

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

April 30, 2009

Town Hall Downstairs Meeting Room  
**REGULAR MEETING MINUTES**

Present: David Fields, Chair  
Jim Jahoda  
Keith LaPorte  
Alan Lamb  
Absent: Robin Chesmer  
Also present: Philip Chester, Town Planner  
Edward O'Connell, PZC Counsel

**I. CALL TO ORDER**

Mr. Fields called the meeting to order at 7:00 p.m.

**II. NEW BUSINESS** - None.

**III. OLD BUSINESS**

a. Amston Lake Zoning. Attorney O'Connell discussed existing Lake Zone regulations and the issue of sewerage Amston Lake. It was recommended that a build-out analysis take place to determine the number of people, amount of traffic, impervious surface and school children who could occupy each lot should sewers be introduced. He suggested focusing on Hebron's approach when their sewers were constructed, which is to allow by special permit the construction of homes on lots that could otherwise without sewers be constructed. A report from Waller Smith & Palmer is forthcoming.

b. Conservation/Cluster Regulations. Mr. Chester suggested continuing the requirement of mandating conservation/cluster regulations by making it a Subdivision requirement for all subdivisions that allows a waiver for plans with 5 lots. A draft for the Subcommittee will be forthcoming.

**IV. MINUTES**

Mr. LaPorte made a motion, seconded by Mr. Lamb to approve the February 26, 2009 meeting minutes. Motion passed unanimously.

**V. ADJOURNMENT**

The Committee adjourned at 8:45 p.m.

Respectfully Submitted,  
David Fields, Chair