



TOWN OF LEBANON
PLANNING & ZONING COMMISSION
APPLICATION FOR HOME OCCUPATION PERMIT

FOR OFFICE USE ONLY	
Application # <u>PZ-21-34</u>	Application Fee: <u>400.00</u>
Date Submitted: <u>11/12/21</u>	State of Connecticut Fee: <u>-</u>
PZC Action: _____	Date Paid: <u>11/12/21</u> Total: <u>400.00</u>
Action Date: _____	Cash: _____ Check: # <u>4769</u>

Property Address 92 CHURCH RD Assessor's Map # 266 Lot # 32
 Name of Applicant DISTINCTIVE FARMS LLC
 Mailing Address # 291 SKINNER LANE HEBRON, CT 06248
 Home Telephone _____ Cell Phone 860 250 8876
 Email Address (optional) jason@dtreecare.com

The undersigned hereby petitions the Lebanon Planning and Zoning Commission for a permit for a Home Occupation under the provisions of the Lebanon Planning and Zoning Regulations, **Section 7.5 b.**, for the following purposes:

PLEASE SEE ATTACHED NARRATIVE

TREE/LANDSCAPE BUSINESS

Property plan and floor plan accompanies application.

Attach a written consent to the proposed application by the owner, if applicant is not the property owner.

11-10-21 [Signature] / JASON YERKE
 Date Signature of Home Owner (FUTURE) Please Print

11-10-21 [Signature] / JASON YERKE
 Date Signature of Applicant Please Print

92 Church Road
Lebanon, Connecticut

Narrative for home business special permit

November 12, 2021

Distinctive Farms, LLC of currently has 92 Church Road under deposit to purchase. The farm is approximately 127 acres in size and has an existing residence, barns, hay fields and livestock pasture land.

Proposed Agricultural Uses:

Distinctive Farms LLC will focus on raising beef cattle, hay and harvesting and processing firewood for delivery.

Proposed Home Business Use - Tree Service Business:

A tree service (Country Tree Experts LLC) with 2-3 employees is to be operated out of a portion of a new barn. A small office is proposed in the barn for use by the farm and tree service businesses. The barn proposed is 12,000 sf and will be approximately 1,000 feet back from Church Road.

Approximately 10% of the barn will be for the tree service business, or 1,500 sf. for equipment maintenance, equipment storage and office space are the proposed uses. Outside parking of tree service trucks, portable woodchipper, trailers and employee vehicles will be to the rear of the barn and screened from abutting residences and Church Road.

Business traffic proposed include 3-4 trucks with an estimated 10 trips per day in and out of the property. Existing farm road will be improved with a foundation of soil reinforcement fabric and new gravel.

Public and customer access to the property for the tree service business is not being proposed as part of this application.

Hours of operation are proposed to be 6:30 am to 5:00 pm Monday through Saturday.

