



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, June 12, 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 Weinstein, Todd Pannone, Tom Meyer, Ethan Stearns (Alternate), Julie Chalifoux (Alternate)

Members Absent: Thomas Benoit, Allyn Miller (Alternate)

Also present: Kevin Cwilka (First Selectman), Philip Chester (Town Planner), Catherine McCall (Secretary)

I. CALL TO ORDER

Chairman Francis Malozzi called the meeting to order at 7:04 p.m. and appointed Ethan Stearns a voting member.

II. PUBLIC HEARING

- a. 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).

Julie Chalifoux recused herself for this item and left the meeting room.

Wes Wentworth, Wentworth Civil Engineering provided an overview of the property and the proposed facility. An ADA accessible route will be provided from the parking area to the tasting room which will have a maximum occupancy of 50 people. The winery will be open Tuesday through Sunday and have up to six (6) farm generated events per year for up to 100 people with a temporary tent and excess parking on the grass. These events will end at 10:00 p.m. There will be live acoustic music in the tasting room and outside searing provided. A sign will be installed near the road that will not impede the sightlines of the driveway. Downlighting and solar foot lighting will be provided for the access path from the parking area.

James Russo, 2 Bogg Lane spoke to say that he is a neighbor to the Chalifoux's and believes this winery enhances agricultural environment and gives the owners the opportunity to sell their product. He is in favor of the winery.

Mr. Chester noted that there are letters of support issued by the Conservation and Agricultural Commission and the Economic Development Commission.

Motion made by W. Budney and seconded by T. Pannone to close the public hearing. Motion carried unanimously.

III. OLD BUSINESS

- a. 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). Ms. Chalifoux recused herself for this item.

Mr. Chesmer noted that all relevant requirements have been provided.

Motion made by R. Chesmer and seconded by T. Meyer to approve PZ-23-8 with the following conditions of approval.

- 1. Days and hours of operation shall be May through December, Fridays 12:00-8:00 p.m., Sundays 12:00-5:00 p.m., and Tuesdays through Thursdays and Saturdays 12:00-6:00 p.m. In addition, six (6) special events for up to 100 people with use of tents are permitted annually between the hours of 10:00 a.m. and 10:00 p.m.**
- 2. Acoustical music is permitted in the tasting room. Recorded music is permitted as long as noise levels comply with CT DEEP noise standards and will not be heard off premises.**
- 3. Outdoor lighting shall be full-cut off, shut off ½-hour after closing, and comply with Zoning Section 7.9.**
- 4. Dwelling may be used for wine production and cottage food industry business.**

Motion carried unanimously.

IV. NEW BUSINESS

Ms. Chalifoux rejoined the Commission.

- a. Design Review: Jonathan D. Krueger (applicant), 903 Exeter Road Realty Co. (owner Village Market & Gas), 903 Exeter Road. Electric vehicle station.

Mr. Chester noted that the Design Review Board met at the site and is recommending that due to the limited number of paved parking spaces, the proposed placement of the electric vehicle station be changed to the southwest corner of the driveway which is still visible from the road. Mr. Meyer and Mr. Chesmer agreed. Because the applicant has requested more time to discuss this change with the applicant, no action was taken, and this will be discussed at the July Commission meeting.

- b. PZ-23-11: David Vertefeulle (applicant), Lebanon Lions Club Inc. (owner), 122 Mack Road, Assessors Map 236, Lot 57. Temporary use permit for motorcycle rodeo July 15, 2023.

Mr. Vertefeulle addressed the Commission and explained that the event would be the same as the past nine (9) years. Mr. Malozzi asked if the hours of operation will remain the same as last year and Mr. Vertefeulle said they are asking for evening hours to be extended from 9:00 pm to 10:00 pm.

Mr. Budney explained that he has been to the function every year and believes the event

has been no trouble. He supports the hours being extended to 10:00 pm. Mr. Stearns noted that any police presence is paid for by the event and there have been no complaints. He believes the Commission should consider the later hours of operation.

