



Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
May 18, 2020, 7:00 p.m.  
**Regular Meeting Minutes**

**TELECONFERENCE MEETING**

Members Present: James Jahoda, Chair  
Robin Chesmer, Secretary  
Wayne Budney (joined meeting at 7:10 p.m.)  
Keith LaPorte  
Francis Malozzi  
Tom Meyer  
Allyn Miller, Alternate  
Ethan Stearns, Alternate (left meeting at 8:25 p.m.)  
Julie Chalifoux, Alternate

Members Absent: Thomas Benoit

Others Present: Philip Chester, Town Planner  
Kevin Cwikla, First Selectman  
Catherine McCall, Recording Secretary

**I. CALL TO ORDER**

The teleconference meeting was called to order by Chairman Jahoda at 7:03 p.m. Julie Chalifoux and Allyn Miller were appointed voting members.

**II. NEW BUSINESS**

- a. PZ-20-8586: Nadine Benigno, 360 Scott Hill Road, Assessors Map 238, Lot 1.  
Request for home hair salon per Zoning Sec. 7.5a.

Nadine and Anthony Benigno were present. Homeowners request approval to open a single-chair home hair salon. Mr. Chester reviewed the site plan which provides a separate driveway for the salon patrons and suggests that the hours of operation be limited to between 8:00 a.m. and 6:00 p.m. Mrs. Benigno stated that customers will be by appointment only and there will be no business sign on the property. Keith LaPorte asked if there was adequate lighting when dark and Mrs. Benigno indicated yes. Allyn Miller asked if the owner could rent the shop and Mr. Chester referenced Zoning Sec. 2.2 Home Occupation definition which states that the inhabitants of the home must conduct the home occupation (hair salon) but that this did not prohibit the homeowner to rent the house and the tenant could operate the hair salon.

**MOTION by Thomas Meyer to approve the application with the hours of operation limited to between 8:00 a.m. and 6:00 p.m. Allyn Miller seconded. MOTION carried unanimously.**

- b. PZ-20-8587: Lebanon Green Vineyard, 589 Exeter Road, Assessors Map 246, Lot 58. Site Plan Modification for 12' x 30' shed and reduce number of parking spaces from 43 to 38.

Mr. Chester noted that he forwarded the design and site plan to the Village Business District Design Review Board and members reported no issue. He also shared the plans with the neighbors who reported no issue with the shed. Because the shed takes up 5 of the previously approved 43 parking spaces, the owner is requesting that the total number of parking spaces associated with the Winery be reduced to 38. Chairman Jahoda asked Mr. Chester if there had been any complaints regarding the parking since the Commission approved the 43 spaces in 2018 and Mr. Chester responded no. Robin Chesmer asked if the proposed reduction in allowable parking spaces should relate to a reduction in the number of people permitted at the Winery which was set at 90 (2.09 persons per parking space) in 2018, and it was the consensus of the Commission that it should. It was noted that the Wine Garden and outdoor seating shown on the site plan was prohibited by the Commission in its 2018 approval and should be removed from the plan.

**MOTION by Thomas Meyer to approve the application with the requirement that the site plan be amended to remove the “wine garden” and adjacent outdoor seating and to limit the number of customers permitted at the Winery to 80 based on the reduction of parking spaces to 38. Francis Malozzi seconded. MOTION carried unanimously.**

- c. PZ-20-8588: Patrick Geier, 900 Beaumont Highway, Assessors Map 229, Lot 71. Village Green District site plan approval for 24' x 24' garage. (Robin Chesmer abstained from this discussion as he is an abutting property owner.)

Mr. Chester stated that the homeowners previously received a variance to allow placement of the proposed garage 11-feet from the side property line. The Geier's were present. They are revising their plan relative to the garage door design which was transmitted to Mr. Chester today, removal of the shutters and grid in window above garage doors, and possibility removing the south-facing awning windows.

**MOTION by Francis Malozzi to approve the application as described by the Town Planner. Allyn Miller seconded. MOTION carried unanimously.**

- d. Pre-Application Discussion: David Lenkiewicz, Clubhouse and Olenick Roads, Assessors Map 243, Lot 3. 4-lot Subdivision.

Mr. Chester noted that pre-application reviews are permitted under CGS to allow the Commission and applicant to have a free exchange regarding plan concepts and that nothing stated is binding. Mr. Lenkiewicz participated in the exchange.

### **III. OLD BUSINESS – None.**

**IV. MEETING MINUTES**

- a. March 16, 2020 Special Meeting  
**Motion made by Francis Malozzi to approve the March 16, 2020 Special Meeting minutes. Motion was seconded by Keith LaPorte and approved 5-0-2 with Robin Chesmer and Thomas Meyer abstaining.**
- b. March 16, 2020 Regular Meeting  
**Motion made by Francis Malozzi to approve the March 16, 2020 Regular Meeting minutes. Motion was seconded by Julie Chalifoux and approved 5-0-2 with Robin Chesmer and Thomas Meyer abstaining.**

**V. TOWN PLANNERS REPORT**

Mr. Chester reported on future development and conservation projects; town application to the Dept. of Housing for an affordable housing plan grant; closing of 80-acre purchase of land off the Airline Trail State Park as part of Mono Pond/Wells Wood State Park; and timeline for completion of draft Plan of Conservation and Development.

**VI. COMMUNICATION:** Anne Dawson re: Mitlitsky Eggs.

**VII. EXECUTIVE SESSION**

**Motion by Francis Malozzi, seconded by Allyn Miller, to enter Executive Session with the Town Planner at 8:25 p.m. to discuss pending and ongoing enforcement actions relative to 74 Card Street, 504 Goshen Hill Road, and 115 Diane Drive, and to adjourn immediately thereafter. Motion unanimously approved.**

**VIII. ADJOURNMENT**

The Commission adjourned at 8:43.

Respectfully Submitted,  
Catherine McCall