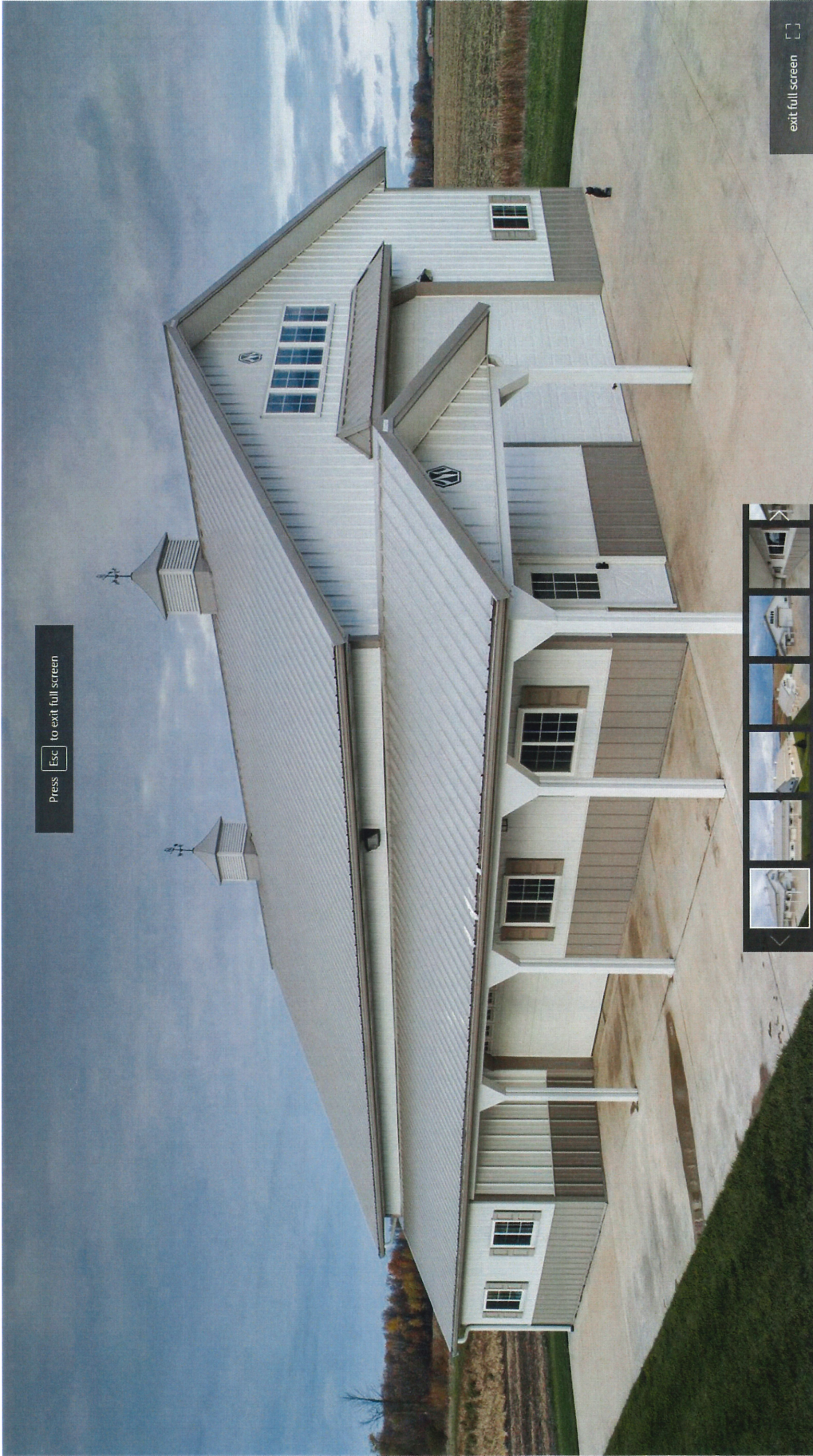
Outdoor lighting around proposed barn will be building mounted cutoff type LED lighting to minimize light pollution. Lighting plan to be submitted at time of building permit application.

A portable type sawmill is proposed in the firewood processing area. Sawmill will have minimal use for producing lumber for personal, agricultural and tree service business needs. No retail sales are proposed for sawn lumber.

