TOWN OF LEBANON
PLANNING AND ZONING COMMISSION
Regulation Review Subcommittee
October 29, 2009
REGULAR MEETING MINUTES

Present: Robin Chesmer
                    Jim Jahoda, Acting Chair
                    Alan Lamb
                    Keith LaPorte
Absent: David Fields
Also present: Philip Chester, Town Planner

I. CALL TO ORDER
Mr. Jahoda called the meeting to order at 7:07 p.m.

II. MINUTES
Mr. LaPorte made a motion which was seconded by Mr. Chesmer to approve the August 27, 2009 minutes. Motion unanimously approved.

III. PROPOSED ZONE TEXT AMENDMENTS

a. FEMA Flood Insurance Rate Maps. The federally-mandated update of FEMA's flood maps were discussed. Anchor Engineering identified 100+/- property owners who may be newly affected. The Subcommittee will recommend to the PZC that they hold a public meeting in January to discuss proposed changes and letters be sent out to those that may be newly effected.

b. Signage. The Subcommittee discussed Town Planner's memo dated 10/23/09 and will recommend to Commission that they consider prohibiting neon and internally lit signs.

IV. OUTSTANDING PROPOSED ZONE TEXT AMENDMENTS
The Subcommittee reviewed their previous recommended zone text amendments (Sec. 8.6., 8.5.b.2), 8.11.a.4), 8.11.a.5)) and will request that the PZC hold a public hearing on the proposed amendments as well as prohibition of neon and internally lit signs at the Dec. 21, 2009 meeting.

V. OTHER
Mr. Chester discussed a proposal by Jabez Manning, 39 West Town Street to locate a wood/stair assembly shop at this location. The Subcommittee discussed Home Occupation regulations Sec. 7.5.b. and c. and raised concerns with potential noise associated with planer(s) and the architectural aesthetics related to the addition to made for the shop.

The Subcommittee discussed enforcement of the seasonal occupancy regulations and suggested that Mr. Chester utilize the Police, Commission members and other public officials.

VI. ADJOURNMENT
The Committee adjourned at 8:40 p.m.

Respectfully Submitted,
Philip Chester, Town Planner