



Town of Lebanon
PLANNING AND ZONING COMMISSION

Regular Meeting
Town Hall, 579 Exeter Road
Monday, February 8, 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 7:03 p.m. by Mr. Jahoda.

Motion made by Mr. LaPorte, seconded by Mr. Malozzi to add discussion with Mr. Mitlitsky under Old Business PZ-10-12. Motion approved 6-0-1 (Mr. Chesmer recused himself).

IV. OLD BUSINESS

The Commission requested that Mr. Mitlitsky appear before them to discuss concerns expressed by some of his neighbors in a 1/7/16 email related to Sunday truck traffic. He stated that there was no change in the hours and operation of his business since before the construction of his warehouse in 2010 to present. He also stated that his normal hours of operation continue to be Monday through Friday, but depending on the time of year and weather, he opens Sunday mornings at 8:30 a.m. to accept three (3) truckloads of eggs.

II. PUBLIC HEARING (Continued from December 8 and 21, 2015 and January 11, 2016)

- 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.

Mr. Jahoda continued the Public Hearing at 7:24 p.m. Mr. Williams reviewed his revised site plan dated February 2, 2016 which shows areas of the site to be restored in 2016/17 and areas to remain open. No one from the public spoke. Mr. Jahoda closed the public hearing at 7:37 p.m.

III. NEW BUSINESS

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

Mrs. Smith made a motion, which was seconded by Mr. Budney, to accept PZ-16-5195 Temporary Use Permit, Lebanon Green Vineyard, 589 Exeter Road to allow acoustical (non-amplified) music. Motion unanimously approved.

- b. **PZ-16-5195:** Lebanon Green Vineyard, 589 Exeter Road, Assessors Map Lot. Temporary Use Permit for acoustical (non-amplified) music as an accessory use to the farm winery.

William Landon (owner) and Don Joy (Vineyard Manager) presented an application and site plan requesting the allowance of acoustical (non-amplified) music to be played outdoors at their farm winery for a period of two (2) years. They stated that they were not interested in allowing special events or weddings at this time.

The Commission reviewed permit (PZ-15-4507) which limits the public hours of operation from 11:00 a.m. to 7:00 p.m. It was the consensus of the Commission that a public hearing would be appropriate were the Vineyard requesting the permanent allowance of outdoor music and/or special events; however, given the temporary and limited scope of the permit it was not required at this time.

Mr. Malozzi made a motion, which was seconded by Mrs. Smith, to approve PZ-16-5195 to allow acoustical (non-amplified) music to be played outdoors per site plan presented for a period of two (2) years. Motion was unanimously approved.

IV. OLD BUSINESS

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

Mr. LaPorte made a motion, which was seconded by Mrs. Smith, to approve Special Permit PZ-15-5033 with the following conditions:

- 1. A \$32,000 performance bond shall remain in place throughout permit period;**
- 2. Restored areas shall be stabilized and covered with on-site stockpiled materials per Zoning Sec. 8.6.b.(d); and,**
- 3. Permit shall be valid for two (2) years from date of issuance.**

Motion unanimously approved.

V. TOWN PLANNERS REPORT

- New owners of Jaspers plan to reopen as Mobile Gas with convenience store and food service and plan to petition Commission to allow pick-up window with picnic tables.
- Zoning compliance at 542 Levita Road.

- The closing on the age-restricted housing site is expected this month with a spring groundbreaking.
- Six (6) land preservation projects totaling 490 acres are expected to close in 2016. The Town appears to be on target to meet the 2010 Plan of Conservation and Development land preservation goal of preserving and additional 2,000 acres by 2020.
- Prides Corner Farm plans expansion on Waterman Road with permanent greenhouses and use of enhanced engineering techniques to preserve farmland soils.
- Use of “tiny houses” or homes under 750 square feet.
- Discussion of Perry Road property.
- Discussion of Board of Education’s Strategic Planning Process.

Motion made by Mr. Budney, which was seconded by Mr. Manning to ask that the Board of Education include in their Strategic Plan the expansion of their farm-to-school program to better utilize local agriculture as recommended in Lebanon’s *2010 Plan of Conservation and Development*. Motion unanimously approved.

VI. MINUTES

- a. **Mr. LaPorte made a motion, which was seconded by Mrs. Smith, to approve the January 11, 2016 meeting minutes. Motion was unanimously approved.**

VIII. The Commission adjourned at 9:47 p.m.

Submitted by
Philip S. Chester, Town Planner
February 9, 2016