



Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 15, 2021
7:00 p.m.

MINUTES

Members Present: James Jahoda (Chair), Robin Chesmer (Secretary), Thomas Benoit, Wayne Budney Francis Malozzi, Thomas Meyer, Ethan Stearns (Alternate), Julie Chalifoux (Alternate.)

Members Absent: Keith LaPorte

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 James Jahoda at 7:00 pm.

Allyn Miller was activated to voting member to replace Keith LaPorte.

Motion made by Thomas Meyer to add to the agenda the application of COMVEC for a temporary use permit for the CT Military Vehicle Show and Flea Market to be held at the Lebanon Lions Fair Grounds on June 12th under New Business item f. Motion seconded by Allyn Miller and carried unanimously.

II. NEW BUSINESS

- a. PZ-21-3: Shawn Guiney (owner), Gary Ritacco (applicant), 74 Norwich Avenue, Assessors Map 275, Lot 58. Request for Special Permit for Package Store per Zoning Sec. 4.7b.10) in the Business Zone. Set public hearing date. Package store to be added within the current building on property. Mr. Chester to send application to Brandon Handfield (Yantic River Consultants) for engineering review.

Motion made to set a public hearing date on this item for April 19, 2021 made by Thomas Meyer. Motion seconded by Robin Chesmer and carried unanimously.

- b. PZ-21-8: Ashley Ost, 474 Tobacco Street, Assessor Map 223, Lot 31. Request for Home Occupation Permit for a 448 square foot building to be used for office/manufacturing per Zoning Sec. 7.5b. Set public hearing date.

Motion made to set a public hearing date on this item for April 19, 2021 made by Francis Malozzi. Motion seconded by Robin Chesmer and carried unanimously.

- c. PZ-21-4: Jordan Lynch, 54 Lebanon Avenue, Assessors Map 254, Lot 8. Request for Home Occupation Permit for a single chair hair salon per Zoning Sec. 7.5a.

Jordan and Danielle Lynch presented. There was concern by Mr. Jahoda concerning lighting for night access. Mr. Lynch indicated that there was adequate lighting on the property. Allyn Miller asked about neighbors, and was informed that there is only one, which is across the highway. Mr. Chesmer was concerned that the public will be required to walk around the pool to access the salon. Mr. Lynch indicated they would be installing a safer walkway in the Spring. Mrs. Lynch said she would be comfortable having customers enter through the house. After some discussion Mr. and Mrs. Lynch amended their application to request approval of a 40-hour business which can operate any day of the week. The hours would be 9:00 am to 7:00 pm and no sign will be installed.

Motion made by Thomas Meyer to approve the application for a single chair hair salon to be operated up to 40 hours per week between 9:00 am to 7:00 pm with the primary access to salon through the house and no sign to be erected on property. Motion seconded by Francis Malozzi and carried unanimously.

- d. PZ-21-9: Seth Cody, 412 Norwich Avenue, Assessor Map 276, Lot 9.001. Request for Site Plan Modification to add an 1,800 square foot storage building/garage in the Light Industrial Zone.

Seth Cody discussed various options with the Commission. Mr. Cody does swimming pool service and repair. The new building will be used to support that business – for storage and service of vehicles. No chemicals will be stored in the building and no electricity or plumbing is proposed. The Commission requests that the additional storage units currently on the property and list of chemicals and where they will be located to be shown on the plan. If Mr. Cody decides to move the location of the proposed building - that too should be shown, and all existing soil stockpiles should be shown to be removed. Mr. Miller asked if there would be lighting added that might affect the neighbors. Mr. Cody indicated he is not planning to add lighting. Mr. Chester noted that if lighting is added it must comply with Zoning Sec. 7.9. Mr. Jahoda requested that Brandon Handfield (Yantic River Consultants) review the plans prior to bringing this item before the Commission again. Mr. Chester noted that Fire Department review is required prior to issuance of a building permit. This item will be tabled until the April 19, 2021 meeting.

- e. PZ-21-10: Holli Smith, 1429 Exeter Rd., Assessor Map 254, Lot 15.002. Request for Accessory Living Unit per Zoning Sec. 8.2.

Holli Smith presented. She is asking to convert the unfinished space over her garage to a finished one-bedroom rental unit. The garage is attached to a heated sunroom through which access can be created for the unit. There is also an exterior stairway and deck proposed. Ms. Smith has already attained approval from the health department for this project.

Motion made by Francis Malozzi to approve the request for an accessory living unit to be added in the unfinished space over the garage. Motion seconded by Allyn Miller and carried unanimously.

- f. PZ-21-: Lebanon Lions Club Fair Grounds. COMVEC - CT Military Vehicle Show and Flea Market for June 12, 2021, 8am-4pm. Curt Munson presented. The event is held to present WWII to Desert Storm Vehicles for display. Vendors for parts, tools, uniforms, books, etc. will be present. Food vendors will be there, but no alcohol will be allowed. No guns or ammunition will be allowed. This is a non-profit event. The activity was approved last year but did not occur due to Covid.

Motion made by Fran Malozzi to approve the application to allow the CT Military Vehicle Show and Flea Market on the Lebanon Lions Fair Grounds with the following requirements:

- **Hours of event to be held between 8:00 am to 4:00 pm.**
- **Food and drink vendors will require appropriate Health and Building approvals.**
- **Fireworks and bon fires are prohibited.**

Motion seconded by T.J. Benoit and carried with Allyn Miller abstaining as he is a Lions Club Member.

III. OLD BUSINESS

- a. PZ-21-2: Russell Smith, 462 Clubhouse Road, Assessor Map 243, Lot 203. Home Occupation Permit for internet gun sales per Zoning Sec. 7.5a. No retail sales permitted. Hours of operation to be no more than six (6) daylight hours per week.

Mr. Chester informed the Commission that he had approved this application on Feb. 5, 2021 after visiting the site and consultation with the Resident State Trooper.

IV. MINUTES

- a. January 25, 2021 Special Meeting
Motion made by Thomas Meyer to approve the minutes of the January 25, 2021 Special Meeting. Motion seconded by T.J. Benoit and carried with Jim Jahoda abstaining.

V. EXECUTIVE SESSION

The Commission entered Executive Session to discuss pending litigation at 8:33 p.m.
The Commission came out of Executive Session at 8:49 p.m. with no action taken.

VI. TOWN PLANNER REPORT

Mr. Chester reported on the proposed state legislation regarding zoning; proposed Girl Scouts closing of Camp Laurel; uptick in development of vacant single-family lots; posting of \$10,000 Wengloski bond to close gravel bank; upcoming application for 8 senior housing units off Doctor Manning Drive; and updates on farmers market and farmland preservation projects.

VII. ADJOURNMENT. Motion made by Tom Meyer to adjourn at 9:05 p.m. Motion seconded by Robin Chesmer and carried unanimously.

Minutes submitted by,
Catherine McCall