



Planning and Zoning Commission

Town of Lebanon

579 Exeter Road, Lebanon, Connecticut 06249

SPECIAL MEETING MINUTES

September 20, 2019

Present: Kathleen Smith, Vice Chair
Thomas Benoit, Alternate
Robin Chesmer
Francis Malozzi
Absent: James Jahoda, Chair
Wayne Budney
Keith LaPorte
Allyn Miller, Alternate
Ethan Stearns, Alternate
Also Present: Town Planner Philip Chester

Kathleen Smith called the meeting to order at 333 Goshen Hill Road at 4:04 p.m. and appointed Thomas Benoit as a voting member.

PZ-19-8188: Matthew & Jennifer Williams, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request of temporary use permit under Zoning Sec. 7.1 to operate corn maze Sept. 21 through Oct. 27, 2019.

Mr. Williams amended the application to eliminate the secondary parking area to the south of the hay barn along path leading to the corn maze. The Commission reviewed the application, walked area of site where parking and use of hay barn is proposed, and discussed possible conditions with applicants.

Motion by Francis Malozzi to approve the temporary use permit 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 Thomas Benoit and unanimously approved.

The Commission adjourned at 4:40 p.m.

Respectfully Submitted by
Philip S. Chester, AICP
Town Planner
9/23/2019