



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
Monday, April 17, 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 Weinsteiger, Todd Pannone, Thomas Benoit, Tom Meyer, Allyn Miller (Alternate), Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

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

**I. CALL TO ORDER**

The meeting was called to order by Chairman Francis Malozzi at 7:02 pm.

**II. PUBLIC HEARING**

- a. PZ-23-6: Joseph Marrotte, 217 Card Street, Assessor Map 202, Lot 53. Request for special permit for 32' x 30' accessory storage building per Zoning Sec. 7.3(b).

Joseph Marrotte spoke. The storage building will be used to store his two (2) classic cars. No business use will be conducted out of the building.

Mr. Chester noted that legal ads for the public hearing were posted in the Hartford Courant and that abutters were notified by certified mail.

**Motion made by R. Chesmer and seconded by W. Budney to close the public hearing. Motion passed unanimously.**

**III. OLD BUSINESS**

- a. PZ-23-6: Joseph Marrotte, 217 Card Street, Assessor Map 202, Lot 53. Request for special permit for 32' x 30' accessory storage building per Zoning Sec. 7.3(b).

**Motion made by T. Meyer and seconded by T. Pannone to approve PZ-23-6. Motion passed unanimously.**

**IV. NEW BUSINESS**

- a. Village Business District Design Review: 876 Trumbull Highway, Assessors Map 235, Lot 76. Request to place 3' high picket fence and landscaping in front of house.

The Village Business District Design Review Board reviewed and recommended approval of the application. Another fence design was approved by the Commission last month, but the fence design has changed, and landscaping has been added.

Brandon Handfield, PE (Yantic River Consultants) reviewed the fence design for adequacy of sight lines and found them to be sufficient.

**Motion made by T. Pannone and seconded by T. Meyer to approve the installation of a three (3) foot high picket fence at 876 Trumbull Highway, subject to the requirement that all plantings be native. Motion passed unanimously.**

- b. PZ-23-8: Lost Oak Vineyards LLC, 95 Bender Road, Assessors Map 215, Lot 17. Special permit for Farm Winery per Zoning Sec. 4.3b.2). Set public hearing date.

**Motion made by R. Chesmer and seconded by W. Budney to set a public hearing for PZ-23-8 for May 15, 2023 at 7:00 pm. Motion passed unanimously.**

- c. New agenda item added:  
Mr. Malozzi noted that there is an opening on the Village Green District and Village Business District Design Review Boards due to Ellen Macauley's resignation and that the Commission received a letter of interest from Keith LaPorte to serve on these boards.

**Motion made by T. Meyer and seconded by T. J. Benoit to appoint Mr. LaPorte to the Village Green and Village Business Design Review Boards. Motion passed 6-0-1 with W. Budney abstaining.**

## **V. MEETING MINUTES**

- a. March 20, 2023

**Motion made by T. Pannone and seconded by W. Budney to approve the March 20, 2023 meeting minutes with a correction to the spelling of Robin Chesmer's name in one instance. Motion passed unanimously.**

## **VI. EXECUTIVE SESSION – No Executive Session conducted.**

## **VII. TOWN PLANNER REPORT**

## **VIII. ADJOURNMENT**

**Motion to adjourn made by W. Budney and seconded by K. Weinstein at 8:17 p.m. Motion carried unanimously.**

Respectfully submitted,  
Catherine McCall