

Town of Lebanon
PLANNING AND ZONING COMMISSION
Special Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, November 20, 2017

MINUTES

Members Present: James Jahoda, Chair
Kathleen Smith, Secretary
Wayne Budney
Robin Chesmer
Keith LaPorte
Francis Malozzi
Joyce Okonuk, Alt.
Member Absent: Lanny Clouser, Alt.
Also Present: Philip Chester, Town Planner

- I. The meeting was called to order at 6:30 p.m. by Mr. Jahoda. Ms. Okonuk was appointed a voting member.

II. PUBLIC HEARINGS

1. PZ-17-6667: Lebanon Planning and Zoning Commission. Proposed changes to Zoning Map to incorporate the following map and lots which contain conservation easements that limit their use to agriculture, into the "Agriculture" zoning district.

Assessors Map 224, Lot 2; Map 229, Lot 3; Map 235, Lots 15 and 38.001; Map 240, Lots 1 and 9; Map 243, Lot 99; Map 245, Lots 1 and 4; Map 246, Lots 5, 6 and 76; Map 247, Lot 1; Map 252, Lots 2, 6, 7 and 12; Map 261, Lot 14; Map 262, Lots 5 and 15; Map 271, Lots 16 and 22.002; Map 272, Lots 4, 5 and 7; Map 273, Lot 16; Map 275, Lot 55; Map 276, Lots 5 and 6; and Map 279, Lot 1.

Mr. Jahoda opened the Public Hearing at 6:32. Mr. Chester discussed the Commission's fulfillment of the notice requirements required under CGS Sec. 8-3b and 8-7, read the regional council of governments' responses to the proposal, and noted that no correspondence had been received from abutting communities.

With no one from the public present to speak on this application, a motion was made by Mr. Malozzi, which was seconded by Mr. LaPorte, to close the public hearing at 6:36 p.m. Motion unanimously approved.

2. PZ-17-6668: Lebanon Planning and Zoning Commission. Proposed text amendments to the Zoning Regulations Section:

- 2.2 DEFINITIONS by deleting camp hunting lodge, farm help, hunting lodge, kennel, kennel structure, and quarry; and amending commercial kennel structures to be 100' from property lines.
- 3.1 USE DISTRICTS by deleting neighborhood business district.
- 4.1 PROHIBITED USES by adding marijuana sales.
- 4.2 USE TABLE by adding village green district and its allowable uses; and inserting farm winery or brewery by special permit in agriculture, business, rural agricultural residence, village business, and village green zoning districts.
- 4.3 RURAL AGRICULTURAL RESIDENCE DISTRICT to require commercial kennels and farm wineries or breweries by special permit; and delete aircraft landing fields.
- 4.4 VILLAGE GREEN DISTRICT by allowing farm winery or brewery by special permit.
- 4.5 VILLAGE BUSINESS DISTRICT by allowing farm winery or brewery by special permit.
- 4.6 LAKE DISTRICT to correct reference error.
- 4.7 NEIGHBORHOOD BUSINESS DISTRICT to delete in its entirety.
- 4.8 BUSINESS DISTRICT by allowing farm winery or brewery by special permit.
- 4.9 A-AGRICULTURAL DISTRICT by allowing farm winery or brewery by special permit.
- 5.2 HEIGHT, AREA AND YARD REQUIREMENTS SCHEDULE by deleting references to neighborhood business and boat houses.
- 6.1 NONCONFORMING USES AND BUILDINGS by deleting Zoning Board of Appeals ability to grant use variances, zoning officer to require building repairs, reference to abandonment of use, and other sections for consistency.
- 7.3 ACCESSORY BUILDINGS AND USES by clarifying the maximum amount of non-farm accessory structures permitted by right.
- 8.1 TRAILER REGULATIONS by deleting reference to visiting trailers.
- 8.4 PARKING STANDARDS MULTI-FAMILY RESIDENCE by reducing parking requirements.
- 8.5 SIGNS by reducing allowable commercial sign and by deleting billboards.
- 8.8 APARTMENT HOUSES & MULTI-FAMILY DWELLINGS by increasing minimum acreage requirements and requiring one-bedrooms to be on a single story.
- 8.10 BED & BREAKFAST by deleting the neighborhood business zone.
- Appendix 1. DESIGN REVIEW STANDARDS for clarification.

Mr. Jahoda opened the Public Hearing at 6:36. Tom Meyer 196 Bogg Lane spoke in favor of the application, but suggested that farm wineries or breweries contain a minimum 400 foot frontage requirement and minimum 400 foot setback for structures used for processing of alcohol and public use, and that this use be prohibited in the Village Green District Zone.

With no one else from the public to speak on this application, Ms. Okonuk made a motion, which was seconded by Mrs. Smith, to close the public hearing at 6:59 p.m. Motion unanimously approved.

III. The special meeting adjourned at 6:59 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
November 21, 2017

(Minutes are unapproved as of transcription date.)