



TOWN OF LEBANON LAND USE OFFICE
CONSTRUCTION OF NEW HOME
(OR HOME ADDITION IN LAKE ZONE)

In order to obtain a building permit to construct a NEW HOME or LAKE HOME ADDITION in the Town of Lebanon, the following items must be submitted to the Land Use Office for approval prior to construction.

1. A-2 Property Survey signed by CT licensed surveyor to include:
 - a. Property lines and dimensions, and abutter names.
 - b. Building setback lines as regulated by the Zoning Regulations Sec. 5.2.
 - c. Wetlands, watercourses and pond locations, including 100-foot upland review area and proposed silt fence locations, if any.
 - d. Flood areas as shown on FEMA Flood Maps, if any.
 - e. Existing and proposed building and structure locations (house, garage, shed, deck, patio, generator, retaining wall, gazebo, hot tub, propane tank) showing setbacks from property lines and wetlands.
 - f. Existing and proposed grades, if required.
 - g. Trees to remain and/or be removed that are at least 4-inches in breast height diameter.
 - h. Soil erosion control measures.
 - i. Driveway location, including construction details and sight lines.
 - j. Septic, well and/or utility locations.
 - k. Existing and proposed easements (utility, drainage, conservation, sewer, water).
 - l. Porta-toilet location, if required.
 - m. Impervious coverage for projects in the Lake Zone as defined in Zoning Sec. 2.2.
2. Inland Wetlands Commission approval, if needed.
3. Building Permit Application with details to show construction meets State Building Code, i.e., structural details, smoke detector locations, energy code conformance, etc.
4. Building floor plans and elevations (to scale) showing the maximum building height defined as the vertical distance measured from the average pre-construction ground level measured ten (10) feet off of the proposed building, or at property if less than ten (10) feet, to the level of the highest point of the roof. Principle buildings may not be greater than 35-feet, or 25-feet in Lake Zone, in height. Accessory buildings may not be greater than 25-feet in height.
5. Other data required by the Town Planner, Fire Marshal, Health District, and/or Building Official deemed necessary to prove conformance with town and state regulations.

Please provide three (3) sets of all plans. With questions please call (860) 642-6028.