

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting & Public Hearing
Lebanon Town Hall, 579 Exeter Road
Monday, May 21, 2018 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair (7:35 p.m.)
Kathleen Smith, Secretary
Wayne Budney
Keith LaPorte
Francis Malozzi
Tom Meyer
Allyn Miller, Alternate
Joyce Okonuk, Alternate
Ethan Stearns, Alternate

Members Absent: Robin Chesmer
Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary

I. The meeting was called to order at 7:00 p.m. by Ms. Smith (Acting Chairman). Ms. Okonuk and Mr. Stearns were seated as voting members.

II. Continuation of Public Hearings:

- a. **PZ-18-6906:** SCM Holdings LLC, owner, 216 Norwich Avenue, Assessors Map 275, Lot 40. Request Special Permit for contractor's office and storage of equipment and materials per Zoning Sec. 4.7.b (*Continued from 4/16/18*)

Mark Reynolds, Reynolds Engineering Services, LLC, was present along with David Gesiak, applicant and managing member of SCM Holdings LLC. Mr. Reynolds submitted additional items into the hearing record:

- 1) Revised site plan dated 5/12/18
- 2) Lighting plan dated 5/12/18
- 3) Pre-Development & Post-Development Maps dated 5/17/18
- 4) Statement of Use letter dated 5/17/18 from Reynolds Engineering to SCM Holdings LLC
- 5) Drainage Report Summary letter dated 5/17/18 from Reynolds Engineering to SCM Holdings LLC
- 6) Drainage calculations dated 5/21/18

Mark Reynolds reviewed the revised plan, noting that there are two proposed 40' x 90' buildings and an outside storage area for larger equipment. A new retention area is proposed for collection of the majority of storm water drainage. Another small retention area will be located near the entrance. With exception of a paved apron, the driveway will consist of impacted gravel. Hours of operation will be Monday through Saturday, 6:00 a.m. to 6:00 p.m. with additional operation during winter storms. No

fuel oil or fertilizer will be stored on site. A salt retention area is located on a bituminous concrete slab with a cover. The plan includes building mounted flood lights, sign detail, erosion and sedimentation controls and a small septic area. A lighting and landscaping plan have been submitted. No significant traffic is expected to be generated by the business. Daily activity involves contractors arriving at the site to switch vehicles and the business will have approximately 12 employees.

Chairman Jahoda opened the floor to public comment:

- Nicki Sieczkowski, 212 Norwich Avenue, in favor of the application.
- Trevor Foster, 220 Norwich Avenue, in favor of the application.

There were no further comments from the audience.

Mr. Stearns made a motion, seconded by Mr. Malozzi, to close the public hearing for application PZ-18-6906. Vote: In favor (7) Smith, Budney, LaPorte, Malozzi, Meyer, Okonuk, Stearns. Opposed (0) Abstained (0) Motion approved.

Ms. Okonuk was deactivated. Mr. Jahoda was activated as voting member.

III. New Business:

- a. **PZ-18-7040:** Lebanon Properties LLC (owner), Robert D'Eliseo (applicant) 383 Trumbull Highway, Assessors Map 228, Lot 30. Request Special Permit for restaurant outdoor seating area and improvements to driveway entrance, parking lot and outdoor lighting per Zoning Sec. 4.8.b.18. Accept application and set public hearing date.

Mr. LaPorte made a motion, seconded by Mr. Meyer, to accept application PZ-18-7040 and set the public hearing date for June 18, 2018, 7:00 p.m.

Vote: In favor: (7) Smith, Budney, LaPorte, Malozzi, Meyer, Okonuk, Stearns

Opposed: (0) Abstained (0)

Motion approved.

- b. **PZ-18-7085:** Lebanon Lions Club (owner), Mystical Journeys LLC (applicant) 122 Mack Road, Assessors Map 236, Lot 57. Request Temporary Use Permit for Renaissance Fair per Zoning Sec. 7.1.

