

SPECIAL TOWN MEETING OCTOBER 5, 2015 MINUTES

A special town meeting of the electors and those qualified to vote at the town meetings of the Town of Lebanon was held on Monday, October 5, 2015 at Lyman Memorial High School, 917 Exeter Road, Lebanon, Connecticut. Audience: 145

First Selectman Joyce Okonuk called the meeting to order at 7:35 PM

The meeting was opened with the Pledge of Allegiance.

First Selectman Okonuk then called for nominations for moderator.

Moved by John Bendoraitis seconded by Linda Finelli to appoint Edward Tollmann as moderator. Vote called – Motion passed

Moved by John Bendoraitis, seconded by Cathe McCall to waive the reading of the call of the meeting. Vote called – Motion passed

Moved by Al Vertefeuille, seconded by Greg Lafontaine to bring item 1 to the floor *“consider and act upon approval of the sale of a 6.7 acre parcel of town land at 37R West Town Street in the amount of \$100,000.00 (one hundred thousand dollars) for the purpose of constructing active adult housing.”*

First Selectman Joyce Okonuk spoke to the question as follows. The Board of Selectmen is proposing to sell 6.7 acres of town-owned property, adjacent to the Lebanon Senior Center, for the purpose of having a private developer build and manage 55 and above Active Adult Housing. We feel confident that the proposal before you this evening makes the very best use of the land adjacent to the Senior Center. Town officials met and answered questions with multiple developers. Paradise Agency was the only developer that came forward with a proposal that the Selectmen felt met the community's expectation for this type of housing. Town officials did site visits of multiple properties owned and managed by Ron and Bruce Goldstein of Paradise Agency, and met with residents in these communities and toured their rental homes. Paradise Agency has the experience developing and managing active adult senior housing as evidenced by their properties in Colchester and other surrounding towns and their subsidized senior housing right here in Lebanon on Dr. Manning Drive. The Selectmen are here to recommend the town sell the 6.7 acres for the agreed upon price of \$100,000, with a restriction that the new owner develop at least 8 units of age-restricted housing within 2 years. If the developer does not fulfill this requirement, the land goes back to the ownership of the town. The developer has worked closely with town officials to bring about a design that is functional, attractive, accessible and with an architectural style that makes it a good fit with the Senior Center and our community. Senior Housing will increase the grand list in Phase I by at least \$1,000,000 and provide \$100,000 to the town's general fund with the sale of the land. The location is ideal.....within walking distance of the Senior Center and Lebanon Green. The land sits south of the Senior Center, is not visible to West Town Street OR the Lebanon Green. Once Town Meeting approves the 6.7 acre parcel be sold, the remaining 17 acres will still house the Senior Center, paved and overflow parking areas, other open space that is presently being hayed, a small pond/swamp area, and the gardens and shed of the Center that will remain in town ownership.

Town Planner Philip Chester spoke to the question as follows: This project has been in the works for several years. It can be traced to 2000, when the town officially recognized that the senior population was the town's fastest growing demographic group. The 2000 POCD or town Master Plan states that “It is likely that more elderly housing will be needed in the future, and that efforts should begin now to identify and reserve land suitable for that purpose”. The plan also acknowledges that finding rental housing is problematic in that Lebanon had the lowest percentage of rentals than any of its six abutting towns. Since 1990, or over the past 25 years, Lebanon's senior population has grown by 100% whereas the town's overall population has grown by only

23%. During this same period no new housing has been constructed for this age group. 25 years ago less than 17% of Lebanon's population was age 55 or older. Today this age group represents a third of Lebanon residents and is expected to grow in the next decade. The majority of residents this age raised their family in town, and more and more are looking for alternatives to maintaining a private home and caring for land, especially as they get older. There are few, if any, options to downsize in town and this project will provide a housing alternative for some. The town's 2010 master plan also identifies the growing senior sector and the need for the town to take action with regard to senior housing. It states that the town should acquire land to encourage the private development of senior housing.

