



Town of Lebanon

PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, September 19, 2022

Lebanon Town Hall

579 Exeter Road, Downstairs Meeting Room

MINUTES

Members Present: Robin Chesmer, Francis Malozzi, Tom Meyer, Todd Pannone, Wayne Budney, Thomas Benoit (7:11pm arrival), Julie Chalifoux (Alternate), Allyn Miller (Alternate) Ethan Stearns (Alternate)

Members Absent: Karl Weinstein

Also present: Philip Chester (Town Planner), Catherine McCall (minutes), Catherine Marrion (Town Attorney)

I. CALL TO ORDER

The meeting was called to order by Chairman Francis Malozzi at 7:00 p.m. Ethan Stearns was appointed as voting member to substitute for Karl Weinstein. Allyn Miller was appointed as voting member to substitute for Thomas Benoit.

II. PUBLIC HEARING

- a. PZ-22-28: Ala-Bri Acres Farm, LLC, 139 West Town St., Assessors Map 235, Lot 11. Special permit for Farm Winery per Zoning Sec. 4.4c.6).

Wes Wentworth, Wentworth Civil Engineers presented. He provided revised plans based on comments from the Design Review Board and Mr. Chester. Abutting homeowners have been notified of the proposed project. The property is currently operating as a vineyard. This permit is an application for a tasting room and retail sales. Mr. Wentworth reviewed the proposed site, services, and upgrades. He noted proposed hours of operation, lighting, signage, parking, pedestrian access, capacity, and planned entertainment, and stated there will be limited visual impact from Green.

Mr. Chester reviewed the minutes of the September 6, 2022 Village Green Design Review Board meeting noting the six (6) items that had been raised, i.e., lighting, signage, access lane width, deck design, music, and parking. He asked about the proposed music entertainment and was told by the applicant that it would be acoustic only. He asked about the maximum capacity of the tasting room and deck and was told it was 55 persons.

Wentworth noted that there is a town held easement across front of the property preventing structures. Commission Counsel Catherine Marrion, Wallace Smith also noted that there is a height restriction of four (4) feet in the easement area.

Mr. Chesmer questioned the need for a 20-foot-wide driveway and believe 16-feet wide is adequate. Mr. Chester noted that the driveway will also be used for pedestrian access.

Mr. Miller asked if the outdoor lighting would go off when the venue is closed and was told it would.

Mr. Malozzi suggested that the Village Green Design Review Board should have the opportunity to review the response to their concerns and so Planning and Zoning Commission would leave the Public Hearing open and schedule it to be heard again on October 17, 2022.

Mr. Miller asked when the Village Design Review Board could next meet, and Mr. Chester said within the week.

The Commission agreed to continue the Public Hearing at a special meeting on Thursday Sept. 29, 2022 at 7:00 p.m.

III. OLD BUSINESS

- a. PZ-22-28: Ala-Bri Acres Farm, LLC, 139 West Town St., Assessors Map 235, Lot 11. Special permit for Farm Winery per Zoning Sec. 4.4c.6).

No discussion on this item.

IV. NEW BUSINESS

TJ Benoit took up his position as voting member and Allyn Miller returned to alternate.

- a. PZ-22-34: Wayne Budney, Church Road, Assessors Map 266, Lot 31. Special permit for rear lot per Zoning Sec. 8.11. Set public hearing date.

Wayne Budney recused himself from this discussion. Allyn Miller was appointed a voting member.

Motion made by T. Meyer and seconded by A. Miller to set a public hearing for PZ-22-34 on October 17, 2022 at 7:00 p.m. Motion passed unanimously.

- b. PZ-22-35: Wayne Budney, Church Road, Assessors Map 266, Lot 31. One-lot subdivision.

Wayne Budney remained recused for this discussion and Allyn Miller remained a voting member.

This item was tabled to the October 17, 2022 regular meeting.

V. MEETING MINUTES – August 15, 2022

Wayne Budney rejoined the meeting as a voting member and Allyn Miller returned to alternate.

Motion by T. Pannone and seconded by T. Meyer to approve the August 15, 2022 meeting minutes. Motion carried unanimously.

VI. TOWN PLANNER REPORT

Mr. Chester reported on farmland preservation projects; teardowns and rebuilds at the lakes; discussions with potential applicants; and reviewed the concept plan for senior housing at the Senior Center.

VII. EXECUTIVE SESSION - Pending litigation.

Motion by W. Budney, seconded by R. Chesmer, to enter Executive Session with the Town Planner, First Selectman, and Commission Counsel. Motion carried unanimously at 7:55 p.m. (F. Malozzi recused himself and left the meeting room.)

The Commission came out of Executive Session at 8:40 p.m. with no action taken.

VIII. CORRESPONDENCE

IX. ADJOURNMENT

Minutes respectfully submitted,
Catherine McCall