Mr. Malozzi made a motion, seconded by Ms. Smith, to approve a Temporary Use Permit for application PZ-18-7085 with the following conditions:

- 1) No excessive noise or music after 11:00 p.m.**
- 2) Hours of Operations when the public may visit the site fairgrounds, Weekends Saturdays and Sundays from September 1 through October 14, 2018, Monday, September 1 and Monday, October 8, 2018, 10:00 a.m. through 6:00 p.m., Saturday October 6 and Saturday, October 13, 2018 10:00 a.m. through 9:00 p.m.**

- 3) Up to (3) three offsite signs shall be permitted with permission of the owner of land on which it is located or in front of, in accordance with the Zoning Section 8.5.a.2.
- 4) Individual food and health vending and building applications shall be submitted and approved by the Fire Marshall, the Building Official, the Uncas Health District as applicable prior to operation.
- 5) Emergency service needs for crimes alleged or otherwise. An ambulance assistance shall be reported immediately to the Connecticut State Police at 911.
- 6) Outdoor lighting shall not be visible nor any noise heard beyond the property boundary outside the hours of the fair when it is open to the public.
- 7) Fireworks are prohibited.
- 8) Fires are permitted per Fire Marshal approval with the exception of the bon fires are prohibited.
- 9) A member of the Lions Club shall visit the site during the duration of this permit when the property is open to the public and report any compliance issues to the Town.
- 10) Two (2) State or Lebanon Police Officers will be on site during hours of operation or as recommended by the Resident State Trooper.
- 11) Saturday, October 13, 2018 is the scheduled Halloween Extravaganza event.

Vote: In favor: (7) Jahoda, Smith, Budney, LaPorte, Malozzi, Meyer, Okonuk

Opposed: (0) Abstained (0)

Motion approved.

- c. **PZ-18-7086:** Lebanon Lions Club (owner), Iron Cross Mfg LLC (applicant) 122 Mack Road, Assessors Map 236, Lot 57. Request Temporary Use Permit for Murdercycle event per Zoning Sec. 7.1.

Ms. Smith made a motion, seconded by Mr. Budney, to approve a Temporary Use Permit for application PZ-18-7086 with the following conditions:

- 1) Sale of alcohol will be allowed Saturday, July 14, 2018, from 12:00-8:00 p.m.

Ms. Smith amended the motion to include the following condition:

- 2) Two (2) State or Lebanon Police Officers will be on site during the hours of operation with fees being paid for by the applicant.
- 3) A member of the Lions Club shall visit the site during the duration of this permit when the property is open to the public and report any compliance issues to the Town.

Vote: In favor: (7) Jahoda, Smith, Budney, LaPorte, Malozzi, Meyer, Okonuk

Opposed: (0) Abstained (0)

Motion approved.

- d. **PZ-18-7087:** William & Sandra Landon, Lebanon Green Vineyards (owners), 589 Exeter Road, Assessors Map 246, Lot 58. Request Temporary Use Permit for use of wine garden and outdoor seating for special events in 2018 per Zoning Sec. 7.1.

Mr. LaPorte made a motion, seconded by Mr. Budney, to approve a Temporary Use Permit for application PZ-18-7087 with the following conditions:

- 1) With a buffer of four rows of grape vines, planted 50 feet on both sides of the center of the wine garden.**
- 2) Hours of operation 11:00 a.m. to 7:00 p.m.**
- 3) No music.**
- 4) Permit is temporary for the year 2018.**

Vote: In favor: (6) Jahoda, Smith, Budney, LaPorte, Malozzi, Okonuk

Opposed: (1) Meyer Abstained (0)

Motion approved.

IV. Old Business: Discuss and act on public hearing items:

- a. **PZ-18-6906:** SCM Holdings LLC, 216 Norwich Avenue, Assessors Map 275, Lot 40. Request Special Permit for contractor's office and storage of equipment and materials per Zoning Sec. 4.7.b. *(continued from 4/16/18)*

The Commission requests that the Town Engineer review the revised plan. This item has been tabled to the June 18, 2018 meeting.

V. Regulation Review Subcommittee Report

Mr. Meyer updated the Commission on the work of the Subcommittee which includes allowing B&Bs to be non-owner occupied; allowing and further defining farm wineries, breweries, and distilleries; and creating an Agricultural Tourist Village District floating zone which would allow 30-acre or greater properties to be rezoned to allow event venues.

VI. Town Planner's Report:

Mr. Chester updated the Commission on conservation, development and enforcement issues.

VII. Approval of Minutes:

Mr. LaPorte made a motion, seconded by Mr. Malozzi to approve the April 16, 2018 Special Meeting Minutes as presented. Motion approved. 7-0-0

Mr. LaPorte made a motion, seconded by Mr. Malozzi to approve the April 16, 2018 Regular Meeting Minutes as presented. Motion approved. 7-0-0

VIII. Correspondence:

5/21/18 email received from Anne King regarding Mitlitsky operation, Card Street.

IX. **Mr. LaPorte made a motion to adjourn the meeting at 9:40 p.m., seconded by Mr. Malozzi. Motion approved. 7-0-0**

Respectfully Submitted,
Holli Pianka, Land Use Secretary
May 29, 2018

(Minutes are unapproved as of transcription date.)