



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
Monday, August 15, 2022  
7:00 p.m.

Lebanon Town Hall, 579 Exeter Road, Downstairs Meeting Room

**MINUTES**

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

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

**I. CALL TO ORDER**

The meeting was called to order by Chairman Fran Malozzi at 7:00 pm.

**II. OLD BUSINESS – None.**

**III. NEW BUSINESS**

- a. PZ-22-20: 75 Lebanon Avenue, LLC, 74 Norwich Ave., Assessor Map 275, Lot 58. Site plan modification to add 2,140 sq. ft. addition, covered porch, and loading area.

Revised plans were submitted and reviewed today by Brandon Handfield, Yantic River Consultants, LLC. His letter dated August 15, 2022 was received by the Commission.

Chris Dutch, Dutch and Associates presented. The activity is a proposed 2,140 sq. ft. addition on west side of the building, extension of the driveway to a loading dock, creation of fire access road around building, porch addition, and installation of an area to manage water runoff.

T. Meyer and A. Miller asked for clarification on distinguishing between the FEMA Special Flood Hazard Area Zone and building elevation. Mr. Dutch explained that though the building falls within the FEMA Zone, it lies above the flood elevation.

Mr. Weinstein asked about the proposed sign on the building and was told it will be smaller than the one currently installed.

**Motion made by T. Meyer and seconded by W. Budney to approve PZ-22-20.  
Motion carried unanimously.**

- b. PZ-22-26: Matthew Williams (applicant), Diana Dearborn (owner), 150 Exeter Road, Assessors Map 234, Lot 20. Temporary use permit for corn maze open to the public September 9 through October 2022.

P. Chester told the Commission that this is the same temporary use approved last year.

**Motion made by W. Budney and seconded by T. Pannone to approve PZ-22-26. Motion carried unanimously.**

- c. PZ-22-27: Prides Corner Farms Inc., 48 Browning Road, Assessors Map 251, Lot 16. Site plan modification to add 12,000 sq. ft. vehicle maintenance facility.

A letter dated August 15, 2022 from Brandon Handfield, Yantic River Consultants, LLC was received by the Commission.

Kevin R. Grindle, ASLA, PLA, Barton & Loguidice presented. The proposed building will be a 12,000 sq. ft. extension of the existing 7,200 sq. ft. structure. It will be an engineered metal building similar to what is there today. There will be no additional traffic flow or employees. A drainage report and narrative have been submitted. The area on which the building will be constructed is currently used for outside vehicle storage. A portion of the site will be regraded and an infiltration bason will be added. The building will be roof drained into a leeching gallery and into existing catch basons. Test pits have been done and infiltration rates are good. Overall grading will be straightforward and consistent with what is already there.

Mr. Grindle reviewed the six (6) site development plans and standards suggested by Mr. Handfield and how Prides Corner is responding to them.

M. Weinstein asked if the new structure is being connected to a building not currently in use. Mr. Grindle explained that the existing building is being used for vehicle maintenance and there will be a 21-foot connector building between the old and new buildings. When asked about flooring Mr. Dutch explained that there will be a cement floor with no floor drains installed.

A. Miller asked how much green area will be removed. Mr. Grindle said that for runoff purposes there will be more green space and better infiltration areas than there are currently. No additional fuel storage is being proposed.

R. Chesmer suggested the Commission go through each of the six (6) Site Development Plans and Standards outlined by Yantic River Consultants in their letter, and the outcome was that four (4) of six (6) recommendations be made approved as modification to the site plan.

**Motion made by R. Chesmer and seconded by T. Meyer to approve application PZ-22-27 with the following conditions:**

- 1. The perimeter driveway will need to be approved by the Fire Marshal.**
- 2. All outdoor lighting to be full cutoff and no light trespass onto abutting properties.**
- 3. The site and subject work area located within FEMA Zone X; Area of Minimal Flood Hazard as depicted on Panel 09011C0177G shall be referenced on the plan.**

**4. The new slope shall be vegetated with scrubs, plants, and low-maintenance ground cover.**

**The motion was approved unanimously.**

- d. PZ-22-28: Ala-Bri Acres Farm, LLC, 139 West Town St., Assessors Map 235, Lot 11. Special permit for Farm Winery per Zoning Sec. 4.4c.6). Set public hearing date.

