



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, December 21, 2015

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Keith LaPorte
Oliver Manning
Tom Meyer, Alt.
Absent: Robin Chesmer
Francis Malozzi
Lanny Clouser, Alt.
Joyce Okonuk, Alt.
Also Present: Philip Chester, Town Planner

- I. The meeting was called to order at 7:00 p.m. by Mr. Jahoda who noted that Item III.a. would be heard first. Mr. Meyer was activated as a voting member.

III. NEW BUSINESS

- a. Pre-application review: Lebanon Green Winery, 589 Exeter Rd. Addition of special events, music and parking.

Don Joy, Winery Manager was present and discussed potential ideas for adding special events, music and parking to the winery. Mr. Chester noted that this was preliminary discussion authorized by CGS Sec. 7-159b.

It was the consensus of the Commission that pending further discussion and an engineered plan that sufficiently dealt with parking, access, noise, lighting, hours of operation, etc., they would consider holding a public hearing regarding a temporary use permit.

II. PUBLIC HEARING (Continued)

- a. **PZ-15-5033:** Matthew Williams/Williams Materials, LLC, 333 Goshen Hill Rd., Assessors Map 252, Lot 1. Request special permit for Earth Excavation operation per Zoning Sec. 8.6.

No one from the public was present. Mr. Chester went over the requirements of Zoning Sec. 8.6. The applicant and Commission agreed that most of the corn fields did not have the minimum six (6) inches of arable topsoil to count as reclaimed land, that approximately

eleven (11) acres of the excavation site was disturbed, and that the application needed to include a plan to close additional acres.

Mr. LaPorte made a motion, which was seconded by Mr. Budney, to continue the public hearing to January 11, 2016 at 7:00 p.m. Motion unanimously approved.

III. NEW BUSINESS

- b. FY 2016-17 Planning and Zoning Commission budget.

Mrs. Smith made a motion, which was seconded by Mr. Meyer, to approve the proposed \$147,130 FY 2016-17 Planning and Zoning Commission budget as outlined in the Town Planner's 12/14/15 memorandum. Motion unanimously approved.

IV. OLD BUSINESS – None.

V. TOWN PLANNERS REPORT. Mr. Chester reported on:

- 12/1/15 visit to Scotts where they have instituted white noise devises for loader reverse signals and chosen to close their wood grinder at 7:00 p.m. daily.
- Discussion with owners of Prince Hall Acres, Mattern and Grand Lake Spa relative to potential future land uses.
- Attendance at 12/7/15 Conservation and Agriculture Commission meeting and desire of resident Kim Klikowitz to see a town-wide horse trail system.
- Attendance at 12/10/15 Library Building Committee meeting.
- Correspondence with Public Works Study Committee.
- Attendance at 12/11/15 CT Chapter of American Planning Association awards ceremony where the Town of Lebanon received the 2015 "Community of the Year" award for its "on-going efforts to preserve its agricultural-based economy and town character".

VI. MINUTES

- a. **Mr. LaPorte made a motion, which was seconded by Mr. Budney, to approve the 11/23/15 meeting minutes with the correction that Mr. Chesmer and Mr. Malozzi voted to "abstain" on item IV.a. Motion unanimously approved.**
- b. **Mrs. Smith made a motion, which was seconded by Mr. Jahoda, to approve the 12/8/15 meeting minutes. Motion unanimously approved.**

VII. CORRESPONDENCE

- Letters from Franklin residents regarding Scotts.
- Mythical Journeys, LLC inquiry into rezoning 398 Lebanon Avenue for event venue.
- **Mr. Budney made motion, seconded by Mrs. Smith to request that Board of Finance add \$100,000 to Open Space Account for FY 2016-17. Motion unanimously approved.**

VIII. The Commission adjourned at 9:35 p.m.

Submitted by Philip S. Chester, Town Planner
December 22, 2015