

Town of Lebanon  
**PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Lebanon Town Hall  
Lower Level Conference Room  
Monday, June 16, 2014 – 7:00 PM

**MINUTES**

Members Present: James Jahoda, Chairman  
David Fields, Secretary  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Kathleen Smith  
Brian Grabber, Alternate

Members Absent: Robin Chesmer  
Wayne Budney, Alternate  
Lanny Clouser, Alternate

Also Present: Philip Chester, Town Planner  
Brandon Handfield, Town Engineer  
Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:00 p.m. by Chairman Jahoda. Brian Grabber was seated as a voting alternate.

The Unifier Festival that took place at the Girl Scout camp last weekend was discussed. Town Hall staff received multiple complaints from neighborhood residents regarding the amplified music played throughout the weekend and lack of enforcement by the Town and State. The Chair read a statement from the Girl Scouts and entered into the record the following statement from Commission.

To the property owners in and around Girl Scout Camp Laurel:

In May the Planning and Zoning Commission was presented with an application for a music festival to be held the following month on June 5<sup>th</sup> at Girl Scout Camp Laurel on Clubhouse Road. At that time the Commission was notified that the festival had already been advertised, with musicians booked and tickets sold. In addition, a representative from the Girl Scouts attended the meeting and was in full support of the application.

During the Commission meeting members expressed concerns regarding impact on neighbors regarding traffic and noise. At the town's urging the applicant chose to relocate parking away from the site and provide shuttle service to and from the Lions Fair Ground. In addition, the applicant assured Commission members that off-site noise would be mitigated due to the sound stage location, slope of the land and technology advancements.

With limited time to make a decision or inform the public, the Commission decided to allow the festival by a vote of 6-1. However, regrettably, the resulting festival noise negatively affected Lebanon residents, and the Commission sincerely regrets that festival

noise was heard off-site particularly at homes along Clubhouse, Bascom and Oliver Roads – noise that kept residents up throughout the weekend.

The Commission assures its residents that it will look more stringently on future applications that request concert venues in Lebanon, particularly with regard to the proposed hours of operation and noise impact on neighboring property owners.

In addition, the Commission will request that applicants who propose noise or traffic submit their proposal at least 3 months in advance so that there is sufficient time to hold a public hearing if warranted. In the meantime, the Town has been assured by the Girl Scouts that they will no longer be hosting all night music events at Camp Laurel.

Sincerely, Lebanon Planning and Zoning Commission

**Keith LaPorte made a motion to publish the Commission statement in Lebanon Life, seconded by Kathleen Smith. Motion unanimously approved.**

Public Comment:

Edward Tytor, 73 Clubhouse Road, presented a petition requesting the PZC enforce the regulations and conditions of permits for any future events such as this. He stated that the amplified music being played during the night and morning was unbearable for many neighborhood residents. He also voiced concern that no town or state contact person was made available that could help resolve the noise problems that occurred.

Richard Staye, 107 Clubhouse Road, agrees with the neighborhood petition and voiced concern over the noise created by the festival. He questioned why the State Police did not address the noise complaints and asked that the town investigate this matter.

## II. New Business:

- a. **PZ-14-3597:** Christian Joseph, applicant, Prides Corner Farms, owner, 122 Waterman Road, Assessors Map 251, Lot 5. Agricultural Offices per Zoning Sec. 7.7.

Jonathan Sczurek, PE addressed the Town Engineer's 6/16/14 review letter to Mr. Chester. The new structure will be served by the existing wells and septic. A revised site plan was submitted that includes the location of the temporary office trailers. The new office will add 20 additional employees and bring the total parking to 93 spaces. He stated that an additional parking and loading dock plan will be submitted as well as a revised lighting plan.

Mr. Sczurek submitted the following items:

- a) Plan review comments from Town Engineer, letter dated 6/16/2014.
- b) Revised site plan dated 6/16/14.
- c) Letter dated 6/16/14 from Milone & MacBroon to Prides Corner Farms addressing stormwater drainage and treatment.
- d) Trash disposal plan.
- e) Lighting specifications

Bill Brewster reviewed the architectural plan for the proposed offices.

Mr. Chester discussed the need for landscaping along Waterman Road and Mr. Sellew said that he would address this issue when Prides submitted a new plan for a revised loading dock area. The Commission further discussed lighting, landscaping and parking issues and conditions of approval.

**David Fields made a motion to approve application PZ-14-3597 for agricultural offices, according to revised plan dated 6/16/14, with the following conditions:**

- 1) Submit revised lighting plan for review and approval by Town Engineer.**
- 2) ADA parking spaces must be paved.**
- 3) Add landscaping to plan along entrance drive.**

**Motion seconded by Francis Malozzi and unanimously approved.**

- b. **PZ-14-3571:** Carole Gilbert, owner, 38 Lynch Road, Assessors Map 280, Lot 46. Accessory Living Unit Permit Renewal as per Zoning Sec. 8.2

**Keith LaPorte made a motion to approve the application, seconded by David Fields. Motion unanimously approved.**

- c. **PZ-14-3595:** Eric Swanson, owner, 152 Geer Road, Assessors Map 272, Lot 24. Accessory Living Unit Permit Renewal as per Zoning Sec. 8.2

**Keith LaPorte made a motion to approve the application, seconded by David Fields. Motion unanimously approved.**

III. Old Business: None.

IV. Town Planner's Report:

V. Approval of Minutes

- a. **Oliver Manning made a motion, seconded by Kathleen Smith, to approve the May 19, 2014 Regular Meeting Minutes as presented. Motion unanimously approved.**

VI. Correspondence:

VII. **Keith LaPorte made a motion to adjourn, seconded by Francis Malozzi. Motion unanimously approved and the meeting adjourned at 8:38 p.m.**

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
June 20, 2014

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