

**Town of Lebanon  
BOARD OF SELECTMEN  
Special Meeting / Public Hearing  
7:00 p.m., Wednesday, January 22, 2014  
Lebanon Town Hall**

- 1.0 Ms. Okonuk called the Special Meeting and Public Hearing of the Board of Selectmen to order at 7:00 p.m. and introduced the members of the Board of Selectmen.
- 2.0 Ms. Okonuk discussed the public hearing process and introduced the project as follows:
- NPU contacted the Town in 2010 looking for an area to locate a water storage tank.
  - Negotiations between NPU and Town have been ongoing ever since for lease of <1 acre of town-owned land known as Old Lynch Rd off Camp Mooween Rd that currently houses a DPW salt shed.
  - From the onset, NPU agreed to Town's request that no municipal funds be utilized to determine validity of Town site, and to date NPU has paid for all project costs, including engineering, mapping, surveying, deed research, title work and legal work, including Town attorney fees.
  - Project will require Town to purchase 0.5+/- acres of excess State land abutting Route 2 for \$5,000 plus a \$1,900 payment to State to eliminate a "for highway use only" clause. NPU has provided the Town with a check to pay these costs pending Town Meeting approval.
  - Lease terms include a minimum project value of \$1.6 million dollars with a 2% annual depreciation for 35 years, down to a minimum 30% value plus any improvement costs along the way. The Town anticipates collecting \$250,000 in tax revenue in the first 10 years of the project. Additionally, if any cell towers are placed on this tank the Town will also gain 25% of the revenue.
  - There will be no town expenses incurred for project -- only tax revenue and the installation of a fire hydrant for town use and the ability for erecting a radio transmitter on tank for public safety needs.
- 2.0 John Cordaro P.E., Tata and Howard Project Manager, Meriden, CT and Mark Decker P.E., Water and Wastewater Integrity Manager for Norwich Public Utilities reviewed the project details.
- Site will be fenced.
  - Water storage tank will be 69-feet in diameter, 35-feet in height and contain 1-million gallons of water
  - Landscaping is proposed between Camp Mooween Road and the tank.
  - Facility will be non-manned.
  - No noise or lighting will emanate from the site except during emergency conditions.
  - Project is anticipated to be constructed in 2014.
- 4.0 Philip Chester, Town Planner reviewed local reports related to the project.
- Inland Wetlands Commission found no issue with the wetlands impact at its December meeting.
  - Planning and Zoning Commission issued a favorable CGS Sec. 8-24 report.
  - Town Engineer issued favorable report in letter dated 1/22/14.
  - Economic Development Commission was in process of reviewing project.
- 5.0 Ms. Okonuk opening the hearing up to the public for comments and questions.
- Sharon Smith, 157 Camp Mooween Road asked about road closure during construction and NPU stated that roads would be passable during construction.
  - Jim Smith, 234 East Hebron Turnpike asked about terms of lease. Town Attorney Edward O'Connell stated the term is for 10 years, and renewable in 10 year increments thereafter.
- 6.0 Mr. Chester reviewed the project timetable, which includes a Town Meeting vote on 1/27/14 to purchase state land and combine it with town land to lease to NPU for said project and that the PZC would thereafter hold a public hearing on 2/10/14 regarding issuing a special permit for said use.
- 7.0 Motion made by Ms. Finelli and seconded by Mr. Bendoraitis to close the public hearing and adjourn the meeting at 7:27 p.m. Motion unanimously approved.

Respectfully submitted,

Philip S. Chester, AICP  
Town Planner