



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, November 21, 2022
7:00 p.m.

Lebanon Town Hall
579 Exeter Road, Downstairs Meeting Room

MINUTES

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

Members Absent: Todd Pannone

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

I. CALL TO ORDER

The meeting was called to order by Chairman Francis Malozzi at 7:00 pm. Ethan Stearns was made a voting member.

II. PUBLIC HEARING

- a. PZ-22-39: 75 Lebanon Avenue LLC (owner), PJ's Cork & Barrel LLC (applicant), 74 Norwich Avenue, Assessor Map 275, Lot 58. Special permit for package store per Zoning Sec. 4.7b.10).

Bruce Hayn presented his proposal and noted that there are thirty-one parking spaces proposed.

The Chairman opened the public hearing to the audience:

- Pam Lafaile, Waterman Road. Concern with nip bottles be left along road and other litter that may result from a liquor store.
- John Noblet, Camp Moween Road. Concern with a liquor store being so close to Lebanon Pines, an alcoholic treatment center, and concern with crime.
- Tony Piscasano, 56 Norwich Avenue. Concern with people drinking in cars in the parking lot of store. Prefers that a liquor store not be there.
- Harry Tormenese, Norwich Avenue. Concern with a package store, crime, and increased traffic that could come to area. Noted that existing drag racing and motorcycles doing wheelies at intersection with Waterman Road occurs and stated that he already cleans up bottles and litter from road. He asked if owner limit sales to wine and feels that another package store is not needed in Lebanon.
- Nancy Piscasano, 56 Norwich Avenue. Asked if another type of business was thought of for the retail space and voiced concern with access to highway for people involved in crimes. Believes crimes will get worse with alcohol involved.

- Maureen Noblet, Camp Moween Road. Noted that a potential senior housing development could be located nearby and suggests that a convenience store might better serve the community in the retail space.

Motion made by T. Meyer and seconded by W. Budney to close the public hearing. Motion passed unanimously.

III. OLD BUSINESS

- a. PZ-22-39: 75 Lebanon Avenue LLC (owner), PJ's Cork & Barrel LLC (applicant), 74 Norwich Avenue, Assessor Map 275, Lot 58. Special permit for package store per Zoning Sec. 4.7b.10).

T. Meyer stated he believes there were a lot of good points made by the public which he would like to think about and is in favor of not deciding on application tonight.

TJ Benoit said that he believed that the previous package store approval was for a "boutique" package store that specialized in wine.

Motion made by T. Meyer to table application until next meeting so that the Commission can further investigate. Motion seconded by Karl Weinsteiger and passed unanimously.

IV. NEW BUSINESS

- a. PZ-22-41: Michael J. Consentino (owner), Wes Wentworth (applicant), 213 Horiska Road, Assessors Map 274, Lot 4.001. One-lot subdivision.

Wesley Wentworth, Wentworth Civil Engineers presented. This is currently a 21.6-acre parcel that the owner would like to split to create a 6-acre lot to build a home on. UNCAS Health has approved onsite well and septic system. The owner proposes that they provide a \$2,500 dollar fee-in-lieu of open space fee for the subdivision.

TJ Benoit asked how far from the center line of Horiska Road the property lies. Mr. Wentworth said there are areas that are under 25-feet from the centerline of the road and that the owner would be willing to quit-claim the necessary property to the town. R. Chesmer noted this should also be done on the larger and Mr. Wentworth agreed.

Motion by W. Budney and seconded by R. Chesmer to approve the subdivision with the condition that the plan be amended to show the 25-feet area from centerline of road being quick claimed to the town and that a \$2,500 fee-in-lieu-of-open space be received. Motion passed unanimously.

- b. Approval of 2023 Planning and Zoning Commission Regular Meeting Schedule.

Motion made by R. Chesmer and seconded by T. Meyer to approve the proposed 2023 Planning and Zoning Commission Regular Meeting Schedule. Motion passed unanimously.

- c. Reappoint Daniel King and Jason Nowosad to the Village Green District Design Review Board for 3-year terms. Design review.

Motion made by E. Stearns and seconded by T. Benoit to reappoint Daniel King and Jason Nowosad to the Village Green District Design Review Board for 3-year terms. Motion carried unanimously.

V. MEETING MINUTES

- a. October 17, 2022

Motion made by K Weinsteiniger and seconded by W. Budney to approve the minutes of the October 17, 2022 meeting. Motion passed unanimously.

VI. TOWN PLANNER REPORT

- a. PZ-22-40: Nicholas Poppiti, 198 Lebanon Avenue, Assessor Map 259, Lot 14. Home occupation under Zoning Sec. 7.5a. for landscaping business. Approved.
- b. Governor Trumbull House, 169 West Town Street, Assessor Map 235, Lot 7. Install raised garden. Design review.
- c. Mr. Chester gave updates on the future use of Grand Lake Spa, Winter Farmers Market, farmland preservation projects, RFP for affordable senior housing project, and potential future public works site.

VII. EXECUTIVE SESSION - Pending litigation.

Motion made by E. Stearns and seconded by K. Weinsteiniger to go enter Executive session with the Town Planner at 7:55 p.m. Motion passed unanimously.

The Commission came out of Executive Session at 8:06 p.m. with no action taken.

VIII. ADJOURNMENT

Motion made by W. Budney and seconded by TJ Benoit to adjourn the meeting at 8:06 p.m. Motion passed unanimously.

Respectfully submitted,
Catherine McCall