

TOWN OF LEBANON  
**PLANNING AND ZONING COMMISSION**  
**REGULATION REVIEW SUBCOMMITTEE**  
REGULAR MEETING MINUTES  
Thursday, October 30, 2008

Present: David Fields, Chair  
Robin Chesmer  
Jim Jahoda  
Alan Lamb  
Keith LaPorte  
Also Present: Phil Chester, Town Planner

The meeting was called to order by Mr. Fields at 7:04 p.m. in the Town Hall downstairs meeting room, 579 Exeter Road.

Meeting Minutes. Mr. Lamb made a motion; seconded by Mr. LaPorte, to approve the minutes of September 25, 2008. The motion passed unanimously.

2009 Meeting Schedule. The Subcommittee reviewed a list of regular meeting dates presented by Mr. Fields. Meetings will continue to take place on the last Thursday of the month at 7:00 p.m. in the Town Hall upstairs conference room. Mr. Lamb motioned, seconded by Mr. LaPorte to approve the meeting schedule. The motion passed unanimously.

Earth Excavation Regulations. The Subcommittee reviewed a revised draft of the Earth Excavation Zoning Regulation Sec. 8.6. prepared by Mr. Handfield, Anchor Engineering dated 10/24/08. The following changes were made to the draft by the Subcommittee:

1. Delete Subsection a.1)(a) after the word "land".
2. Delete Subsection a.1)(c) in its entirety.
3. Move Subsection a.1)(d) to subsection (a) to be the second and third sentence.
4. Add a second sentence to Subsection b. to read "Permits may be issued for up to two (2) years."
5. Delete Subsection d. in its entirety.
6. Delete Subsection e. in its entirety.

The Subcommittee had the following questions for the Town Engineer:

- a. What would be the acceptable engineering standard(s) for determining the depth/volume of prime, statewide important and locally important soils on a site, and should the standard be identified under Subsection b.2)(d).
- b. What was the difference between loam and topsoil.

Village District Zoning. The Subcommittee reviewed maps of the Town Green area and discussed the potential for enacting Village District Zoning as recommended by the Economic Development Commission (EDC). It was decided that the Subcommittee would transmit this recommendation to the Plan of Conservation and Development (POCD) Committee for recommendation.

Sign Regulations. Mr. Chester handed out a suggested sign regulations memo dated 10/28/08. He recommended that whatever changes the Subcommittee recommends should be transmitted to the EDC for input.

Other. Mr. Fields noted that the November regular meeting of the Subcommittee would be cancelled due to scheduling conflicts with the Selectmen's Capital Planning meeting, and that the December regular meeting would be cancelled due to the holidays.

Mr. Chester handed out an article from the Norwich Bulletin regarding Brooklyn, CT and Wal-Mart. He also provided the Subcommittee with a draft questionnaire prepared by UConn's Center for Survey Research regarding farmland preservation, which the Subcommittee amended.

The Subcommittee agreed to hold off proposing any major regulation changes until the POCD was adopted by the Commission in 2010. Zoning changes already agreed to by the Subcommittee include:

- Amend Zoning Sec. 8.5.b.2) by adding a second sentence 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."
- 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 ...".
- 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."

The Subcommittee adjourned at 9:00 p.m. and agreed to review the earth excavation and signage regulations at its January meeting.

Respectfully Submitted,

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David Fields, Chair