

Town of Lebanon

**PLANNING AND ZONING COMMISSION  
REGULATION REVIEW SUBCOMMITTEE**

Regular Meeting  
Lebanon Town Hall  
Upper Level Conference Room

Thursday, April 25, 2013 – 7:00 PM

**MINUTES**

Members Present: David Fields, Chair  
Jim Jahoda  
Keith LaPorte  
Francis Malozzi  
Oliver Manning  
Members Absent: Robin Chesmer  
Susan Brett Davis  
Also Present: Philip Chester, Town Planner

I. The meeting was called to order at 7:09 p.m. by Mr. Fields.

II. Public Comment – none.

III. Business.

- a. Zoning Sec. 6.2. Nonconforming Lots/Merger Clause. Mr. Walsh, Chairman of the Zoning Board of Appeals was present to discuss concerns with interpretation of Zoning Sec. 6.2. PZC minutes show that the Commission has amended this section twice over the years to try and eliminate interpretation concerns. The Committee recommends that Mr. Chester confer with Counsel and recommended fix.
- b. Route 2 Interchange. The Committee was in consensus that new regulations should be considered for the Gilman and Mattern properties located at the Route 2 interchange to allow age-restricted (age 55 or older) or other high density housing.

V. The Subcommittee adjourned at 8:42 p.m.

Respectfully Submitted,  
Philip S. Chester, AICP  
April 26, 2013

*(Minutes are unapproved as of transcription date.)*