



Economic Development Commission Town of Lebanon

579 Exeter Road, Lebanon, Connecticut 06249
(860) 642-2006

MEETING MINUTES of March 26, 2019

Present: James Smith (Chair), Marc Cohen, Dennis Greci, James Russo, Alan Seilhammer
Absent: Jan Grigas, Pat McCarthy, and Christine Warner
Also Present: Philip Chester (Town Planner) and Bruce Goldstein (Paradise Agency)

- I. Call to Order. James Smith called the meeting to order at 6:05 p.m.
- II. Public Comments. None.
- III. Minutes. Motion by Alan Seilhammer to approve the January 29, 2019 meeting minutes. Motion seconded by James Russo, and unanimously approved.
- IV. New Business. Bruce Goldstein, Paradise Agency was present and thanked the Commission for reaching to him to discuss a possible tax incentive for moving forward with construction of Phase II of Gan Aden off Doctor Manning Drive. He noted that they had found significant amounts of ledge present at the site which would require additional expense to move construction forward, and asked about the possibility of a tax abatement to incentivize the development. Mr. Goldstein presented a plan showing 6 two-bedroom units with garages. He hopes to build a minimum of 8 units but is having trouble finding suitable soils for the septic system. He stated that former Lebanon residents occupy 6 out of the 8 units living in Phase I and that there is a waiting list for additional units.

Motion by Alan Seilhammer to recommend to the Board of Selectmen that Phase II Gan Aden be granted a 100% tax abatement for the first 2 years beginning after the certificate of occupancy starting the first year of full value. Motion seconded by Dennis Greci. Discussion ensued.

James Russo recommended an amendment to the Motion to include a 75% tax abatement for the first year, 50% for the second year, and 25% for the third year. Seconded by Marc Cohen. Amendment approved 3-1-1 with Seilhammer against and Smith abstaining.

Amended motion approved 5-0-0.

Mr. Chester recommended that the town engineer work with Mr. Goldstein to determine if greater than 6 units are possible on the site. He noted that there are Lebanon seniors who wish to downsize but remain in town.

Motion by Alan Seilhammer authorizing up to \$1,100 be spent by Yantic River Consultants to work with Mr. Goldstein and review the proposed project to determine if greater than 6 units of senior housing are possible at the site. Seconded by Marc Cohen, and unanimously approved.

- V. Town Planner's Report. Mr. Chester updated the Commission on economic development activities including the closing of the McCall and Bender farmland preservation projects this month; planning for the summer farmers market; PZC approval of 4 planned events at 724 Exeter Road; PZC April 15th public hearing on a proposed exotic pet store at 366 Norwich Avenue; status of the Green Store; design for the new DPW garage; and the EDC sponsored March 28th regional Agriculture Commissions hemp production education session at Lyman High School.

He also noted that the PZC is discussing consideration of developing an “agrihood” project in town. Dennis Greci recommended utilizing UCONN for assistance.

- VI. Old Business. None.

- VII. Adjournment. The Commission adjourned at 7:18 p.m. The next Commission meeting is scheduled for May 28, 2019.

Respectfully Submitted,
Philip S. Chester, AICP
March 29, 2019