

Board of Selectmen  
**SPECIAL MEETING/PUBLIC HEARING**  
March 26, 2018 6:30 PM  
Lyman Memorial High School Auditorium, 917 Exeter Road (Route 207)

Minutes

Members Present: First Selectman Betsy Petrie and Selectman Glen Coutu

Others Present: Town Planner Philip Chester and approximately twenty-six residents.

- 1.0 Call to Order: B. Petrie called the meeting to order at 6:30 p.m.
- 2.0 Public Hearing for proposed sale of Town-owned property of 11+/- Acres at Dianne and Richard Drives, Assessors map 250, lots 53, 54, 55, 56, and 65:

Town Planner P. Chester stated the following on the planning process that led to the decision to sell this piece of property:

“The property contains approximately 11 acres and is made up of 5 lots abutting properties on Dianne Drive, Norman Road, Rita Drive, and Richard Road. This property was earmarked to be developed as part of the Frankel Subdivision in the early 1960s. And in fact the property contains a drainage system and roadbeds for expansion of the existing subdivision, however, this never occurred.

In addition to the roads mentioned containing homes, half the property abuts REW farm which has entered into an agreement with the Department of Agriculture for farmland preservation purposes.

Over a period of 20 years, these parcels were acquired by the town, through its Tax Collector, for non-payment of taxes. As part of that process, these parcels were offered for sale by the town but no offers were submitted. Over the past decade, the town has looked at this property for use as cemetery land, a new DPW site, and for senior housing, in 2015, the Conservation and Agriculture Commission recommended its sale to the Board of Selectmen.

In 2017, the Board of Selectmen issued a Request for Proposal for the sale of the property, limiting development to 2 housing lots.

The Selectmen received three (3) bids and chose a \$45,000 offer from Aaron Northrup, which happens to be the highest bidder.

Recognizing the property’s proximity to neighboring homes on Dianne, Rita and Norman Roads, the Conservation & Agriculture Commission recommended several deed restrictions to be placed on the property to protect abutting property owners. These include:

- Limit property to ten (10) mature pigs unless a facility is constructed to plans approved by the UCONN Extension Service or USDA in which the number of pigs shall be limited by capacity of facility;

- Require a minimum 100-foot setback from property lines for all farm animals and poultry from residential property lines located on Dianne Drive, Norman Road, and Rita Drive with the exception that pigs shall be setback a minimum of 300 feet from all homes other than the property owners;
- Provide a 25 foot wide drainage easement to be retained by the Town across Dianne Drive and Richard Road over the existing drainage system as shown on Maps 323A and 323B on file in the Town Clerk's Office and as shown in Schedule A; and,
- Retain the right to enter property with 24-hour notice to inspect for compliance with these restrictions. Should the Town determine that these restrictions are in violation, it shall have the right to seek an injunction from the court and request that the property owner pay court and legal fees.

The Board of Selectmen have accepted the recommendations from the Conservation and Agriculture Commission.

In addition the PZC has issued a favorable report recommending sale of the property.”

B. Petrie opened the floor to comments and questions.

Suzanne Gorsline of 133 Dianne Drive expressed concern that the smell and noise would disturb the whole residential community.

Ethan Deschenes of 29 Norman Road said the town is an agricultural town and residents should expect to smell pigs and cows from surrounding farm properties and believes Aaron Northrop should be sold the property.

Richard Gorsline of 133 Dianne Drive said he is worried about pollution problems in the water as the whole neighborhood is on a community well. B. Petrie took note of his concern.

Bill Vachon of 17 Norman Road said he sees no objection to the request.

Jennifer Johnson of 42 Rita Drive said the way the town has set up where the animals can be so far away from the neighborhood that it would not impact the neighbors at all. She commented that A. Northrop has lived in the neighborhood all his life and has a lot of respect for the land and wants to see the land stay in the neighborhood

Answering a question from the audience, P. Chester explained whatever easement goes on the property runs with the land and not specific to the owner of the property.

A. Northrop spoke to the audience and stated he would only have about ten pigs and some goats or chickens and would accept all the restrictions the Town has imposed on the property. He said would like to build a house on the property and live there.

Tammy Konarski of 11 Norman Road said she thinks Aaron's intention is not on the level that would concern or hurt the community and that the article she read was probably an exaggeration of his plans for the property.

Glen Hart of 11 Norman Road said he has also known Aaron all his life and applauds him for wanting to do something with this neighborhood property.

Colleen Sweetland of 19A Dr Manning Drive said Aaron has done extensive research on the hygienics of having a pig farm and other animals he would potentially have as well.

Gabriel Samaha of 155 Hoxie Road said if Aaron want to have a farm and live on the land and has talked with the Town for a period of time and was the highest bidder, he sees no issue with selling the land to him.

Courtney Fraser of Francis Drive said she agrees if Aaron wants to purchase this land and develop it as an agricultural property, that is what Lebanon is and stays within the guidelines established, she sees no issue with the purchase.

Noel Beaver of 23 Rita Drive commented that Lebanon is an agricultural town and if a person is opposed to farming they shouldn't live in Lebanon.

Wes (Russell) Scott of 36 Francis Drive said this is what needs to be done for the Town of Lebanon and he supports Aaron's purchase of the property.

Vincenzo Marciano of 23 Rita Drive said something has to be done with the property and supports the sale.

The public hearing concluded at 6:53 p.m.

3.0 Discuss and act upon Approval of Sale of Town-owned property of 11+/- Acres at Dianne and Richard Drives, Assessors map 250, lots 53, 54, 55, 56, and 65 and send to Special Town Meeting.

G. Coutu MOVED to approve the Sale of Town-owned property of 11+/- Acres at Dianne and Richard Drives, Assessors map 250, lots 53, 54, 55, 56, and 65 and send to Special Town Meeting. B. Petrie SECONDED. MOTION CARRIED 2:0:0.

4.0 Adjournment: G. Coutu MOVED to adjourn the special meeting at 6:54 p.m. B. Petrie SECONDED. MOTION CARRIED 2:0:0.

Respectfully Submitted,

Betsy Petrie

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.