



Town of Lebanon
PLANNING AND ZONING COMMISSION
June 15, 2020, 7:00 p.m.
Regular Meeting Minutes

TELECONFERENCE MEETING

Members Present: James Jahoda (Chair)
Robin Chesmer (Secretary)
Thomas Benoit
Keith LaPorte
Tom Meyer
Julie Chalifoux (Alt.)

Members Absent: Wayne Budney
Francis Malozzi
Allyn Miller (Alt.)
Ethan Stearns (Alt.)

Others Present: Philip Chester (Town Planner)
Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James Jahoda at 7:04 p.m. Julie Chalifoux was made a voting member.

II. NEW BUSINESS

- a. PZ-20-8646: Mark Demuro, 95 West Town Street, Assessors Map 235, Lot 16.
Request for Temporary Use Permit for 2-day retreat, 8am-7pm, July 29-30, 2020.

Mark Demuro presented and stated that the retreat will be a gathering of employees from his business for the purpose of business planning. All parking will be on-site. Alternate dates for the retreat are September 16-17, 2020. Twenty guests are expected.

MOTION made by Thomas Benoit to approve the Temporary Use Permit for the 2-day retreat. Tom Meyer seconded. Motion unanimously approved.

- b. PZ-20-8671: Matthew & Jennifer Williams, 333 Goshen Hill Rd., Assessors Map 252, Lot 1. Request for Temporary Use Permit for corn maze, Saturdays and Sundays, 1-5pm, September 12-November 1, 2020.

Jennifer Williams presented and stated that the event is basically the same as last year with the addition of a small corn maze for young children which will be in front of the hay barn.

MOTION by Tom Meyer to approve the Temporary Use Permit for a corn maze at 333 Goshen Hill Road with the following conditions:

- 1. Earth Excavation/Gravel Bank to be closed during hours of operation.**
- 2. Signage shall be added to the site to include:**
 - a. CLOSED sign at property entrance visible from both ways at Goshen Hill Road;**
 - b. Directional signs to lead to parking area;**
 - c. Parking signs;**
 - d. Sign at parking to read PARENTS KEEP CHILDREN WITH YOU AT ALL TIME; and**
 - e. EXIT sign on north side of vehicular drive across from hay barn.**
- 3. Vehicular traffic shall be separated from pedestrian ways by yellow tape.**
- 4. Hay barn and other activities proposed to the south of the vehicular travel lane shall be separated by yellow tape or other. Motion seconded by**

Motion seconded by Thomas Benoit and unanimously approved.

III. OLD BUSINESS

No new business

IV. MEETING MINUTES:

- a. May 18, 2020 Regular Meeting

Motion by Tom Meyer to approve the May 18, 2020 Regular Meeting minutes. Robin Chesmer seconded the motion. Motion unanimously approved.

V. TOWN PLANNERS REPORT

Concept plan for multi-family housing development at the Route 2/Scott Hill Road property is forthcoming; farmers market running smoothly with vendors reporting increased sales; ongoing discussions with owner of Grand Lake Spa regarding potential redevelopment ideas; application for solar array at Mobil gas station to go before Design Review Board; Wells Woods open space property closed and other conservation project updates; permitting activity update including permit issued for outside dining at Log Cabin restaurant; and Plan of Conservation and Development progress report.

VI. COMMUNICATIONS

Nothing to report

VII. ADJOURNMENT

Motion by Keith LaPort and seconded by Julie Chalifoux to adjourn the meeting at 7:43 pm. Motion carried unanimously.

Respectfully submitted,
Catherine McCall