Motion made by W. Budney and seconded by T. Meyer to approve PZ-23-11 with the same conditions as last year minus the noise restriction and with hours extended to be 9:00 a.m. to 10:00 p.m. Motion carried unanimously.

- 1. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m. July 15, 2023.**
- 2. Individual food and health vending and building applications shall be submitted and approved by the Fire Marshal, Building Official, and UNCAS Health District, as applicable, prior to the event.**
- 3. Emergency service needs for crimes alleged or otherwise shall be reported immediately to Connecticut State Police at 911.**
- 4. Fires are only permitted with Fire Marshal approval.**
- 5. Fireworks and bonfires are prohibited.**
- 6. A member of the Lions Club shall be onsite when property is open to the public and shall report any non-compliance issues to the Town.**
- 7. Police Officers shall be onsite during operation as required by the Resident State Trooper.**

Motion unanimously approved.

- c. PZ-23-12: John Strenkowski, 1912 Exeter Road, Assessors Map 241, Lot 5. Accessory dwelling unit under Zoning Sec. 8.2.

John Strenkowski presented his application to construct an accessory dwelling unit attached to his house. Mr. Chester stated he went through the regulations with Mr. Strenkowski and that his application appears to be in compliance.

Motion made by E. Stearns and seconded by T. Pannone to approve PZ-23-12. Motion carried unanimously.

- c. PZ-23-13: Stone Circle Inc. (applicant), Lebanon Lions Club Inc. (owner), 122 Mack Road, Assessors Map 236, Lot 57. Temporary use for Renaissance Fair to take place Saturdays and Sundays plus Labor Day and Columbus Day Sept. 2 to Oct. 15, 2023.

The Commission noted that this event has been successful in the past.

Motion made by T. Pannone and seconded by W. Budney to approve PZ-23-13 with the same conditions as in 2022. Motion passed unanimously.

- 1. Hours of operation when the public may visit the fairgrounds shall be weekends September 2 to October 15, 2023 from 10:00 a.m. to 6:00 p.m., plus Labor Day and Columbus Day, with the exception until 9:30 p.m. closing on September 16, October 7 and October 15.**
- 2. Up to three (3) offsite signs are permitted with permission of owners of land which they are located or in front of.**

3. Individual food and health vending and building applications shall be submitted and approved by the Fire Marshal, Building Official, and UNCAS Health District as applicable prior to the event.
 4. Emergency service needs for crimes alleged or otherwise shall be reported immediately to Connecticut State Police at 911.
 5. Outdoor lighting shall not be visible, or noise heard, beyond the property boundary outside of Faire hours when open to the public.
 6. Fireworks and bonfires are prohibited.
 7. Fires are only permitted with Fire Marshal approval.
 8. A member of the Lions Club shall visit the site during the duration of this permit when property is open to the public and report any non-compliance issues to the Town.
 9. A medical booth and/or staging point shall be established as approved by the Fire Chief.
 10. Police Officers shall be onsite during operation as required by the Resident State Trooper.
- d. CGS Sec. 7-159b Pre-application Review Discussion. Jaimie Collins, Blue Iris Farm 1339 Trumbull Highway, Assessors Map 250, Lot 111. Animal rescue and retreat.

No action taken.

V. MEETING MINUTES

- a. April 15, 2023

Motion made by R. Chesmer and seconded by T. Meyer to approve the minutes of the April 15, 2023 meeting. Motion carried unanimously.

VI. TOWN PLANNER REPORT

Mr. Chester reported on a proposed parking lot off Scott Hill Road by DEEP for Mooween State Park bikers, hikers, and equestrians, and that there is an application for a revised Library landscaping plan.

VII. EXECUTIVE SESSION - Pending litigation.

Motion made by T. Pannone and seconded by C. Weinstein to enter Executive Session at 8:05 p.m. with the Town Planner and First Selectman. Motion carried unanimously.

The Commission came out of Executive session at 8:24 p.m. with no action taken.

VIII. ADJOURNMENT

Motion by W. Budney and seconded by T. Pannone to adjourned at 8:25 p.m. Motion carried unanimously.

Respectfully,
Catherine McCall