



Town of Lebanon
PLANNING AND ZONING COMMISSION
Special Meeting

Thursday, September 29, 2022

Lebanon Town Hall, 579 Exeter Road, Downstairs Meeting Room

MINUTES

Members Present: Francis Malozzi (Chair), Robin Chesmer (Secretary), Thomas Benoit, Wayne Budney, Julie Chalifoux (Alternate), Ethan Stearns (Alternate), Allyn Miller (Alternate)

Members Absent: Todd Pannone, Thomas Meyer, Karl Weinsteiniger

Also Present: Philip Chester (Town Planner)

I. CALL TO ORDER

Francis Malozzi called the meeting to order at 7:03 p.m. and appointed Julie Chalifoux, Ethan Stearns, and Allyn Miller voting members.

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). Continued from September 19, 2022 meeting.

Wesley Wentworth, PE, Nicholas Serignese, and John Cook were present. Mr. Wentworth said that they had reviewed the 9/27/22 suggested conditions of approval made by Mr. Chester and were in agreement with numbers 1-4, 6, and 7.a. With regard to numbers 5 and 7.b., they requested that the sign be seven (7) feet in height versus four (4) feet and that no screening be provided along the southerly property line due to a limited planting area.

Mr. Chesmer recommended that the gravel access drive width be reduced to 16-feet versus 20-feet proposed and the sign area be 10 square feet versus 15 proposed given the character and limited speed of traffic on West Town Street. The applicant agreed to reduce the gravel drive to 16-feet wide and reduce the sign area to 13.5 square feet.

Mr. Miller noted that the proposed deck on the northwesterly side of the tasting room was within the 25-foot setback requirement. The applicant agreed to modify the deck design to comply with the setback requirement.

Mr. Chesmer and Mr. Benoit noted that given the reduction in the gravel access drive width lilacs or other planting could be provided along the southerly property line to partially screen 147 West Town Street from the proposed activity. The applicant agreed.

Motion by Wayne Budney, seconded by Allyn Miller, to close the public hearing at 7:37 p.m. Motion unanimously approved.

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).

Motion made by Robin Chesmer to approve PZ-22-28 with the following conditions:

- 1. Total number of persons permitted at the winery at one time shall be 55.**
- 2. Hours of operation shall be 12:00-7:00 p.m. Wednesdays, Thursdays, Sundays and 12:00-8:00 p.m. Fridays and Saturdays.**
- 3. Outdoor lighting shall be turned off one-half (½) hour after close of business and shall comply with the Outdoor Lighting requirements of Zoning Sec. 7.9 to include the location, height, type, and manufactures specification data, i.e., lumen output and photometric data showing cutoff angles.**
- 4. Live music shall be acoustical and non-amplified. Noise heard beyond the property boundary shall be prohibited except during the approved hours of operation and noise levels shall comply with CT DEEP noise standards with regard to maximum decibel output of 55 DBA daytime/45 DBA nighttime measured at least one foot beyond the property line of the property on which the emitter is located. For purposes of this condition, uses are considered to be a commercial sound emitter and the receptor is considered to be a residential receptor.**
- 5. Entrance sign shall be no greater than seven (7) feet in height and 12 square feet in area and requires an approved lighting detail.**
- 6. Non-farm related outdoor recreation shall be prohibited.**
- 7. The site plan shall be amended to:**
 - a. Include a 16-foot wide access drive.**
 - b. Provide lilacs or other plantings along southerly property line to partially screen vehicular and pedestrian traffic from 147 West Town Street.**
 - c. Eliminate the portion of proposed deck located within 25-foot side yard setback.**
 - d. Include conditions of approval on plan.**

Motion seconded by Allyn Miller and unanimously approved.

IV. NEW BUSINESS

- a. PZ-22-37: Angela Mia Colasuonno, Conservation and Agriculture Commission. Scenic road application for Randall and Sisson Roads. Schedule public hearing.

Motion made by Ethan Stearns, seconded by Thomas Benoit, to set public hearing for PZ-22-37 for Monday, October 17, 2022 at 7:00 p.m. Motion unanimously approved.

V. MEETING MINUTES – September 19, 2022

Motion made by Robin Chesmer, seconded by Allyn Miller, to approve the September 19, 2022 meeting minutes. Motion unanimously approved.

VI. TOWN PLANNER REPORT

- a. PZ-22-33: Michael Wengloski, 24 Lebanon Avenue, Assessors Map 254, Lot 7. Home Occupation permit issued by Mr. Chester under Zoning Sec. 7.5a. for the transferring and converting old media types.

VII. EXECUTIVE SESSION - None.

VIII. ADJOURNMENT. The Commission adjourned at 7:57 p.m.

Respectfully submitted by
Philip S. Chester, AICP
9/30/22