



Town of Lebanon
**PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE**

Regular Meeting
Thursday, March 24, 2011

MINUTES

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

- I. The meeting was called to order at 7:08 p.m. by Mr. Fields.
- II. Minutes. Mr. Jahoda made a motion, seconded by Mr. Fields, to approve the February 24, 2011 Meeting Minutes. The motion was unanimously approved.
- III. Land Use Department Fee Ordinance. Mr. Chester presented his 3/22/11 memo that recommends an increase in Land Use Department fees, many of which have not been raised since 1998. He noted that in some cases current fees do not adequately cover costs associated with staff review, many fees are not in line with neighboring towns, and there is no ability to charge applicants for outside independent reviews for large proposals that may be outside the expertise of Town staff.

It was the consensus of members to increase the proposed new road construction fee to \$250 per lot and increase the proposed \$25 driveway apron permit fee to \$50.

Ms. Davis made a motion, seconded by Mr. Fields, to recommend to the Board of Selectmen that Land Use Department Fees be amended per Town Planner's 3/22/11 memo as amended above at a future Town Meeting, and that Mr. Chester look into additional land use/building fee increase proposals. The motion was unanimously approved.

- IV. Inclusionary Zoning. The Subcommittee discussed a POCD recommendation to require 10% of new homes in subdivisions of 10 or more lots be made affordable under CGS Sec. 8-30g and reviewed Mr. Chester proposed draft language.

The Subcommittee discussed issues related to management of affordable housing eligibility, case law, state statute and examples of other town requirements. They asked Mr. Chester to contact Commission Counsel to discuss this issue and report back at a future meeting.

- V. Other. Mr. Chester updated members on 4/7/11 farmland preservation celebration; 2011 farmers market; APA small town planners award; possibility of holding a food preparation class; a 3/31/11 farm bureau planning and zoning event; and, \$50K CT Trust for Historic Preservation grant.
- VI. The Subcommittee adjourned at 8:33 p.m.

Respectfully Submitted,
Philip Chester, Town Planner
March 28, 2011

(Minutes are unapproved as of transcription date.)