



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road

Monday, January 11, 2016

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Tom Meyer, Alt.
Joyce Okonuk, Alt.
Absent: Lanny Clouser, 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 an Executive Session would take place to discuss pending claims as Item IV.

II. PUBLIC HEARING (Continued from December 8 and 21, 2015)

- 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. Williams discussed changes he would like to make to his application, and requested a 35-day extension of his public hearing.

Mrs. Smith made a motion, which was seconded by Mr. Chesmer, to accept the applicant's request for a 35-day extension of his public hearing. Motion unanimously approved.

Mrs. Smith made a motion, which was seconded by Mr. Malozzi, to continue the public hearing to February 8, 2016 at 7:00 p.m. Motion unanimously approved.

III. NEW BUSINESS

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

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

It was the consensus of the Commission that pending a temporary use application that included detailed plans they would hold a public hearing on this matter.

Mr. LaPorte made a motion, which was seconded by Mr. Malozzi, to enter into Executive Session with the Town Planner to discuss pending claims regarding the Mitlitsky and Savalle/Davis properties. Motion unanimously approved.

IV. EXECUTIVE SESSION: Pending Claims

The Commission entered Executive Session to discuss pending claims regarding the Mitlitsky and Savalle/Davis properties at 8:30 p.m. and came out of Executive Session at 9:20 p.m. with no action taken.

V. OLD BUSINESS – None.

VI. TOWN PLANNERS REPORT

Mr. Chester gave an update on active and potential conservation and development projects.

VII. MINUTES

a. Mr. LaPorte made a motion, which was seconded by Mr. Budney, to approve the December 21, 2015 meeting minutes. Motion approved, with Mr. Chesmer and Mr. Malozzi abstaining.

VIII. CORRESPONDENCE – Jan. 7, 2016 email from Jim & Melanie Turner, Anne Dawson, Dan Reynolds, Anne & Rick King, Joanne Wood, John Shea, Peter & Joanne McManus, Loretta Tirone, Corine Millerd and Jamie Philbrook regarding Mitlitsky property.

IX. The Commission adjourned at 9:36 p.m.

Submitted by
Philip S. Chester, Town Planner
January 12, 2016