

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**

Regular Meeting  
Lebanon Town Hall, 579 Exeter Road  
Monday, March 19, 2018 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Keith LaPorte  
Francis Malozzi  
Tom Meyer  
Allyn Miller, Alternate  
Joyce Okonuk, Alternate  
Ethan Stearns, Alternate  
Also Present: Philip Chester, Town Planner  
Holli Pianka, Land Use Secretary

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

II. Public Hearings:

- a. **PZ-18-6832:** Matthew Williams, Williams Materials LLC, owner, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request Special Permit for earth excavation operation per Zoning Sec. 8.6. (*Continued*)

Ms. Smith recused herself and left the meeting table. Ms. Okonuk was seated as voting member.

The public hearing for application #PZ-18-6832 was opened previously this evening at a special meeting site walk at 6:00 p.m. at 333 Goshen Hill Road. Mr. Williams was present to answer questions.

The following items have been entered into the record:

- 1) Two-page application.
- 2) Legal notice.
- 3) Amended plan of restoration, revised in field 3/19/18.
- 4) Site plan dated 1/5/18, prepared by Matthew Williams, owner, revised 3/19/18.
- 5) Copy of permit bond for removal of sand and gravel.
- 6) Abutters List and Map 252, Lot 1.
- 7) Certified mail receipts and return receipt cards (collectively).

Mr. Budney, Mr. LaPorte, Mr. Malozzi, Mr. Miller, and Mr. Chesmer agreed that Mr. Williams has made good progress and accomplished much work since the last site

visit and that the applicant should be encouraged to continue the work to stabilize the property.

Chairman Jahoda opened the floor to public comment:

- Paul Perreault of Bozrah Rod & Gun Club, abutter, in support of the application.

**With no further discussion Mr. Malozzi made a motion, seconded by Mr. Budney, to close the public hearing. Motion approved 7-0-0.**

Ms. Smith returned to the meeting table.

- b. **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

Mr. Reynolds, Reynolds Engineering Services, LLC, was present and requested an extension of the public hearing stating that the plan is being amended for the next meeting.

**Motion made by Ms. Smith, seconded by Mr. Malozzi, to continue the public hearing to April 16, 2018. Motion unanimously approved.**

- c. **PZ-18-6912:** William & Sandra Landon, Lebanon Green Vineyards, owners, 589 Exeter Road, Assessors Map 246, Lot 58. Request Special Permit for farm winery per Zoning Sec. 4.5.c.6)

The following items have been entered into the record:

- 1) Two-page application.
- 2) Legal notice.
- 3) Amended plan of restoration, revised in field 3/19/18.
- 4) Aerial site plan dated 2/23/18.
- 5) Letter dated 2/26/18, from David Coughlin, R.S., Uncas Health District to Mr. Chester, describing general requirements.
- 6) Abutters List and Map 246, Lot 58.
- 7) Certified mail receipts (collectively).
- 8) Email dated 3/19/18, from Bob Gentes to PZC, expressing concern that the vineyard does not follow the rules set forth by PZC.

Mr. Don Joy, General Manager of the vineyard and winery gave a presentation on the background of the business and current operation. The business employs six part-time employees and has been in operation during the last two years. The vineyard was included in the 2016 Wine Trail and supports the Lebanon Farmers Market.

Wesley Wentworth, Wentworth Civil Engineers, submitted a revised site layout map, dated 3/15/18 and gave a more detailed description of the plan. Significant changes to the plan include adding a wine garden, amplified music, hosting special events, and having 43 identified parking spaces including (2) ADA handicapped spaces. A

note 'expandable to 100 cars' will be removed from the plan. For special events, 40-45 people are expected and 90 people at peak use. Waiving of the required lighting plan was requested as the planned hours of operation are 11:00 a.m. to 7:00 p.m.

Mr. Jahoda opened the floor to public comment:

- Mr. Bob Gentis, 181 West Town Street voiced concerns of past events with loud amplified music, exceeding parking capacity on numerous occasions causing dangerous traffic/safety situations, staying open later than posted hours of operation, signs in violation of number permitted, and the business not conforming to zoning regulations.
- Deborah & Gary Martin, 605 Exeter Road, employed as a server at the vineyard and supportive of the business, but does have concerns regarding parking, property line buffering, and future property values of adjacent properties.
- David Ginot, 353 Goshen Hill Road, in support.
- Robert Warner, 33 Madley Road, in support.
- Joe Populus, 905 Trumbull Highway, in support.
- Kathy Dunnet, 257 Burnham Road, in support.
- Gerry Cross, 908 Trumbull Highway, in support, but protect both parties.
- Christine Warner, 33 Madley Road, in support.
- Sandra Landon, 589 Exeter Road, feels excessive parking issue are due to parades and other town events. Suggest no parking signs be posted along Route 207.
- William Landon, 589 Exeter Road, music is similar to Farmer's Market amplified music.
- Sarah Cross, 908 Trumbull Highway, in support. Recommends hiring parking attendants for scheduled larger events.

Mr. Chester noted that discussion took place with owners that larger event would be required to apply for separate temporary use permit.

**With no further discussion, Mr. Malozzi made a motion, seconded by Mr. Budney to close the public hearing for application #PZ-18-6912.**

III. New Business: None.

IV. Old Business:

- a. **PZ-18-6832**: Matthew Williams, Williams Materials LLC, owner, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request Special Permit for earth excavation operation per Zoning Sec. 8.6.

Ms. Smith recused herself and left the meeting table.

**Mr. Malozzi made a motion, seconded by Mr. LaPorte, to approve the application, with the amended map, revised and dated 3/19/18. Motion approved 7-0-0.**

Ms. Smith returned to the meeting table.

Mr. Jahoda called a short recess at 8:35 p.m. and called the meeting to order again at 8:45 p.m.

- b. **PZ-18-6912:** William & Sandra Landon, Lebanon Green Vineyards, owners, 589 Exeter Road, Assessors Map 246, Lot 58. Request Special Permit for farm winery per Zoning Sec. 4.5.c.6)

The following items were discussed:

- Portolets need to be screened from residential zone.
- Impacts of proposed Wine Garden to residential (uses) zone, i.e., noise, screening, proximity, etc.
- Request to waive lighting plan.
- Hours of operation.
- On-site parking.
- Department of Health and Building Official approvals.
- Note that any changes to the plan must be approved by PZC.
- Special events and temporary permitting.
- Amplified music and stage sound barriers.

**Mr. Malozzi made a motion, seconded by Ms. Smith, to table the discussion to the April 16, 2018 meeting. Motion approved. 6-0-0.**

V. Executive Session:

- a. Tabor v. Planning and Zoning Commission, Town of Lebanon

Robin Chesmer recused himself and left the meeting room. The Commission entered executive session with the Town Planner at 9:48 p.m. with the Town Planner and closed executive session at 9:53 p.m. No action taken.

VI. Town Planner's Report:

The Commission discussed conducting a site walk at 162 Bush Hill Road to determine enforcement of the court order. Mr. Chester will contact the Town Attorney.

VII. Approval of Minutes:

**Mr. LaPorte made a motion to approve the February 26, 2018 Regular Meeting Minutes, seconded by Mr. Malozzi. Motion approved with Mr. Malozzi abstaining.**

VIII. Correspondence: None.

IX. **Mrs. Smith made a motion to adjourn the meeting, seconded by Mr. Malozzi. Motion unanimously approved and the meeting adjourned at 10:23 p.m.**

Respectfully Submitted,  
Holli Pianka, Land Use Secretary  
March 26, 2018

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