



Town of Lebanon
PLANNING AND ZONING COMMISSION
March 16, 2020, 7:00 p.m.
Town Hall Downstairs Conference Room
579 Exeter Road

Regular Meeting Minutes

Members Present: James Jahoda, Chair
Wayne Budney
Thomas Benoit
Keith LaPorte
Francis Malozzi
Allyn Miller (Alt.)
Ethan Stearns (Alt.)
Julie Chalifoux (Alt.)

Members Absent: Robin Chesmer, Secretary
Tom Meyer

Others Present: Philip Chester, Town Planner

I. The regular meeting was called to order by Chairman Jahoda who appointed Ethan Stearns and Julie Chalifoux voting alternates.

II. **NEW BUSINESS**

- a. PZ-20-8452: Karen Wayland, 105 West Town Street, Assessors Map 235, Lot 15. Request for Temporary Use Permit for June 6, 2020 wedding.

Due to the Public Health Emergency, Karen Wayland called into the meeting to discuss her application to hold a wedding venue at 105 West Town Street with 80 guests. She is renting out her property/house and will attend the wedding which will include a rehearsal dinner June 5th and a June 6th wedding and reception; outdoor tables and tents and DJ with music June 6th until 9:00 p.m. with guests leaving by 10:00 p.m.; and all parking will be onsite with a parking attendant.

Chairman Jahoda suggested Ms. Wayland contact the constables to make them aware of the event and she agreed.

MOTION by Keith LaPorte, seconded by Wayne Budney, to issue the Temporary Use Permit. Motion unanimously approved.

- b. PZ-20-8501: Lebanon Lions Club (owner), Stone Circle LLC (applicant), 122 Mack Road (fairground), Assessors Map 236, Lot 57. Request for Temporary Use Permit for Renaissance Faire, Sept. 5-7, 12-13, 19-20, 26-27 and Oct. 3-4, 10-12, 17-18.

Stephen Salisbury and Jody Walsh from the Lions Club were present.

Mr. Chester read 3/13/20 email correspondence from the Resident State Trooper requesting that two (2) police be present at the event and reported that he had spoken with Brian Harvard from Stone Circle LLC and that Mr. Harvard agreed to the previous year permit conditions placed by the Commission.

MOTION by Francis Malozzi, seconded by Thomas Benoit, to approve the Temporary Use Permit subject to the following conditions:

- 1. Hours of operation when the public may visit the fairgrounds shall be weekends (Saturdays and Sundays) from September 5, 2020 through October 18, 2020 and Mondays, September 7, 2020 and October 12, 2020, 10:00 a.m. through 6:00 p.m.; and Saturdays, September 26, 2020 and October 17, 2020 from 10:00 a.m. through 9:00 p.m.**
- 2. Up to (3) three offsite signs shall be permitted with the permission of the owners of land which they are located or in front of, in accordance with Zoning Section 8.5.a.2.**
- 3. Individual food and health vending and building applications shall be submitted and approved by the Fire Marshal, Building Official, and Uncas Health District, as applicable, prior to operation.**
- 4. Emergency service needs for crimes alleged or otherwise shall be reported immediately to the Connecticut State Police at 911.**
- 5. Outdoor lighting shall not be visible or noise heard beyond the property boundary outside of fair hours when open to the public.**
- 6. Fireworks and bonfires are prohibited.**
- 7. Fires are only permitted per Fire Marshal approval.**
- 8. A member of the Lions Club shall visit the site during the duration of this permit when property is open to the public and report any compliance issues to the Town.**
- 9. Two (2) Lebanon or State Police Officers shall be on site during the hours of operation or as recommended by the Resident State Trooper.**

Motion unanimously approved.

- c. PZ-20-8499: Lebanon Lions Club (owner), David Vertefeuille (applicant), 122 Mack Road (fairground), Assessors Map 236, Lot 57. Request for Temporary Use Permit for Murdercycle event, July 18, 2020.

David Vertefeuille, Stephen Salisbury, and Jody Walsh were present. Mr. Vertefeuille noted that they would not be having a band this year at the event. They will be having a DJ.

Mr. Chester read 3/13/20 email correspondence from the Resident State Trooper requesting two (2) police be present at event and read draft conditions of approval.

MOTION by Keith LaPorte, seconded by Julie Chalifoux, to approve the Temporary Use Permit subject to the following conditions:

- 1. Hours of operation when public may visit the Lions Club Fairgrounds shall be limited to 10:00 a.m. to 8:00 p.m. Saturday, July 18, 2020;**
- 2. Individual food and health vending and building applications shall be submitted and approved by the Fire Marshal, Building Official, and Uncas Health District as applicable prior to July 18, 2020;**
- 3. Noise heard beyond the property boundary shall be prohibited, except during the hours of 10:00 a.m. to 8:00 p.m., Saturday, July 18, 2020 when noise levels shall comply with CT DEEP noise standards with regard to maximum decibel output of 55 DBA daytime/45 DBA night time measured at least one foot beyond the property line of the property on which the emitter is located. For purposes of this condition, uses are considered to be a commercial sound emitter and the receptor is considered to be a residential receptor;**
- 4. Emergency service needs for crimes alleged or otherwise shall be immediately reported to the Connecticut State Police at 911;**
- 5. No fires shall be permitted without the approval of the Fire Marshal;**
- 6. The use of fireworks or bonfires shall be prohibited;**
- 7. A member of the Lions Club shall be onsite when the property is open to public and shall report any non-compliance issues to this office; and**
- 8. Two (2) Lebanon or State Police Officers shall be on site during the hours of operation or as recommended by the Resident State Trooper.**

Motion unanimously approved.

- d. PZ-20-8500: Lebanon Lions Club (owner), Comvec (applicant), 122 Mack Road (fairground), Assessors Map 236, Lot 57. Request for Temporary Use Permit for Antique Military Vehicle Show, June 13, 2020.

Stephen Salisbury and Jody Walsh were present.

Mr. Chester stated he met with organization president Curt Munson who reported that 400-600 attendees are expected along with 50-100 military vehicles. No firearms, alcohol or ammunition are permitted. A propane fired machine gun (without bullets) will go off every hour causing noise. The event runs from 8:00 a.m. to 4:00 p.m. on June 13, 2020.

The Commission recommended that the Lions Club notify its neighbors of the event specifically related to the firing of the machine gun.

MOTION by Francis Malozzi, seconded by Wayne Budney, to approve the Temporary Use Permit. Motion unanimously approved.

III. PUBLIC HEARING – None.

IV. OLD BUSINESS

- a. PZ-19-8389: Matthew Williams, Williams Materials, LLC, 333 Goshen Hill Road, Assessors Map 252, Lot 1. Request for Special Permit for Earth Excavation operation per Zoning Sec. 8.6.

MOTION by Wayne Budney, seconded by Francis Malozzi, to approve the Special Permit for two (2) years with the condition that a bond be kept in place. Motion unanimously approved.

V. MEETING MINUTES

- a. Motion by Francis Malozzi, seconded by Wayne Budney, to approve the February 10, 2020 Regular Meeting minutes. Motion unanimously approved.

VI. TOWN PLANNERS REPORT

Mr. Chester reported on enforcement actions; availability of CT Department of Housing affordable housing plans; proposed 5-6 lot subdivision; presentation before Energy and Technology Committee on solar tax fix; farmers market; and how Commission meetings may be conducted for the near future.

VII. COMMUNICATION

VIII. The Commission adjourned at 7:40 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
Town Planner
3/17/2020