



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
Monday, April 15, 2024  
7:00 p.m.

**579 Exeter Road**  
**Town Hall Downstairs Conference Room**

**MINUTES**

Members present: Wayne Budney (Chair), Thomas Benoit, Allyn Miller, Todd Panone, Keith Sczurek, Karl Weinstein, Julie Chalifoux (Alternate), Tom Dunham (Alternate), Ethan Stearns (Alternate)

Members absent: Robin Chesmer

Also present: Philip Chester (Town Planner), Catherine McCall (Secretary)

**I. CALL TO ORDER**

Chairman Wayne Budney called the meeting to order at 7:00 p.m. and appointed Tom Dunham as a voting member.

The Pledge of Allegiance was recited.

**II. PUBLIC HEARING**

- a. PZ-24-3: Robert Champagne, 185 Randall Road, Assessors Map 272, Lot 5. Special permit request for Home Occupation under Zoning Section 7.5b.

Mr. Champagne would like to put a home office in a shed that is currently on his property. He is a real estate appraiser, has no current employees, does not envision extensive traffic from the business, and is not planning to erect a sign. He may employ trainees in the future but not more than three.

Mr. Weinstein asked if a parking spot would be needed for visitors and was told there was already space available.

Mr. Miller asked if there would be another septic system needed and was told no. He asked if there would be employees in the future and Mr. Champagne explained that typically appraisers work from home, and he has no plans to employ more than two at any time.

Mr. Sczurek is concerned with walkways to the building.

Mr. Dunham asked about lighting and Mr. Champagne said there are currently flood lights on the nearby house.

Mr. Benoit asked the hours of operation and was told they are generally 8:00 a.m. to 6:00 p.m. Monday through Friday.

Mr. Budney opened up the hearing to the public and no one spoke.

**Motion made by Mr. Miller and seconded by Mr. Weinstein to close the public hearing. Motion carried unanimously.**

### **III. OLD BUSINESS**

- a. PZ-24-3: Robert Champagne, 185 Randall Road, Assessors Map 272, Lot 5. Special permit request for Home Occupation under Zoning Section 7.5b.

**Motion made by Mr. Miller and seconded by Mr. Benoit to approve PZ-24-3 with the following conditions:**

- 1. Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday.**
- 2. There shall be a maximum of two (2) employees at any one time.**
- 3. Safe pedestrian access to the building shall be provided.**
- 4. No sign shall be erected.**
- 5. Outdoor lighting shall comply with Zoning Regulation Section 7.9.**

**Motion carried unanimously.**

Motion made by Mr. Miller and seconded by Mr. Dunham to add the Scenic Road Ordinance related to Randall Road to the agenda under Old Business item b. Motion carried unanimously.

- b. Scenic Road Ordinance related to Randall Road. Several residents were present to speak to the scenic road regulations and recent improvement to Randall Road.
- John Bendoraitis, 44 Randall Road said that in the last three weeks there has been an extensive amount of roadwork done by the Public Works Department that has resulted in the widening of the road without the Planning and Zoning Commission approval. He noted that grading has caused a loss of property along the roadside and water is flowing onto properties due to the changes, and two (2) cars can now pass at some speed which was not the case previously. Mr. Bendoraitis said that in the past the town crew did come before the Commission before doing this type of work and noted there are a number of dying trees that will eventually have to be dealt with and per the Scenic Road Ordinance should be formally discussed with the Commission beforehand.
  - Mia Colasuonno, 77 Randall Road said that two (2) weeks prior she spoke with a member of the road crew to ask what was happening on the road and was told it was maintenance and for safety reasons to allow two (2) cars to pass. She noted that when she and others helped designate the road for scenic road status it was so that it could remain as is, including the need for cars to slow down to allow others to pass. She said she had spoken with Kevin Cwikla and was told the town crew had been made aware of the rules around the Scenic Road Ordinance.

- Andrew Lathrop, 77 Randall Road said that the road had already been built up prior to its designation as a scenic road and he is concerned about the way maintenance is currently being conducted which includes depositing a large amount of material, some of which has migrated to his property. He suggested that rather than adding material, the town could add plantings.

Mr. Weinstein wondered who is providing and authorizing the work on the scenic roads. He believes that the town ordinance is clear as to what can and cannot be done.

Mr. Miller noted that this is the third time that the DPW has gone ahead with work that should have come before the Commission ahead of time and that the First Selectman has been notified of this.

Mr. Benoit noted that the town crew is in a difficult position as they are charged with maintaining roads and believe they may have gone too far but understand where they might be coming from.

Mr. Stearns believes there are no bad motives on the part of Public Works, but that better communication is needed.

**Motion made by Mr. Miller and seconded by Mr. Dunham to ask the Public Works Director and Kevin Cwikla to meet with the Commission at its June 17, 2024 meeting to discuss maintenance of scenic roads and work on town properties within the Village District zones. Motion carried unanimously.**

#### **IV. NEW BUSINESS**

#### **V. MEETING MINUTES**

- a. March 18, 2024

**Motion made by Mr. Miller and seconded by Mr. Weinstein to approve the March 18, 2024 Regular Meeting minutes. Motion carried 6-0-1 with Mr. Sczurek abstaining.**

#### **VI. TOWN PLANNER REPORT**

Violation order issued to 211 Lake Williams Drive for poultry use in Lake District zone.

#### **VII. EXECUTIVE SESSION - Pending litigation.**

#### **VIII. ADJOURNMENT**

**Motion made by Mr. Pannone and seconded by K. Sczurek to adjourn the meeting at 8:14 pm. Motion carried unanimous.**

Minutes submitted by  
Catherine McCall, Secretary