In 2006 the town authorized the purchase of the former 24-acre Manning property that runs between West Town St. and Dr. Manning Drive. This land was purchased for \$300,000 with funds provided by the town's benefactor Hugh Trumbull Adams. Oliver Manning and his wife Lucille, sold the land to the Town specifically for the purposes of providing a senior center, senior housing and for recreation use. The plan to sell the land for senior housing tonight accommodates all three of these uses. In 2007 the town constructed the Senior Center on this property, and last year the Board of Selectmen solicited companies that specifically develop and manage senior housing, asking that they construct up to 16 single-story units on the land adjacent to the Senior Center. Unlike Stone Ridge Estates, which provides only government-subsidized studio and 1-bedroom units, the housing for this site would be 2-bedroom market rate apartments. Housing that is just over 1,000 square feet, built on a single level with a garage and with private decks so residents can enjoy the view to the south. A development that town officials believe meets a current and growing resident need, is environmentally sensitive and is reasonable. The Selectmen chose the 6.7 acre site because it abuts the Senior Center and is within walking distance to the Lebanon Green. They chose the site because it is isolated from the rest of the parcel; leaves the open space around the Senior Center intact; contains no wetlands, ponds or watercourses; and, because it is not visible from Lebanon Green. This spring, the Planning and Zoning Commission voted to rezone the property to Rural Senior Residence District. The stated purpose of the Rural Senior Residence District is to allow for variations in density and residential use types which would not otherwise be permitted elsewhere in order to meet the special housing needs of those age fifty-five (55) years and older and to permit flexible site design so that housing may be constructed in harmony with the natural site features as a special permit. Last month the Board of Selectmen received approval from the PZC to subdivide the property, and last week the PZC voted unanimously to recommend the sale of the property to Town Meeting as they deemed it consistent with the town's POCD.

Brandon Handfield, Town Engineer, spoke to the questions as follows and explained the Re-subdivision Plan (copy of which is attached to these minutes). Each of the eight (8) units will be 1,000 sq ft. one story town house style and include one bathroom, kitchen, living area, two (2) bedrooms, laundry area, attached garage and deck.

Following are concerns and comments from the audience.

Albert Manning: Concerns about wetlands buffer zone and the existing driveway to the Senior Center becoming a Town road.

Frank Valvo: Concerns that the units cannot be restricted to Lebanon residents. How does this benefit the town?

Ann McAuley-LeDuc: Biggest problem will be the traffic on West Town Street. Once you change the character of the town, you have changed everything.

Ludmila Marceau: Will change everything. Have to think of the whole community.

Paula McDowell: Would give seniors a chance to stay in town and not have to deal with taxes.

Robert Zimmoch: Allows Seniors more options. Traffic study should be done on West Town Street before housing is built.

Edna Pelto: Wants to be able to stay in Lebanon.

Tim Fields: Supports proposal. Concerned about the traffic. Is there consideration to have a driveway loop?

Bob Slate: \$100,000 is not enough money for the land. Why wasn't there an appraisal done?

Jonathan Ritz: Should vote no. No traffic study has been done.

Jeanna Prink: If favor of this proposed Senior Housing. The town has to start somewhere. We have put everything into perspective.

Sharon Masterson: Need more time to take a closer look at the project. Need to do a traffic study.

Sheree Swenson-Dodge: In favor of the project. Appreciates the Manning Family and Hugh Trumbull Adams for their donations.

Oliver Manning: The land originally belonged to his sister, Dr. Imogene Manning. He and Dr. Manning looked at the operation of Sr. housing in nearby towns. In keeping with her wishes, for what she would like to see happen with the land, he sold the land to the town specifically for the purpose of a senior center, senior housing and recreation use. The proposed project may encourage other people to come forward and make land available for like purposes.

Moved by Tom Myer seconded by Kathleen Smith to call the question.
Vote called – motion passed

Moved by Jim Mello, seconded by Betsy Petrie to vote by secret paper ballot.
Vote called by show of hands. motion failed

Moderator Tollmann called the question; *“consider and act upon approval of the sale of a 6.7 acre parcel of town land at 37R West Town Street in the amount of \$100,000.00 (one hundred thousand dollars) for the purpose of constructing active adult housing.”*
Vote called by show of hands. Item 1 passed

Moved by Al Vertefeuille, seconded by Ronald Bender to bring item 2 to the floor *“consider and act upon the allocation of \$35,000.00 (thirty-five thousand dollars) from the Open Space Account #220-00-461-2701-0060-0000 for the development rights purchase of the 62.5 acre Leone Property on Barker and Exeter Roads.”*

Town Planner Phil Chester noted that the property contains plus or minus 64.5 acres. Town meeting is asking for \$35,000 from the Open Space Account to help defray the cost of the purchase of a conservation easement on the Leone Family property. Once the development rights have been purchased, the property can only be used for agricultural purposes. This proposal is supported by the Conservation and Agriculture Commission, Planning and Zoning, and the Board of Selectmen. If the allocation is approved, there will remain \$140,000 in uncommitted funds in the Open Space account. (a map of the property and breakdown of the costs follows these minutes) Edna Pelto noted that the warning of the meeting and the handout show different acreage amounts. Chester noted that it was a typographical error, and the property contains plus or minus 64.5 acres; not 62.5 as warned.

