

**TOWN OF LEBANON
PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE**

February 26, 2009

Town Hall Downstairs Meeting Room
REGULAR MEETING MINUTES

Present: David Fields, Chair
Jim Jahoda
Keith LaPorte
Absent: Robin Chesmer
Alan Lamb
Also present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer
Marc Lang, Conservation Commission Chair

I. CALL TO ORDER

Mr. Fields called the meeting to order at 7:04 p.m.

Mr. Jahoda made a motion, seconded by Mr. LaPorte to approve the January 29, 2009 meeting minutes. Motion passed unanimously.

II. NEW BUSINESS - None.

III. OLD BUSINESS

a. Earth Excavation Regulations. The Committee reviewed Mr. Handfield's 2/26/09 draft. Major proposed changes to existing regulations are the requirement to stockpile separately and preserve prime and important farmland soils, and to perform one (1) soil test per acre or soil map unit. Mr. Jahoda made a motion, seconded by Mr. LaPorte to forward the draft to the Planning and Zoning Commission for consideration of scheduling a public hearing and approval. Motion passed unanimously.

b. Seasonal Occupancy (Lake Zone). Mr. Fields discussed his investigation into how other towns are dealing with seasonal properties. The Committee discussed the potential for requiring a new zone designation for Amston Lake because of sewerage and the creation of a floor-area-ratio requirement at the Lakes. Mr. Chester reported on his conversation with Ann Brown of the Town of Old Lyme and noted he had placed a call to Hebron's Town Planner. The Committee recommended that Commission Counsel prepare a summary of how Coventry and Hebron have dealt with their seasonal occupancy issue, and make recommendations.

IV. ADJOURNMENT

The Committee adjourned at 7:52 p.m.

Respectfully Submitted,
David Fields, Chair