



**Town of New Lebanon  
Planning Board Public Hearing Minutes – unapproved  
4/19/2023**

Present: Elizabeth Brutsch Planning Board Chairperson  
Jim Carroll Planning Board Member  
Greg Hanna Planning Board Member  
Steve Muse Planning Board Member  
Josh Young Planning Board Member  
Monte Wasch Planning Board Member  
Brent Gawron Planning Board Member

Absent:

Others Present: Matthew Fairbank, John Ball, Eileen Mitchell, Elizabeth Kroboth, Ed Godfroy,  
Stephen Houghtling, Corey Bevins, Michael Deagan

**I. Call to order:**

Board Member Wasch made a motion to open the Public Hearing meeting at 7:07pm. Board Member Hanna seconded the motion. The vote carried as follows:

Board Chairperson Brutsch- Aye  
Board Member Hanna- Aye  
Board Member Carroll- Aye  
Board Member Muse- Aye  
Board Member Wasch- Aye  
Board Member Gawron- Aye  
Board Member Young- Aye

**II. Public Hearing:**

**Case No: PB 2023-003 – SP/SPR – Matthew Fairbank [TM # 19.2-1-75]**

Special Permit w/Site Plan Review. Mixed Use requires Special Permit & Site Plan Review in the General Commercial Zone per use table.

**Property Owner:** John and Deb McLaughlin

**Agent:** Matthew Fairbank

Matthew Fairbank presented his project narrative to the public in attendance. Chairperson Brutsch noted that they had two emails in favor that were being put into the record.

Board Member Muse made a motion to close the public hearing at 7.09 pm. Board Member Carrol second the motion. The vote carried as follows:

Board Chairperson Brutsch- Aye  
Board Member Hanna- Aye  
Board Member Carroll- Aye  
Board Member Wasch- Aye  
Board Member Muse- Aye  
Board Member Gawron- Aye  
Board Member Young- Aye

Respectfully Submitted,

Samantha Long  
Planning Board Clerk