Moved by John Bendoraitis, seconded by Rick Kane to amend the motion to read *“consider and act upon the allocation of \$35,000.00 (thirty-five thousand dollars) from the Open Space Account #220-00-461-2701-0060-0000 for the development rights purchase of the plus or minus 64.5 acre Leone Property on Barker and Exeter Roads.”* Vote called: amendment passed

Moderator Tollmann called the question as amended: Vote called: item 2 passed.

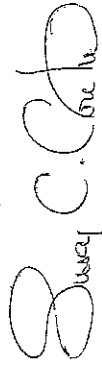
Moved by Al Vertefeulle, seconded by Ronald Bender to bring item 3 to the floor *“consider and act upon entering into a lease purchase agreement in a principal amount not to exceed \$145,000.00 (one hundred forty-five thousand dollars) to finance costs related to the acquisition of a plow truck for the Lebanon Public Works Department.”*

Brandon Handfield, Director of Public Works, stated that the purchase price of the plow truck is \$145,000. As per the terms of the proposed lease purchase agreement, annual payments are not to exceed \$45,000 per year. First Selectman Joyce Okonuk stated that the funds are already in this years Capital Budget.

Moderator Tollmann called the question: Vote called: item 3 passed.

Moved by Al Vertefeulle seconded by Ronald Bender to adjourn at 9:05 PM.
Vote called – motion passed

Respectfully submitted

A handwritten signature in cursive script, reading "Susan C. Coutu".

Susan C. Coutu CCTC
Town Clerk

SENIOR HOUSING DEVELOPMENT HISTORY

1990 Lebanon Population

- Population: 6,041 - Median age: 33.8 years
- Residents 55 years and older: 1,000+/- or 16.6%

2000 Town Plan of Conservation and Development (aka "Master Plan")

- Population: 6,907 - Median age: 38.2 years
- Residents 55 years and older: 1,302 or 18.9%
- "It is likely that more elderly housing will be needed in the future, and efforts should begin now to identify and reserve land suitable for that purpose."
- Lebanon "has the lowest percentage of renter occupied housing of any of the six abutting towns."

2006 Town Meeting authorizes \$300,000 purchase of property off West Town Street/Doctor Manning Drive.

- Property deed states "The Town of Lebanon, by acceptance of this deed, covenants on behalf of itself and its heirs and assigns forever that the premises conveyed herein shall be used for the purpose of a senior citizens' center, for recreational purposes and for housing for senior residents of the Town of Lebanon."
- Town Meeting authorizes construction of Senior Center on West Town Street.

2010 Town Plan of Conservation and Development (aka "Master Plan")

- Population: 7,308 - Median age: 42.7 years
- Residents 55 years and older: 1,900 or 26.0%
- "Acquire land to encourage the private development of senior housing."
- "Complete driveway loop from Senior Center to Doctor Manning Drive to improve access."

2013 Lebanon Population Estimates (U.S. Census Bureau)

- Population: 7,322 - Median age: 44.7 years
- Residents 55 years and older: 2,411 or 32.9%

2014-2015

- Board of Selectmen develops age-restricted housing plan for property adjacent to Senior Center; solicits input from Planning and Zoning Commission and Commission on Aging; visits other age-restricted housing developments; enters into negotiations and selects developer for age-restricted housing at Senior Center site; subdivides property; and requests Town Meeting approval to sell site for housing.
- Planning and Zoning Commission rezones land around Senior Center for age-restricted housing and recommends Town Meeting sell land for housing.

2020 Lebanon Population Estimates (State of Connecticut)

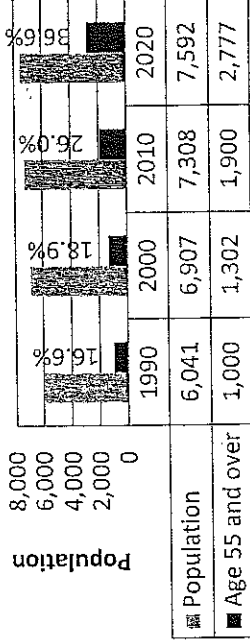
- Population: 7,592
- Residents 55 years and older: 2,777 or 36.6%

