



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, April 18, 2022
7:00 p.m.
Lebanon Town Hall, Downstairs Meeting Room

MINUTES

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

Members Absent: Thomas Benoit

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

I. CALL TO ORDER

The meeting was called to order by Chairman Francis Malozzi at 7:00 p.m. who appointed Allyn Miller a voting member.

II. PUBLIC HEARING

- a. PZ-22-4: Matthew Williams, Williams Materials, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request for special permit for Earth Excavation per Zoning Sec. 8.6.

Matt Williams described the status of the property and various items he has been working on.

Chairman Malozzi opened the Hearing for public comment. There was none.

R. Chesmer asked if the corn maze that Mr. Williams has had on the property in the past should be removed from the map as the approval of it would require coming before the Commission specifically for that purpose. Mr. Williams amended the map to remove it. T. Meyer asked if there would be any water runoff from the excavation work and was insured that there would not be.

Motion made by T. Meyer and seconded by W. Budney to close the Public Hearing for PZ-22-4. Motion passed unanimously.

III. OLD BUSINESS

- a. PZ-22-4: Matthew Williams, Williams Materials, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request for special permit for Earth Excavation per Zoning Sec. 8.6.

Motion made by A. Miller and seconded by W. Budney to approve application PZ-22-4 with the requirement that a \$36,000 bond be provided and kept on file in the Land Use Office for this use. Motion carried unanimously.

IV. NEW BUSINESS

- a. PZ-22-11: Stone Circle, LLC (applicant), Lebanon Lions Club (owner), 122 Mack Road Fairground, Assessor Map 236, Lot 57. Request for Temporary Use Permit for The Connecticut Renaissance Faire to take place Saturdays and Sundays, plus Labor Day and Columbus Day, September 3 to October 16, 2022.

John Jarvis represented the Lebanon Lions Club and noted that this year's Renaissance Faire will be the same as it has been in the past. Mr. Chester provided a list of conditions established in previous years by the Commission for the Faire. He noted that he had spoken with the Fire Chief and Resident State Trooper who made additional recommendations for conditions of approval.

Motion made by T. Meyer and seconded by A. Miller to approve PZ-22-11 with the following conditions of approval:

- 1. Hours of operation when the public may visit fairgrounds shall be weekends September 3 to October 16, 2022 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 24, October 8 and October 15th.**
- 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.**

Motion carried unanimously.

- b. PZ-22-13: COMVEC (applicant), Lebanon Lions Club (owner), 122 Mack Road Fairground, Assessor Map 236, Lot 57. Request for Temporary Use Permit for Military Vehicle Show on June 10, 2022.

John Jarvis represented the Lebanon Lions Club for this application.

Motion made by A. Miller and seconded by W. Budney to approve PZ-22-13 with the following conditions of approval:

- 1. Hours of operations shall be limited to between 8:00 a.m. and 4:00 p.m. June 11, 2022.**
- 2. Food and drink vendors shall obtain required Health and Building Department approvals.**
- 3. Fireworks, bon fires, and alcohol are prohibited.**

Motion carried unanimously.

- c. PZ-22-14: Brian Harvard (applicant), Lebanon Lions Club (owner), 122 Mack Road Fairground, Assessor Map 236, Lot 57. Request for Temporary Use Permit for Murderycycle event on July 16, 2022. David Vertefeuille represented the application. Basically, the event will follow what has been done in previous years.

Motion made by A. Miller and seconded by T. Pannone to approve PZ-22-14 with the following conditions of approval:

- 1. Hours of operation shall be limited to 10:00 a.m. to 9:00 p.m. July 16, 2022.**
- 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. Noise heard beyond the property boundary shall be prohibited except during the hours of 10:00 a.m. to 8:00 p.m. July 16, 2022.**
- 4. Emergency service needs for crimes alleged or otherwise shall be reported immediately to Connecticut State Police at 911.**
- 5. Fires are only permitted with Fire Marshal approval.**
- 6. Fireworks and bonfires are prohibited.**
- 7. 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.**
- 8. Police Officers shall be onsite during operation as required by the Resident State Trooper.**

Motion carried unanimously.

- d. Pre-application Review (CGS Sec. 7-159b): Mattwood LLC (George Mattern), Scott Hill Road, Assessor Map 275, Lot 25. Rezone property from the Business zoning district to the Rural Senior Residence zoning district to allow senior housing.

George Mattern presented a 25-unit senior housing concept plan and discussed how this use fit into the recommendations of Lebanon's Plan of Conservation and Development. Senior Center Director Darcy Battye spoke to the need for additional senior housing in town. Economic Development Commission Chair Jim Russo spoke in favor of rezoning the property for senior housing and how this use would generate a positive economic benefit to the town.

No action taken.

- e. Review of draft Affordable Housing Plan required by State Statute.

Sam Alexander, AICP from SCOGG spoke. His organization was asked to act as consultants to create an affordable housing plan for Lebanon. This effort began a year ago and his team has been working with the Town Planner and Selectmen. Mr. Alexander reviewed the outcome of the study and explained what affordable housing includes. The town is addressing this as a plan mandated by State Statute. A poll was conducted within the town as to how Lebanon felt about affordable housing and Alexander reviewed the outcome. Mr. Weinstein asked if items such as the lack of public utilities is a factor when determining applicability to the town and Mr. Alexander said yes. He also asked for clarification on how income levels for low-income housing eligibility were derived. This item will be taken up by the Commission next month.

V. MEETING MINUTES

- a. March 21, 2022
- b. March 28, 2022

Motion made by K. Weinstein and seconded by T. Meyer to approve the minutes of the March 21 and 28, 2022 Planning and Zoning Commission meetings.
Motion carried unanimously

VI. TOWN PLANNER REPORT

Mr. Chester reported activities related to economic development, the affordable senior housing project at the Senior Center, and future development of the former sports center on Norwich Avenue and at Prides Corner Farms.

VII. EXECUTIVE SESSION - Pending litigation

Motion made by A. Miller and seconded by T. Pannone to enter Executive Session with the Town Planner and First Selectman to discuss pending litigation at 8:15 p.m. Motion unanimously approved.

The Commission came out of Executive Session at 8:25 p.m. with no action taken.

VIII. CORRESPONDENCE

IX. ADJOURNMENT

The Commission adjourned at 8:26 p.m.

Minutes respectfully submitted,
C. McCall