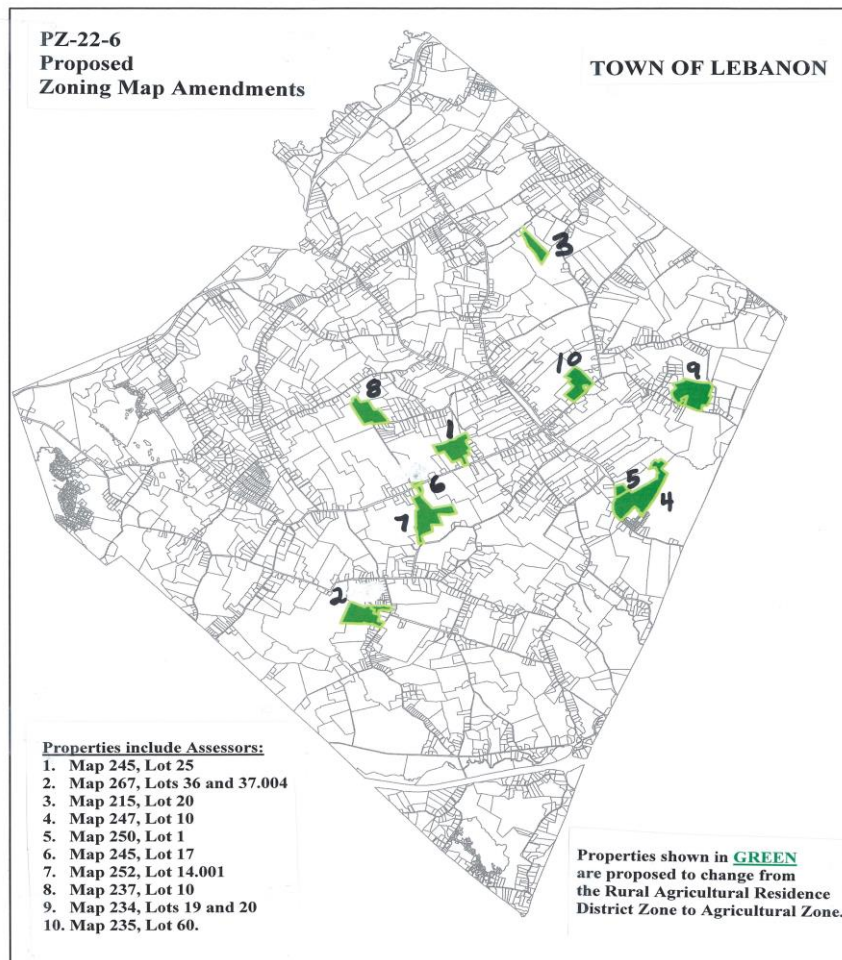




**PLANNING AND ZONING COMMISSION  
TOWN HALL, 579 EXETER ROAD  
LEBANON, CT 06249**

The Town of Lebanon Planning and Zoning Commission will hold four (4) public hearings on March 21, 2022 at 7:00 p.m. in Lebanon Town Hall, 579 Exeter Road on the following applications.

- I. #PZ-22-8: Lebanon Planning and Zoning Commission. Opt out of the provisions of Public Act 21-29 that allow detached accessory apartments on lots with single-family dwellings as-of-right.
- II. #PZ-22-9: Lebanon Planning and Zoning Commission. Opt out of the provisions of Public Act 21-29 that limit parking to one space for each studio or one-bedroom dwelling unit and two spaces for two-bedroom or more dwelling units.
- III. #PZ-22-6: Lebanon Planning and Zoning Commission. Proposed amendments to the Zoning Map to change the following properties currently zoned Rural Agricultural Residence District to the Agricultural District zone as recommended in the Plan of Conservation and Development. Assessors Map 245, Lot 25; Map 267, Lots 36 and 37.004; a portion of Map 215, Lot 20; Map 247, Lot 10; Map 250, Lot 1; Map 245, Lot 17; Map 252, Lot 14; Map 237, Lot 10; Map 234, Lots 19 and 20; and Map 235, Lot 60.



