

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall, 579 Exeter Road  
Monday, February 26, 2018 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Robin Chesmer  
Keith LaPorte  
Tom Meyer  
Allyn Miller, Alternate

Members Absent: Francis Malozzi  
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. Mr. Miller was activated as a voting member.

II. Approval of Minutes:  
**Mr. LaPorte made a motion to approve the January 22, 2018 Special Meeting Minutes as presented, seconded by Mrs. Smith. Motion approved.**

III. New Business:  
a. **PZ-18-6906:** SCM Holdings LLC, owner, 216 Norwich Ave., Assessors Map 275, Lot 40. Request Special Permit for contractor's office and storage of equipment and materials per Zoning Sec. 4.7.b. Accept application and set public hearing date.

The commission requested a review of the plan by the town engineer.

**Motion made by Mr. LaPorte, seconded by Mr. Budney, to accept the application and set a public hearing date for March 19, 2018 at 7:00 p.m. Motion unanimously approved.**

b. **PZ-18-6913:** The Hill at Graywall Farms LLC, 724 Exeter Rd, Assessors Map 245, Lot 33. Request Temporary Permit for horse shows and agricultural education.

Robin Chesmer recused himself from this application and left the meeting room.

Amy Chesmer, managing partner of Hill at Graywall Farms, was present to request a temporary permit to hold up to eight horse show and agricultural education events

during the summer months of 2018. She estimated that a maximum of 200 vehicles including trucks and trailers will enter the property and parking attendants will be provided. Temporary toilets will be provided. No public events or viewing will be held inside of the riding arena, which will be used as a warm-up area for participants and their horses. Events will be held from sun-up to sun-down and no lighting is proposed. Events are open to the public, however, no seating will be provided and no vendors will be on site other than a licensed food truck.

**Mr. Meyer made a motion to approve the application, seconded by Mr. Budney. Motion unanimously approved 6-0-0.**

Mr. Chesmer returned to the meeting room.

- c. **PZ-18-6912:** William & Sandra Landon, owners, 589 Exeter Road, Assessors Map 246, Lot 58. Request Temporary Permit for Farm Winery per Sec. 7.1

Don Joy (manager) and Mr. Landon (owner) were present to request a temporary use permit to continue conducting business as a farm winery and a request to add private events and amplified music.

Noting the differences in the new application versus the previous application, such as conducting business closer to the westerly property line, the addition of amplified music, past noise complaints, and an increase in hours and concerns of effects on nearby neighbors, the Commission determined that a public hearing should be held.

Mr. Landon requested to withdraw the temporary use permit application and substitute a special permit application. The Commission agreed.

**Mr. Miller made a motion, seconded by Mrs. Smith, to accept the special permit application and set a public hearing date for March 19, 2018 at 7:00 p.m. Motion unanimously approved.**

- d. Review commission fees.

**Mr. LaPorte made a motion, seconded by Mrs. Smith, to amend the Commission fee schedule. Motion unanimously approved.**

#### IV. Executive Session:

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

The Commission entered executive session with the Town Planner, First Selectman, and Attorney Rachel Gaudio from Waller Smith & Palmer at 8:12 p.m. and closed executive session at 8:30 p.m, with no action taken.

V. Old Business:

- a. **CGS Sec. 8-24 Report:** Sale of town-owned 11+/- acre property off Dianne Drive, Assessors Map 250, Lots 53, 54, 55, 56 and 65.

The Commission reviewed the recommendations made by the Conservation and Agriculture Commission to the Board of Selectmen and discussed the proposal. The Planning and Zoning Commission found that:

- (1) the property abuts several large tracts containing active farmland and is suitable for a hobby farm which is compliant with the Zoning Regulations for the property;
- (2) the property is sensitive due to its proximity to the abutting residential non-conforming lots; and,
- (3) livestock farming activities should be in compliance with a manure and nutrient management plan and agricultural best practices as recognized by the USDA and CT Departments of Agriculture, Energy and Environmental Protection, and Health.

**Mr. Miller made a motion, seconded by Mr. Meyer, to issue a favorable recommendation to Town Meeting to sell the property. Motion unanimously approved.**

- VI. Town Planner's Report: Mr. Chester updated the Commission on recent planning, zoning enforcement and conservation issues, as well as proposed housing legislation being reviewed in Hartford.
- VII. Correspondence: Mr. Jim Russo, 2 Bogg Lane, submitted an email and was present to discuss concerns of a junkyard on Bogg Lane. Commission members will individually take a look at the property.
- VIII. **Mrs. Smith made a motion to adjourn the meeting, seconded by Mr. Malozzi. Motion unanimously approved and the meeting adjourned at 8:55 p.m.**

Respectfully Submitted,  
Holli Pianka, Land Use Secretary  
March 5, 2018

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