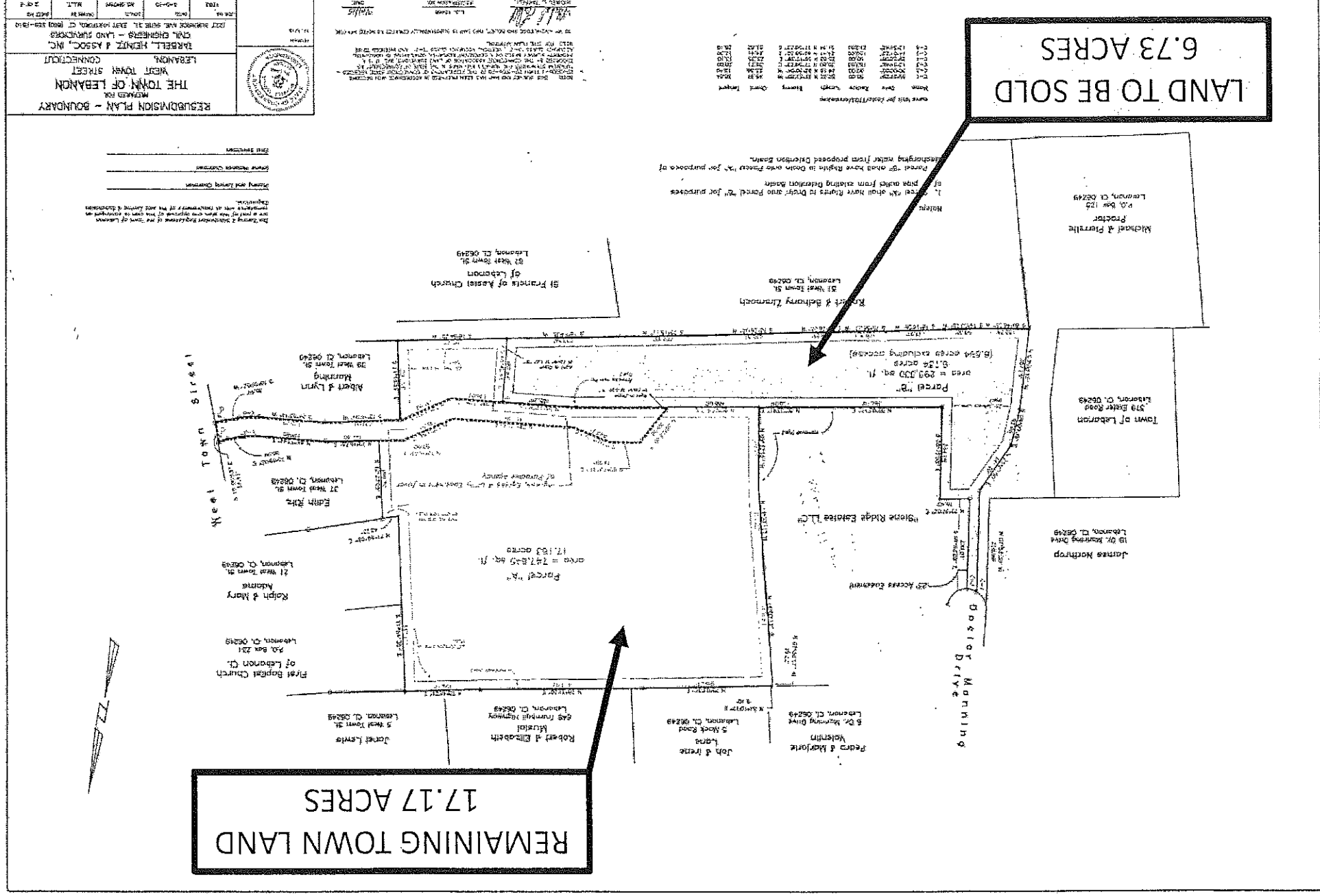
In the past 25 years (since 1990) Lebanon's population increase of roughly 1,400 persons has primarily been made up of the 55 and older demographic group and the median age of residents has increased from 34 to 43.