P. Chester noted that application was made today to the Village Green District Design Review Board which has 35 days to provide a report to the Commission relative to project consistency with the Design Review Standards. He has asked that the applicant provide proposed hours of operation, number of employees, building floor plan and deck, occupancy of building and site, signage, construction materials, proposed music/noise mitigation, pedestrian access, and an outdoor lighting plan.

**Motion made by T. Meyer and seconded by T. Pannone to move PZ-22-28 to a Public Hearing on September 19, 2022. The motion passed unanimously.**

- e. PZ-22-29: Town of Lebanon, 862 Trumbull Highway (Alden Tavern Parking Lot), Assessors Map 235, Lot 44. Temporary use permit for a 20' x 40' foot tent for Library programming through November 1, 2022.

R. Chesmer recused himself from hearing this item. F. Malozzi appointed E. Stearns as a voting member.

Jim Russo, 2 Bogg Lane spoke to explain that the tent was erected previously at this site and was recently moved to the front of the new library. The Selectman asked for it to be removed from the front of the renovated library, so the applicant is now asking for it to be allowed back at the Alden Tavern lot.

**Motion made by T. Pannone and seconded by W. Budney to approve PZ-22-29. Motion passed unanimously.**

- f. PZ-22-30: Town of Lebanon, 917 Exeter Road (Lyman Memorial High School), Assessors Map 245, Lot 13. Site plan modification to add 1,500 sq. ft. animal barn.

P. Chester noted that the application was amended today with the signature of First Selectman Kevin Cwikla. Mr. Chesmer remained recused for this item.

School Superintendent Andrew Gonzales presented as well as Brenda Wilds, Teacher, and Lyman Memorial High School Principal James Apicelli. Mr. Gonzales explained that the school has been awarded a grant from the State Department of Education that will be used toward this project. The grant period is aggressive and funds need to be expended by November 30, 2022. Mr. Apicelli explained where the location of the new facility would be. Wilds explained that every three (3) years the state reviews the agriculture department and one of the overarching themes of the evaluation was that the current animal facility was too

small and needed to be enlarged. Ms. Wilds explained the use of the new metal building would be to add a variety of animals, a feed area, and teaching space. Gonzales explained that the barn will require no local tax dollars to construct.

W. Budney and A. Miller congratulated the team on setting this project in motion.

**Motion made by E. Stearns and seconded by W. Budney to approve the site plan. Motion carried unanimously.**

**V. MEETING MINUTES**

- a. June 20, 2022. R. Chesmer returned to the commission as a voting member.

**Motion made by T. Meyer and seconded by T. Benoit to approve the minutes of the June 20, 2022 Regular Meeting. Motion passed unanimously.**

**VI. TOWN PLANNER REPORT**

Five (5) farmland applications currently in progress.

Concept plan for new affordable senior housing complex abutting Senior Center is nearly complete and will be delivered to the Selectman and to this in the next month, after which time the town hopes to put out an RFP for a developer for the project.

Tree harvest on Goshen Hill Road where it meets East Hebron Turnpike will be taking place. This is an As-of-Right use that was approved by the Inland Wetlands Commission.

F. Malozzi explained that he recently attended a SECOG meeting where it was explained that there is a trend in which properties are purchased and subsequently rented out on a weekly basis. He would like the Regulation Review Subcommittee to consider zoning on this. T. Meyer noted it is on the Subcommittee radar for discussion.

Discussion on promptness of applicant information being submitted to town and Commission. It was the consensus of the Commission that if applicants have not submitted all information to the town by the Tuesday prior to the meeting it may postpone a decision on the application until the following month.

**VII. EXECUTIVE SESSION – No Executive Session**

**VIII. CORRESPONDENCE**

**IX. ADJOURNMENT**

Motion made by W. Budney and seconded by T. Pannone to adjourn the meeting at 8:22 p.m. Motion carried unanimously.

Minutes respectfully submitted,  
Catherine McCall