the Library Building Committee.

Brian Humes presented the revised building plans and noted site plan is being developed separately.

Board members referenced their February 3, 2015 recommendations to the Planning and Zoning Commission and reviewed the current plans. Members voiced the following concerns:

- Dennis Goderre: Lack of landscaping plan and adequate/safe pedestrian circulation around building and across Trumbull Highway.
- Jean Reichard: Need for pedestrian access to farmers market at Town Hall.
- Jason Nowosad: Front door not centered, lack of picture window facing Green from assembly room, and ability to reduce handicapped ramp length and number of steps to front door through grading, interior ramping, and/or landscaping plan.

Motion by Ellen Macauley, seconded by Jean Reichard, to make the following recommendations to the Planning and Zoning Commission.

1. Landscaping plan necessary.
2. Pedestrian linkages should be made to Alden Tavern parking lot and Town Hall.
3. Grading, landscaping plan, and/or interior ramps should be used to reduce the handicapped run length and number of steps to front of building.
4. Picture window should be incorporated into the north elevation assembly room wall.

Motion approved 3-0-0.

- III. The Board adjourned at 5:10 p.m.

Respectfully submitted by
Philip S. Chester, AICP
12/15/20