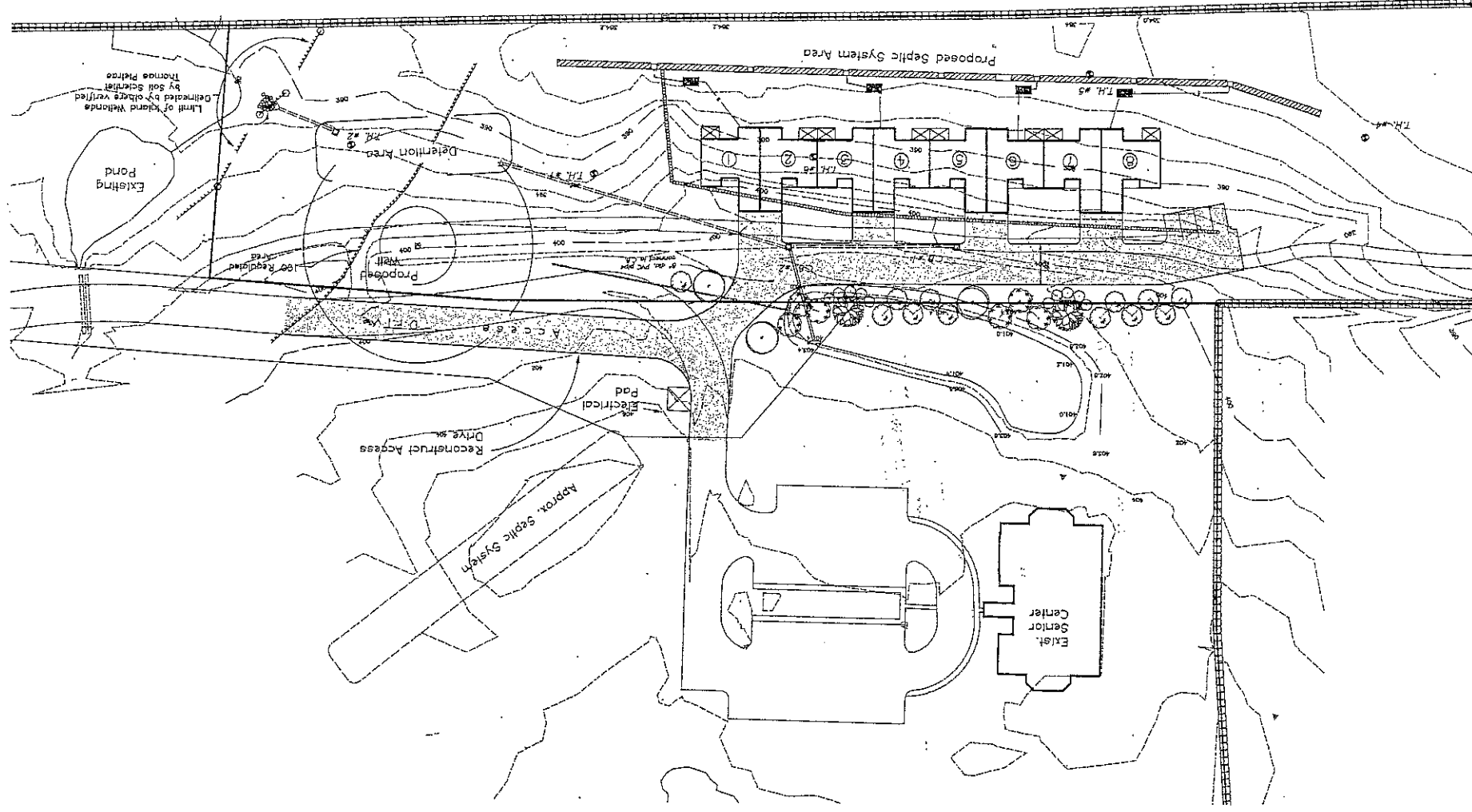
The development of senior housing is explicitly called for in Lebanon's POCD. The proposed housing will:

- provide an identified need for Lebanon's fastest growing demographic;
- be within walking distance of the Senior Center and Lebanon Green;
- be constructed and maintained entirely by private development;
- add \$1,000,000 to the grand list (Phase 1) and \$100,000 to the general fund (through the sale of land);
- have limited vehicular impact to West Town Street; and,
- have no impact to Lebanon Green.

Town of Lebanon
Total Population vs. Age 55 and Over







Leone Family, Barker & Exeter Road, 64.5 Acres

Based on T.W. Henry Real Estate Appraisal, LLC, March 9, 2015

Full Market Value (without restrictions): \$355,000

Conservation Easement Value:

Conservation Easement Purchase Price: \$168,750

BREAKDOWN OF COSTS

Cash Contributions:

- | | | |
|---|--|-----------|
| - | USDA-Natural Resource Conservation Service | \$108,750 |
| - | Town of Lebanon | 35,000 |
| - | Connecticut Farmland Trust | 25,000 |

Conservation Easement Purchase Price: \$168,750

Leone Family Gift/Donation Value

\$56,250

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Conservation Easement Value: ~~\$225,000~~