Respectfully submitted,

Jason Yerke

Caleb Yerke



Press to exit full screen

exit full screen





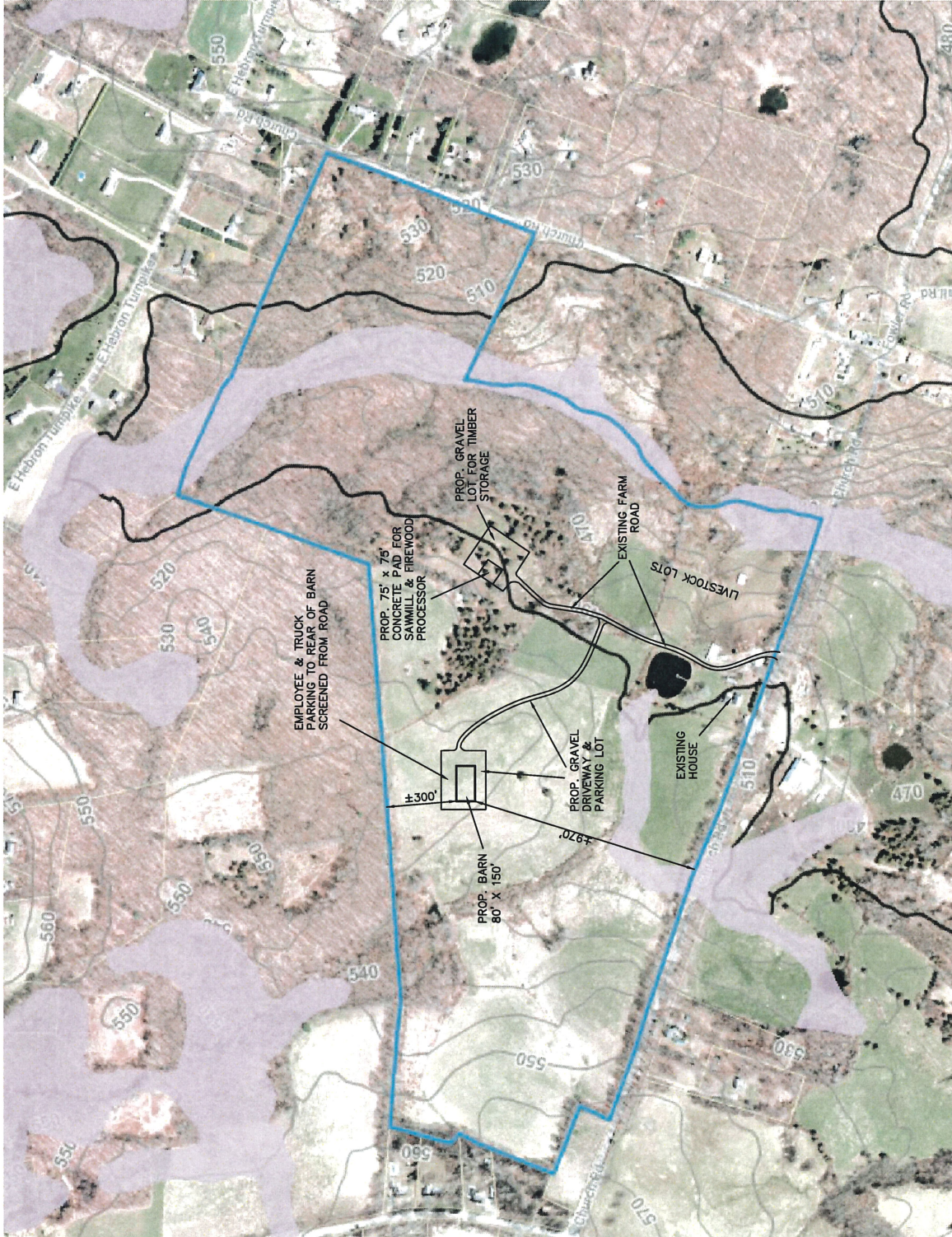
92 Church Road
128 Acres

CHURCH ROAD

Cemetery



1 inch = 400 feet
2016 Aerial Photo



NOTE: UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY.
 WARNINGS: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES.
 CALL BEFORE YOU DIG 1-800-425-4455 TWO WEEKS OUT BEFORE YOU DIG.

November 12, 2021

Re: Permit Authorization
92 Church Road
Lebanon, CT 06249

To Whom It May Concern:

Please accept this letter as my knowledge and consent to allow Jason Yerke to process required land use applications for a home based business with the Town of Lebanon, CT for the above referenced property.

Thank you for your attention to this matter.

Sincerely,



Lori K. Budney

Lori K. Budney Property Management Trust
242 Wethersfield Road
Berlin, CT 06037