**IV. #PZ-22-7: Lebanon Planning and Zoning Commission. Proposed text amendments to the following sections of the Zoning Regulations.**

1. Amend Sec. 1.1 PURPOSE by deleting “Prevent undue concentration of population”, and inserting “protect historic, tribal, cultural, environmental, and agricultural resources”, “consider impacts to adjacent municipalities”, “address disparities in housing needs and access to opportunities including employment and education”, “promote efficient application review”, and “affirmatively further the purposes of the Federal Fair Housing Act”. Changes necessitated by Public Act 21-29.
2. Amend Sec. 2.2 DEFINITIONS by:
  - a. Replacing “Accessory Living Unit” with “Accessory Apartment”.
  - b. Adding a second sentence to “Accessory Building or Use” to read “Accessory buildings include shelters, hoop houses, and other buildings and structures and must meet the minimum yard setbacks requirements.” Clarifies existing practice.
  - c. Adding “Golf Course” to read “A minimum 100-acre tract of land designed for at least nine (9) holes of golf, which may also include a clubhouse with restaurant or driving range as an accessory use.”
  - d. Adding a second sentence to “Restaurant” to read “Restaurants serving alcohol shall provide food similar in quality and substance to a meal.”
  - e. Adding “Veterinary Hospital. A facility for treatment of animals licensed by the State of CT”.
  - f. Deleting “Kennel, Commercial”, “Parking, Public”, “Pharmacy”, “Trailer, Trailer Coach, Mobile Homes”, “Trailer Camp; Camper; Camper Coach”, and “Trailer Camp”.
3. Amend Sec. 3.1a. USE DISTRICTS by adding the “AgTV Agriculture Tourist Village District” between the Agricultural District and Business District.
4. Amend Sec. 4.1.1a. PROHIBITED USES by adding “Campgrounds or Recreational Vehicle Parks” and “Commercial Kennels” as prohibited uses. Commission intends to revisit these subjects in 2023.
5. Amend Sec. 4.2 USE TABLE by deleting “Kennel” and “Recreation Camp Sites” in all zones; changing “Animal Hospital” to “Veterinary Hospital” and allowing in the Agricultural, Business, Village Business, and Light Industry District zones; and deleting “Hospital/Nursing Homes” as a permitted use in the Rural Agriculture Residence District zone.
6. Amend Sec. 4.3b.8) and 4.3b.14) by deleting “Hospitals, sanitariums, sanitoriums, rest homes, convalescent and nursing homes” and “Commercial Kennels” as special permit uses in the RA District and replace with “This section left blank.”
7. Amend Sec. 4.3b.21) GOLF COURSES by adding the following.

“A golf course shall be considered a principal use and no accessory uses may be occupied or used until the golf course is completed and maintains operation. In addition to the requirements set forth in Sec. 7.6, 7.7, 7.8, 7.9 and elsewhere in these regulations, the application shall include:

- (a) An A-2 survey showing the existing and proposed development, with proposed development setback a minimum of 100 feet from property lines.
- (b) A management plan which provides provision for on-site storage of rainfall and surface

runoff to minimize impact on abutting properties, water irrigation system, and integrated pest management and course maintenance system to include types and rates of golf course fertilizers, pesticides, and other chemical applications. The plan shall require annual testing of surface water flowing off the site at specified locations and/or ground water at specified well sites as set forth in the management plan. All testing shall be done by a qualified testing laboratory and at the expense of the property owner and test results provided upon completion to the Zoning Officer.

- (c) A landscaping plan containing the seal of Connecticut registered Landscape Architect to include a list and count of all-native trees and shrubs to be planted by common and botanical names, size at planting (caliper, height, time until maturity), and height and spread at maturity. If in the opinion of the Commission a planted buffer and/or berm to be placed in yard setbacks is necessary to protect the residential character of adjacent properties, said buffer and/or berm shall be planted with trees and shrubs acceptable to the Commission of which at least 30% shall be evergreen and have a minimum height of six (6) feet.”

8. Delete Sec. 4.3b.10) RECREATION CAMPSITES and replace with “This section left blank.”
9. Amend Sec. 4.3.1(C)3 by replacing the word “historic” with “village” district.
10. Amend Sec. 4.4e. VILLAGE GREEN DISTRICT by reducing the number of Design Review Board members from “seven (7)” to “five (5)” and minimum number of Board members who must live in each District from “three (3)” to “two (2)”.
11. Amend Sections 4.5c. VILLAGE BUSINESS DISTRICT by adding “Veterinary Hospital” as a special permit use and reducing the number of Design Review Board members from “seven (7)” to “five (5)” and the minimum number of Board members who must live in each District from “three (3)” to “two (2)”.
12. Amend Sec. 4.7b.3) BUSINESS DISTRICT by deleting the words “and commercial kennels” and replacing with the words “Hospitals, sanitariums, rest homes, convalescent, and nursing homes”.
13. Insert a new Sec. 4.7c.4) to read “Where a proposed business use abuts an existing residential use side and rear yards shall be landscaped and maintained with new plantings or existing natural vegetation so that the result is a dense or opaque screen.”
14. Amend Sec. 4.8b. AGRICULTURE DISTRICT by deleting the words “if any”, changing “Animal Hospital” to “Veterinary Hospital”, and deleting Subsection 3) “Kennel” and renumber accordingly.
15. Amend Sec. 4.9b. LIGHT INDUSTRY by adding “Veterinary Hospital” and “Hospitals, sanitariums, rest homes, convalescent, and nursing homes” as special permit uses.
16. Amend Sec. 4.12 AGRICULTURAL TOURIST VILLAGE DISTRICT as follows:
  - a. Subsection c.1): Add to end of first sentence the following “unless such use is for a farm winery, farm brewery, or farm distillery, in which case the minimum acreage required shall be 20 acres”.
  - b. Subsection e.1): Add to the end of the second sentence the following: “..., and allow up to six

