

**TOWN OF LEBANON**  
**PLANNING AND ZONING COMMISSION**  
**REGULATION REVIEW SUBCOMMITTEE**  
**REGULAR MEETING MINUTES**  
Thursday, September 25, 2008

Present: David Fields, Chair  
Jim Jahoda  
Alan Lamb  
Keith LaPorte  
Absent: Robin Chesmer  
Also Present: Phil Chester, Town Planner  
Brandon Handfield, Town Engineer  
Wayne Budney, PZC Alternate Member

The meeting was called to order at 7:00 p.m. in the Town Hall downstairs meeting room, 579 Exeter Road.

The Subcommittee heard from Bob Wentworth regarding a request to prohibit off-premise real estate signs by adding a second sentence to Zoning Sec. 8.5.b.2) to read “This section shall not apply to real estate signs which shall be limited to one (1) on-premise sign measuring no greater than five (5) square feet.” Mr. Wentworth reported that over the years he has observed multiple real estate firms posting as many as seven (7) off-premise signs for each property for sale, cluttering up the landscape and serving little purpose other than for advertising for the firm. He pointed out that many real estate sales today are done by realtor referrals and the internet. Mr. LaPorte motioned and Mr. Lamb seconded to recommend to the Planning and Zoning Commission that Zoning Sec. 8.5.b.2) be amended as accordingly. The motion passed unanimously.

Mr. Handfield was present to discuss proposed changes he drafted to the Earth Excavation Zoning Regulation Sec. 8.6. Major changes proposed include increasing the amount of topsoil to remain on the site from four (4) to six (6) inches, determining the location and depth to ledge and maximum groundwater level, and assuring that no excavation takes place within five (5) feet of maximum groundwater level. An email received by Kip Kolesinskas, U.S. Dept. of Ag., State Soil Scientist dated 9/24/08 was discussed wherein Mr. Kolesinskas recommended consideration of preserving prime and important farmland soils, limiting excavation to a five (5) acre area where restoration must take place before additional excavation areas can take place, and retaining topsoil and subsoil up to 20 inches. The Subcommittee discussed their goal to allow for gravel excavation but not topsoil. They requested that Mr. Handfield redraft the proposed changes to include the retaining of prime and important farmland soils on a site and requiring site restoration before allowing additional excavation.

The Subcommittee discussed a proposal drafted by Mr. Chester to grandfather setback requirements for Rear Lots existing prior to the new regulations adopted 8/25/08. He explained that without grandfathering, some owners would need to apply for a variance with the Zoning

Board of Appeals because of the new increased setback requirements. Mr. LaPorte motioned and Mr. Fields seconded to recommend to the Planning and Zoning Commission that they amend Zoning Sec. 8.11.a.4) to read “Front Yard Setback: 200-foot minimum (except for rear lots existing prior to 8/25/08 in which case 50-foot minimum), which shall be measured ...” and amend Zoning Sec. 8.11.a.5) by adding a second sentence to read “For rear lots existing prior to 8/25/08 the side setback shall be 25-foot minimum.”

A letter from Economic Development Commission (EDC) Chair Ellen Macauley was reviewed in which the EDC is recommending consideration of a new commercial village zoning district for the South Green and immediate vicinity that would allow non-owner occupied businesses such as real estate, medical and law offices, art galleries, antiques or gift shops, eateries or other small service type operations. Mr. Chester provided a copy of CGS Sec. 8-2j. which permits Commissions to adopt “Village District” zoning where in turn for allowing a greater variety of land uses on a site (i.e., mixed use, renovation of home to business), architectural standards/regulations would be established as well as a design review board to provide input on each application. He noted that existing homes could be exempt from the regulations. The Subcommittee requested that Mr. Chester provide a suggested outline of the Village District zone and provide some draft regulations for discussion at the next meeting. It was the consensus of the Subcommittee that before they would agree to move forward on this proposal that significant public input would be necessary.

The Subcommittee adjourned at 9:00 p.m.

Respectfully Submitted,

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Philip S. Chester, AICP  
Lebanon Town Planner