

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall, 579 Exeter Road  
Monday, August 21, 2017 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chair  
Kathleen Smith, Secretary  
Wayne Budney  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Robin Chesmer  
Tom Meyer, Alt.

Members Absent: Lanny Clouser, Alt.  
Joyce Okonuk, Alt.

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. New Business:

- a. **PZ-17-6502:** Dawn & Kevin Whitcher (applicants), 894 Exeter Road LLC (owner), 894 Exeter Road, Assessors Map 245, Lot 18. Request Special Permit for restaurant per Zoning Sec. 4.5.d.2). Accept application and set public hearing date.

Mr. Chesmer recused himself from the application. Mr. Meyer was activated as a voting member. **Mr. Malozzi made a motion, seconded by Mr. LaPorte, to accept application PZ-17-6502 and set a public hearing for September 18, 2017. Motion unanimously approved.**

Mr. Chesmer was reactivated.

- b. **PZ-17-6494:** Anita & Maurice Gamache, owners, 62 Gates Farm Road, Assessors Map 208, Lot 22 & 23. Request Resubdivision and Special Permit to create single rear lot per Zoning Sec. 8.11. Accept application and set public hearing date.

**Mrs. Smith made a motion, seconded by Mr. Budney, to accept application PZ-17-6494 and set a public hearing for September 18, 2017. Motion unanimously approved.**

- c. Pre-application discussion, CGS Sec. 7-159b: 724 Exeter Road, Amy and Lincoln Chesmer, owners, Assessors Map 245, Lot 33. Commercial event venue. The owners were not present and no discussion took place.

- d. **PZ-17-6503:** Lebanon Lions Club Inc (owner), Mythical Journeys, LLC dba/Connecticut Renaissance Faire (applicant), 122 Mack Road, Assessors Map 236, Lot 57. Request Temporary Use Permit per Zoning Sec. 7.1 for Connecticut Renaissance Faire from September 2 through October 9, 2017.

Mr. Budney recused himself from the application. In attendance from the Lebanon Lions Club were Mr. Salisbury, Mr. Wells, Mr. Tanger and Mr. Jarvis, and Mr. Brian Harvard of Mythical Journeys, LLC (dba/Connecticut Renaissance Faire).

Mr. Salisbury noted that corrections to the original application should reflect the following: That 'Beer and Wine on Memorial Day' should be omitted on page three (attachment to the application) and that beer and wine will be available for purchase during all hours of operation. Mr. Harvard amended the application, correcting the name of the applicant to Mythical Journeys LLC.

Mr. Harvard stated there would be a first aid station with nurse on site and their own security officers present during the hours of operation.

**Mrs. Smith made a motion to approve application PZ-17-6503 per conditions listed in 8/21/17 memo from Mr. Chester to the Commission, with the following changes: 1) Fireworks are prohibited; and 2) Fires are permitted per Fire Marshal approval, with the exception that bonfires which are prohibited. Motion seconded by Mr. Malozzi and unanimously approved with the following conditions:**

1. Hours of operation when public may visit the site/fair grounds shall be weekends (Saturdays and Sundays, September 2 – October 9, 2017) and Monday September 3, 2017 and October 9, 2017 10:00 a.m. – 6:00 p.m., and Saturday, October 7, 2017 until 10:00 p.m.
2. Up to three (3) off-site signs shall be permitted with the permission of the owner of land on which it is located or in front of, in accordance with Zoning Sec. 8.5.a.2).
3. Individual food and health vending and building applications shall be submitted and approved by the Fire Marshal, Building Official, UNCAS Health District, as applicable, prior to operation.
4. Emergency service needs (i.e., crimes, alleged or otherwise, and ambulance assistance) shall be reported immediately to Connecticut State Police @ 911.
5. Outdoor lighting shall not be visible nor any noise heard beyond the property boundary outside of hours when the Faire is open to the public.
6. Fireworks shall be prohibited.
7. Fires are permitted per Fire Marshal approval, with the exception that bonfires are prohibited.
8. A member(s) of the Lion Club shall visit the site during duration of this permit when the property is open to the public and report any compliance issues to the Town.
9. Two (2) State or Lebanon Police Officers shall be on site Saturday, October 7, 2017 from 6:00 p.m. to closing -- with total applicable hourly fees to be paid by applicant to the town.

- e. **Motion by Mr. Malozzi, seconded by Mrs. Smith, to hold public hearing on Oct. 16, 2017 on opting out of PA 17-155 An Act Concerning Temporary Health Care Structures.**

III. Old Business: None.

IV. Executive Session: None.

V. Town Planner's Report:

Mr. Chester updated the Commission on recent conservation, development and enforcement matters, including but not limited to the Farmers Market; solar array at 1 Williams Crossing Road; inspection of the Williams gravel bank on Goshen Hill Road; reissuance of bond for closing Wengloski gravel bank on Goshen Hill Road; enforcement matter on 47 Williams Crossing Road; Lebanon Green Vineyards upcoming Sept. 30<sup>th</sup> event; and potential for adding solar array at transfer station property.

VI. Approval of Minutes:

**Mr. Malozzi made a motion to approve the July 17, 2017 Regular Meeting Minutes, seconded by Mrs. Smith as presented. Motion unanimously approved.**

VII. Correspondence

VIII. The Commission adjourned at 9:08 p.m.

Respectfully Submitted,  
Holli Pianka, Land Use Secretary  
August 24, 2017

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