

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall
Lower Level Conference Room
Monday, May 19, 2014 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chairman
David Fields, Secretary
Robin Chesmer
Keith LaPorte
Francis Malozzi
Oliver Manning
Kathleen Smith
Wayne Budney, Alternate
Lanny Clouser, Alternate
Brian Grabber, 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 Chairman Jahoda.
- II. New Business:

The Commission took up Item b. as the applicant for Item a. was not present.

- b. **PZ-14-3508:** Request of Mark Sellew, Prides Corner Farm, 122 Waterman Road for Temporary Use Permit for Agricultural Offices per Zoning Sec. 7.1. Assessors Map 251, Lot 5.

Mr. Chester, Town Planner, has met with the applicant several times, reviewed the site plan and stated that he and Town Engineer Brandon Handfield had no issues. Owner Mark Sellew stated that the business has outgrown the office space in the farmhouse and he plans to construct a new office building with application to come next month. In the meantime he would like to erect 2 portable/temporary offices and he seeking permission to have them there 1 year. Jonathan Sczurek and William Brewster gave an overview of the project and reviewed the site plan. Two portable units (12' x 60') and (24' x 60') would be place on site, tied to the existing septic, the old farmhouse would be torn down and new building constructed in keeping with the historic element in the town. The Commission asked the applicant for consideration of a site line change to improve the traffic flow on the sharp curve when submitting the A-2 survey plan for new construction. The Town Engineer and Town Planner recommended a bond be posted (valid of 18 months) for removal of the temporary units in the amount of \$10,000.

Oliver Manning made a motion, seconded by Keith LaPorte, to approve application #PZ-14-3508 for a 1-year Temporary Use Permit for Agricultural Offices with the following conditions:

- 1) Permit expires in one year, effective June 5, 2014 through June 5, 2015.**
- 2) Bond to be posted in the amount of \$10,000 for duration of 18 months.**

Vote: Unanimously approved.

- a. **PZ-14-3504:** Request of Sandra Somolis, 927 Trumbull Highway for Temporary Use Permit for Art Studio per Zoning Sec. 7.1. Assessors Map 246, Lot 48.

Mr. Chester said he has met with the applicant several times and visited the residence, noting the property appears to have adequate parking area. Sandra Somolis stated that she would like to start a seasonal art gallery/studio (May through October), Wednesdays through Sundays on a trial basis, to be able to offer a place that would allow independent artists to show and sell their work. If successful, she would then apply for permanent status and approvals from the Village District Design Review Board and Planning and Zoning Commission.

Robin Chesmer made a motion, seconded by Sec. Fields, to approve application #PZ-14-3504 for a Temporary Use Permit for an Art Studio with the following conditions:

- 1) Permit expires in 6 months, effective May through October 31, 2014.**
- 2) Hours of operation Wednesday through Sunday 12:00 – 6:00 p.m.**

Motion was unanimously approved.

III. Old Business:

- a. **PZ-14-3457:** Request of Jason Cohen, The Heartbeat Collective (applicant), Girl Scouts of Connecticut (owner), 175 Clubhouse Road, Camp Laurel, for Temporary Use Permit to hold June 5-8th, 2014 festival per Zoning Sec. 7.1., Assessors Map 227, Lot 3.

Robin Chesmer recused himself from this application. Brian Grabber was activated for this application.

The Commission reviewed Mr. Chester's memorandum dated May 20, 2014, which states that the application consists of.

1. A maximum of 1,500 people are permitted to attend the festival at any one time (750 day passes and 750 people allowed to stay overnight);
2. All offsite parking for attendees shall be located at the Lions Club on Mack Road with shuttle service to Camp Laurel -- onsite parking shall be limited to vendors and festival staff;
3. Individual food and health vending applications shall be required and submitted to and approved by the Fire Marshal and Health Agent prior to operation;
4. Fire lanes shall be kept free of obstructions at all times and you must call 860-537-3414 both before and after any burning;

5. Crimes, alleged or otherwise, shall be immediately reported to Connecticut State Police @ 911;
6. Festival signage shall be removed within three (3) days after the festival;
7. Building permits shall be obtained for all tents over 900 square feet; tents occupied by 50 or more people; tents containing heat or electric service; and tents greater than 350 square feet erected for more than 72 hours;
8. Music is permitted Thursday until midnight, Friday until 2:00 a.m., Saturday until dawn and Sunday until sunset; and,
9. No fireworks, alcohol or drugs shall be permitted on the site.

Keith LaPorte made a motion, seconded by Kathleen Smith, to approve application #PZ-14-3457 for a Temporary Use Permit to hold a festival June 5-8th, 2014 with the added condition that if and when the appropriate town officer determines that the public health, safety and welfare is adversely affected, the town reserves the right to revoke the permit.

Vote: In favor (6) (Fields, LaPorte, Grabber, Smith, Manning, Jahoda), Opposed (1) (Malozzi). Motion passed.

- b. A discussion took place on request to place a 4' x 8' fundraising sign at Veteran's Memorial Park. **Oliver Manning made a motion to approve placement of a temporary sign at the park for 4 months, seconded by Keith LaPorte. Further discussion took place and Mr. Oliver amended the motion to approve placement of the temporary sign at the park for 6 months, seconded by Kathleen Smith. Vote: Unanimously approved.**

IV. Town Planner's Report:

- a. Open space planning update.
- b. Recommended changes to Zoning Regulations. Commission discussion with Emil Thomen regarding prohibition on commercial solar farms.
- c. Building permit applications for replacement of outdoor lighting fixtures at the three schools were received by the Land Use Office and based on the Town Engineer's report was in general compliance with zoning regulations.
- d. Consensus that revised plan for Benders could be approved by Town Staff.

V. Approval of Minutes

- a. **Keith LaPorte made a motion, seconded by Francis Malozzi, to approve the April 21, 2014 Regular Meeting Minutes with the following correction: Add Kathleen Smith to members present, page 1. Motion unanimously approved.**

VI. Correspondence: None.

VII. **Keith LaPorte made a motion to adjourn, seconded by Francis Malozzi. Motion unanimously approved and the meeting adjourned at 8:58 p.m.**

Respectfully Submitted,
 Holli E. Pianka, Land Use Secretary
 May 27, 2014

(Minutes are unapproved as of transcription date.)