

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room  
Monday, May 18, 2015 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chair  
David Fields, Secretary  
Robin Chesmer  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Kathleen Smith  
Wayne Budney, Alternate  
Brian Grabber, Alternate

Members Absent: Lanny Clouser, Alternate

Also Present: Joyce Okonuk, First Selectman  
Philip Chester, Town Planner  
Brandon Handfield, Town Engineer  
Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda.

Francis Malozzi made a motion, seconded by David Fields, to move the following item from the Town Planner's Report to Item II. New Business:

- b. **PZ-15-4485:** Brian Korten/Water's Edge Campground, owner, 271 Leonard Bridge Road, Assessors Map 237, Lot 24.013. Temporary use permit per Sec. 7.1 for craft fair.

And to add the following pre-application to New Business:

- c. Daniel Judd, owner, 77 Gates Farm Road, Assessors Map 208, Lot 46. Request Accessory Living Unit per Zoning Sec. 8.2.

Motion unanimously approved.

II. New Business:

- a. **PZ-15-4507:** William Landon, Jr., owner, 589 Exeter Road, Assessors Map 246, Lot 58. Request site plan approval per Zoning Sec. 4.5.a.1 for farm winery.

William Landon Jr., owner, and Sandra Landon were present. Don Joy spoke on behalf of the owner and reviewed the submitted plan. Mr. Joy believes the establishment of a vineyard in an agricultural community is a good fit. 5½+/- acres of grapevines and trellis have been planted. Outbuildings will provide wine

tasting areas in a park like environment. Established vines are currently producing fruit and the objective is to produce quality white and red grapes and wine. Their future target market is to be included in the Connecticut Wine Trail. Some hiring of help may be required and all state and federal permits will be in place. The owners are ready to open to the public and are seeking municipal approval.

The Commission requested that the site plan be revised to show the layout and capacity for parking, anticipated traffic and sanitary facilities. Mr. Chester noted that installation of a sign would require review Village District Zoning review. Mr. Chester noted that large events such as a wedding or other similar activity was prohibited, unless the Commission issued a temporary use permit. The Landon's clarified that they would be distributing only their own locally produced wines for consumption.

**Robin Chesmer made a motion to table the application to Old Business, seconded by Kathleen Smith. Motion unanimously approved.**

- b. **PZ-15-4485:** Brian Korten/Water's Edge Campground, owner, 271 Leonard Bridge Road, Assessors Map 237, Lot 24.013. Temporary use permit per Sec. 7.1 for craft fair.

Brian Korten, owner, was present. The craft fair is a one-day event, to be held Saturday, May 30, 2015, from 10:00 a.m. to 3:00 p.m., open to the public and will be located in the recreation hall with 18 vendors. The Commission reviewed the site plan for adequate parking and rest room facilities.

**Francis Malozzi made a motion to approve the application, seconded by Kathleen Smith. Motion was unanimously approved.**

- c. Pre-application review. Daniel Judd, owner, 77 Gates Farm Road, Assessors Map 208, Lot 46. Request Accessory Living Unit per Zoning Sec. 8.2.

Dan Judd was present to address the Commission. He is proposing to add an attached mudroom and garage to the existing single family house. The second floor of the garage will be finished to include a one-bedroom living unit. The Commission reviewed the floor plan for zoning compliance. There will be no separate metering, utilities or stairway entrance. The owner indicated that there would be adequate parking and revised the plan to show this.

**David Fields made a motion to add the following pre-application for site plan approval under New Business, seconded by Keith LaPorte. Motion unanimously approved.**

**PZ-15-4508:** Daniel Judd, owner, 77 Gates Farm Road, Assessors Map 208, Lot 46. Request site plan approval per Zoning Sec. 8.2 for accessory living unit per Sec. 8.2.

**Francis Malozzi made a motion, seconded by David Fields, to approve application #PZ-15-4508 with the following condition:**

**That the signed, sworn statement to maintain compliance with the zoning regulations will be submitted by the owner. Motion unanimously approved.**

- d. **David Fields made a motion to appoint Francis Malozzi as representative and Kathleen Smith as alternate to SCCOG Regional Planning Commission. Motion unanimously approved.**

III. Old Business:

- a. **PZ-15-4507:** William Landon, Jr., owner, 589 Exeter Road, Assessors Map 246, Lot 58. Request site plan approval per Zoning Sec. 4.5.a.1 for farm winery.

A revised site plan was submitted showing the existing structures, existing driveway access, parking to accommodate 26 cars between the house and the barn, outside sanitary facilities. The milk room of the existing barn is being converted to the winery and will hold up to six (6) tanks.

Keith LaPorte made a motion, seconded by Kathleen Smith to approve the application subject to the site plan submitted. Keith LaPorte withdrew the motion.

The Commission discussed hours of operations and conditions of approval.

**Francis Malozzi made a motion, seconded by Kathleen Smith, to approve the application subject to the site plan submitted dated 5/18/15, signed by Mr. Landon, with the following conditions:**

- 1) **Approval is strictly for winery sales and tasting.**
- 2) **Hours of operation are Monday through Sunday from 11:00 a.m. to 7:00 p.m., January through December.**

**Motion unanimously approved.**

- b. Sale of Town Land. Mr. Chester noted that the sale of town land approved by the Commission and Town Meeting last month would take place June 23, 2010.
- c. Prides Corner Farms. Messrs. Chester and Handfield updated the Commission on the two (2) active projects taking place at Prides Corner Farms.

IV. Town Planner's Report:

- a. Age Restricted Housing. The Commission reviewed proposed changes to the Zoning Map and Regulations.

**Francis Malozzi made a motion, seconded by Kathleen Smith, to accept applications for amendments to the zoning regulations and zoning map Motion unanimously approved.**

**David Fields made a motion, seconded by Francis Malozzi to schedule the public hearing on June 29, 2015, 7:00 p.m. Motion unanimously approved.**

- b. Land Conservation update.
- c. Enforcement update.
- d. Mr. Chester approved **PZ-15-4432**: Tony Rizzi, owner, 365 Oliver Road, Assessors Map 237, Lot 24.013. Home occupation per Sec. 7.5.a for electrician.

V. Approval of Minutes:

**Keith LaPorte made a motion, seconded by Francis Malozzi, to approve the April 20, 2015 Regular Meeting Minutes as presented. Motion unanimously approved.**

VI. Correspondence:

VII. Adjournment:

**Francis Malozzi made a motion to adjourn, seconded by Keith LaPorte. Motion unanimously approved and meeting adjourned at 9:45 p.m.**

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
May 22, 2015

*(Minutes are unapproved as of transcription date.)*