



Town of Lebanon  
Village Green District Design Review Board  
**SPECIAL MEETING MINUTES**  
September 6, 2022  
139 West Town Street

Members Present: William Brewster, Chair  
Paul LeDuc  
Maggie McCaw  
Jason Nowosad  
Dan King  
Members Absent: Wesley Wentworth  
Ellen Macauley  
Also Present: Nick Serignese  
John Cook

- I. Mr. Brewster called the meeting to order at 5:10 p.m.
- II. Ali-Bri Acres Farm, LLC dba Independence Vineyards, 139 West Town Street, Assessors Map 235, Lot 11. Farm Winery.

The Board met in the proposed winery tasting room and identified the following items that need to be provided before making a recommendation to the Planning and Zoning Commission.

1. Outdoor Lighting Plan. An outdoor lighting plan needs to be submitted for review in accordance with Zoning Sec. 7.9. to show all proposed lighting fixture types and locations as well as an isodiagram or photometric plan showing intensity of illumination expressed in foot-candles at ground level including at adjacent property lines. The Board recommended outdoor lighting fixtures be placed on a timer that turned them off at close of business.
2. Entrance Sign. A sign detail needs to be submitted for review showing the proposed height, size, sight lines, and lighting (if any). It was noted that the proposed sign is in an easement area that restricts structures placed by the previous property owner. It was suggested that the current owner reach out to the previous owner heirs to remove said easement.
3. Outdoor Deck Design. The design of the deck needs to be submitted for review to include building materials and railing design details.
4. Outdoor Music. It was recommended that acoustical music only be permitted at the site.
5. Parking. It was noted that the number of parking spaces shown on the site plan differed from the number in the 8/30/22 write up and that the handicapped parking space is shown on 129 West Town St. A revised plan showing all parking spaces located on 139 West Town St. is required as well as how handicapped access will be achieved from the parking area to the tasting room and deck. Demonstration that the total number of parking spaces is sufficient to handle the capacity of the tasting room and deck plus employee parking needs to be made.
6. Proposed 16' Wide Access Drive. Because the access drive includes 2-way vehicular and pedestrian travel it was recommended that a wider driveway be considered.

- III. The Board adjourned at 5:50 p.m.

Respectfully submitted by  
Philip S. Chester, AICP  
September 7, 2022