



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**

Monday, February 13, 2023  
7:00 p.m.

Lebanon Town Hall  
579 Exeter Road, Downstairs Meeting Room

**MINUTES**

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

Members Absent: Tom Meyer

Also present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine McCall (minutes)

**I. CALL TO ORDER**

The meeting was called to order by chair Francis Malozzi at 7:00 p.m. In the absence of Mr. Meyer, Mr. Malozzi appointed Julie Chalifoux as a voting member.

**II. OLD BUSINESS**

- a. PZ-23-3: Prides Corner Farms, 122 Waterman Road, Assessors Map 251, Lot 5. Site plan modification to add a 10,752 square foot shipping pad.

A letter dated February 13, 2023 from Brandon Handfield, PE, Yantic River Consultants, LLC was received by the Commission stating he had reviewed the revised plan and recommended that (1) the sediment chamber and all stormwater structures in the vicinity of the existing canopy and proposed shipping dock shall be cleaned out and inspected prior to issuance of a building permit, and (2) that an as-built survey be provided prior to certificate of occupancy.

Michael Lunny and Christian Joseph from Prides were present. Kevin Grindle, Barton & Loguidice presented the project and noted that there will be no increased traffic, utility changes, or driveway changes. He felt it is a minor revision to the site and the building will match the current building. There will be no additional areas of disturbance to the site, and current piping and irrigation pond can handle the increased size of the structure.

K. Weinstein asked about potential for additional truck traffic and was told there would be none. He asked if the expanded loading dock would allow for more truck flow and was told Prides was looking for efficiencies and not increased truck use.

R. Chesmer asked what some of the areas on the property were currently used for and if those uses would change. The answer was that there would be no change.

**Motion made by K. Weinstein and seconded by W. Budney to approve PZ-23-3 with the following conditions:**

- 1. The sediment chamber and all stormwater structures in the vicinity of the existing canopy and proposed shipping dock shall be cleaned out and inspected prior to issuance of a building permit.**
- 2. An As-Built Survey shall be required showing improvements installed as part of the application, including drainage structures and pipes prior to issuance of a certificate of occupancy.**

**Motion passed unanimously.**

**III. NEW BUSINESS - None.**

**IV. MEETING MINUTES**

**a. January 23, 2023**

Corrections to the minutes:

- a. Under New Business Allyn Miller's name is spelled incorrectly.
- b. Under members present Mr. Chesmer is listed twice.

**Motion made by J. Chalifoux and seconded by T. Pannone to approve the minutes of the January 23, 2023 meeting with the corrections noted. Motion carried unanimously.**

**V. EXECUTIVE SESSION - Pending litigation.**

**Motion made by T. Pannone and seconded by W. Budney to go into Executive Session at 7:18 p.m. with Town Planner and First Selectman. Motion carried unanimously.**

The Commission came out of Executive Session at 8:10 p.m. with no action taken.

**VI. TOWN PLANNER REPORT**

Mr. Chester updated the Commission on the affordable senior housing project in front of the Senior Center, the 2023 5-year Recreation Commission Strategic Plan, and that applications are being accepted for the summer farmers market.

**VII. ADJOURNMENT**

**Motion made by W. Budney and seconded by K. Weinstein to adjourn the meeting at 8:35 p.m. Motion carried unanimously.**

Minutes respectfully submitted,  
Catherine McCall