



Town of Lebanon

**PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE**

Regular Meeting
Thursday, February 24, 2011

MINUTES

Members Present: David Fields, Chair
Robin Chesmer
James Jahoda
Keith LaPorte
Members Absent: Susan Brett Davis
Also Present: Eric Bender
Philip Chester, Town Planner

- I. The meeting was called to order at 7:00 p.m. by Mr. Fields.
- II. Mr. LaPorte made a motion, seconded by Mr. Jahoda, to approve the September 30, 2010 Special Meeting Minutes. The motion was unanimously approved.
- III. Scenic Road Ordinance. Mr. Chester presented draft changes dated 1/10/11 to the Scenic Road Ordinance that would waive the filing fee for applications for roads designated in the POCD and allow the Commission to require engineering study when the Town proposed alterations to a scenic road.

Mr. Jahoda made a motion, seconded by Mr. Fields, to recommend to the Commission that the proposed Scenic Road Ordinance changes be forwarded to the Board of Selectmen for consideration at the 2011 Annual Town Meeting. The motion was unanimously approved.

- IV. 12/16/10 Town Planner Memo on Proposed Zoning/Subdivision Regulation Amendments. The Subcommittee reviewed the proposed amendments and made the following changes.

1.a. Accessory Buildings, Zoning Sec. 7.3.b. Limit non-farm accessory buildings to 100% of livable area (up to a maximum 2,000 square feet) without the need for a special permit.

1.e. Inclusionary Zoning. Hold and revisit at later date.

3.b. Fee Schedule. Hold and revisit at later date.

Mr. Jahoda made a motion, seconded by Mr. Fields, to recommend to the Commission that they hold a public hearing on May 16, 2011 on the proposed zoning and subdivision

regulation amendments as presented in the Town Planner's 12/16/10 as amended above. The motion was unanimously approved.

- V. 1/14/11 DEP letter on Special Flood Hazard Area District Zoning Regulations. The Subcommittee reviewed DEP's 1/14/11 recommendations and recommended that the document be adopted in its entirety with the exception that a new "definitions" section be created under Zoning Sec. 4.9. relative only to the Special Flood Hazard Area District versus including the proposed definitions under Zoning Sec. 2.2.

Mr. Jahoda made a motion, seconded by Mr. Fields, to recommend to the Commission that they hold a public hearing on May 16, 2011 on the proposed special flood hazard area district zoning and subdivision regulation amendments as proposed by DEP in their 1/14/11 letter as amended above and that the Town Engineer be present at that meeting to answer questions. The motion was unanimously approved.

- VI. The Subcommittee adjourned at 8:45 p.m.

Respectfully Submitted,
Philip S. Chester, Town Planner
February 25, 2011

(Minutes are unapproved as of transcription date.)