



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, August 21, 2023
7:00 p.m.

Lebanon Town Hall
579 Exeter Road, Downstairs Meeting Room

MINUTES

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

Members Absent: Thomas Benoit, Tom Meyer

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

I. CALL TO ORDER

The meeting was called to order by Chairman Francis Malozzi at 7:00 p.m.

Allyn Miller and Ethan Stearns were promoted to voting members.

II. PUBLIC HEARING

- a. PZ-23-17: Joel Labbe, Labbe Property Works LLC, 504 Waterman Rd., Assessors Map 265, Lot 9. Special Permit request for home occupation to operate excavation business office in 2,240 SF accessory building per Zoning Sec 7.5b.

Joel Labbe presented. He would like to build a 40' by 56' pole barn to house his small excavation business. There will be no employees and no exterior storage of materials. Hours of operation will be 6:30 a.m. to 5:00 p.m. All equipment maintenance work will be done indoors.

Mr. Miller asked about lighting and was told it would comply with the zoning requirements. Mr. Miller asked how the oil would be stored and Mr. Chester said this would be addressed by the Building Department.

Motion to close the public hearing made by A. Miller and seconded by W. Budney. Motion carried unanimously.

III. OLD BUSINESS

- a. PZ-23-17: Joel Labbe, Labbe Property Works LLC, 504 Waterman Rd., Assessors Map 265, Lot 9. Special Permit request for home occupation to operate excavation business office in 2,240 SF accessory building per Zoning Sec 7.5b.

Motion made by A. Miller and seconded by T. Pannone to approve PZ-23-17 with the following conditions:

- 1. No non-resident employees are permitted.**
- 2. No exterior storage of equipment is permitted.**
- 3. Compliance with the Outdoor Lighting requirements of Zoning Sec. 7.9 will be met.**

Motion carried unanimously.

- b. PZ-23-14: Michael Storm, 6 McCall Road, Assessors Map 260, Lot 41. Request for home occupation permit per Zoning Sec. 7.5a.

Mr. Chester has been in communication with Mr. Storm since the last Commission meeting to let him know that the preparation of a home occupation permit application is required to bring this item before the Planning and Zoning Commission.

IV. NEW BUSINESS

- a. PZ-23-18: Matthew Williams (applicant), Diana Dearborn (owner), 150 Exeter Road, Assessors Map 234, Lot 20. Temporary Use Permit for corn maze, Saturdays and Sundays, September 16 through October 29, 2023, 12:00 to 5:00 p.m.

Mr. Chester explained that this is the same temporary use that has been requested for the past several years. Mr. Budney noted there have been no issues with this event in the past.

Motion made by R. Chesmer and seconded by W. Budney to approve PZ-23-18. Motion carried unanimously.

- b. Barry & Linda Improte, 876 Trumbull Highway, Assessors Map 235, Lot 26. Flag-pole and lighting. Village Business Design Review.

Mr. Chester noted that the Village Business Design Review Board has no issues with the proposal but did suggest that flush-mounted ground lighting be used.

Motion made by A. Miller and seconded by T. Pannone to approve this request with flush-mounted ground lighting. Motion carried unanimously.

V. MEETING MINUTES

- a. July 17, 2023

Motion made by R. Chesmer and seconded by A. Miller to approve the minutes of the July 17, 2023 meeting. Motion carried unanimously.

VI. EXECUTIVE SESSION - Pending litigation.

Motion made by A. Miller and seconded by W. Budney to enter Executive Session at 7:22 p.m. Motion carried unanimously.

The Commission came out of Executive Session at 7:35 p.m. with no action taken.

VII. TOWN PLANNER REPORT

Mr. Chester updated the Commission on upcoming applications, enforcement matters, Commission education training opportunities, and the withdrawal of the Village Business District Design Review application for Jonathan D. Krueger (applicant), 903 Exeter Road Realty Co. (owner Village Market & Gas), 903 Exeter Road by the applicant.

VIII. ADJOURNMENT

Motion made by Alynn Miller and seconded by Robin Chesmer to adjourn the meeting at 7:55 p.m. Motion carried unanimously.

Respectfully submitted,
Catherine McCall, Secretary