

TOWN OF LEBANON
PLANNING AND ZONING COMMISSION
Regulation Review Subcommittee
August 27, 2009
REGULAR MEETING MINUTES

Present: David Fields, Chair
Robin Chesmer
Keith LaPorte
Absent: Jim Jahoda
Alan Lamb
Also present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer
Edward O'Connell, Commission Counsel
Susan Brett Davis

1. CALL TO ORDER

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

2. MINUTES

Mr. Fields made a motion that was seconded by Mr. LaPorte to approve the April 30, 2009 minutes. Motion unanimously approved.

3. NEW BUSINESS

Mr. Handfield presented a draft presentation on the proposed FEMA Flood Maps. The Federal Government is requiring municipalities to adopt the new flood map in order to part of the National Flood Insurance Program, which the Town must be part of in order to provide residents reduced flood insurance rates and for the Town to be eligible for federal disaster relief. The new mapping may require some property owners to get flood insurance while others may not longer need it. Mr. Chester noted the need to contact affected property owners and hold a public meeting on the potential impact to properties by year's end and that the Commission would need to adopt the revised plan sometime next year.

4. REVIEW OF OUTSTANDING SUGGESTED REGULATION CHANGES

The Committee reviewed the outstanding zone change recommendations and discussed the need to review the sign regulations at an upcoming meeting. A discussion on reviewing the accessory living unit regulations also ensued with no definitive action.

5. MEETING WITH WPCA

Mr. Fields, Mr. LaPorte, and Mr. Chester met with members of the WPCA to reiterate Lebanon's Plan of Conservation and Development which calls for the continuation of a mix of seasonal and year-round housing at the Lakes even with the advent of sewers.

6. ADJOURNMENT

The Committee adjourned at 8:20 p.m.

Respectfully Submitted,
Philip Chester, Town Planner