(6) recreational vehicles as an accessory use when said vehicles are setback a minimum of 300 feet from all property lines, are not visible from abutting property lines, and are connected to a septic system approved by the Health Department.”

17. Amend Sec. 5.2 HEIGHT, AREA AND YARD REQUIREMENTS by deleting all references to “Minimum Livable Area (sq. ft.)” and by adding the following to the B-Business District side and rear yard setbacks: “\*\*\*\*\* Except where a proposed business use abuts an existing residential use in which case the minimum side and rear yard setbacks shall be 25 feet.”
18. Amend Sec. 5.3c. CONSTRUCTION IN REQUIRED YARDS by deleting the word “driveway” to be consistent with Sec. 7.4a.3) which requires driveways to be at least five (5) feet setback from property lines.
19. Amend Sec. 7.1 TEMPORARY USES by deleting the words “safeguard the character of the neighborhood and” in the first sentence.
20. Amend Sec. 7.5 HOME OCCUPATION by deleting “VRA” and replacing with “VGD and VGB” in Subsection b. and eliminate the last sentence in Subsection c. and re-letter accordingly.
21. Amend Sec. 7.6 SPECIAL PERMITS as follows:
  - a. Subsection a.1): Delete the words “and future character of the”.
  - b. Subsection b.1): Add the word “architectural” between the words “and” and “character”.
  - c. Subsection b.2): Delete the words “character of the”.
22. Amend Sec. 8.1 TRAILER REGULATIONS as follows:
  - a. Subsection a.): Delete the words “Mobile Home Park” in the first sentence.
  - b. Subsection b.1): Delete the words “and approved by the Town of Lebanon Sanitarian” in the second sentence and combine the third and fourth sentences to read: “A permit may be issued for one (1) year, at a cost of \$100.”
  - c. Subsection b.2)(e): Replace entire section with subsections to read “For a new dwelling, if the above requirements are met a one-year temporary permit shall be issued at a fee of \$100. As a condition of approval of such use, the applicant shall post a bond of \$1,000 and the temporary home shall be disconnected from utilities and removed from the premises before a Certificate of Occupancy is granted, whereupon the bond shall be released.”
23. Amend Sec. 8.2 ACCESSORY LIVING UNIT by replacing all references to “Accessory Living Unit” with “Accessory Apartment”.
24. Amend Sec. 8.4e.1) PARKING STANDARDS Area by deleting all words and replacing with the following sentence: “Each off-street parking space shall be a minimum of 9’ x 18’ and have aisle widths of at least 15’ wide for single loaded and 24’ wide for double loaded.”
25. Amend Sec. 8.4i. MINIMUM NUMBER OF PARKING SPACES Multi-family residence by deleting “2.5 per 1 bedroom” and replacing with “2 per 1 bedroom unit” and Age-Restricted Housing by deleting “2.5 per each dwelling unit” and replacing with “2 for 1-bedroom units and 2.5 for 2 or more bedroom units.”

26. Amend Sec. 8.7a. HOSPITALS, SANATORIUMS, REST HOMES, CONVALESCENT AND NURSING HOMES by deleting the word “residential” and replacing with the words “Business or Light Industry”.
27. Amend Sec. 8.8 APARTMENT HOUSES AND MULTI-FAMILY DWELLINGS as follows:
  - a. Delete Subsection 8.8a.1)(c) “Size of Units” in its entirety and renumber accordingly.
  - b. Amend Subsection 8.8a.1)(d) “Parking” by eliminating the word “two” in first sentence.
  - c. Delete Subsection 8.8b.1)(f) requiring minimum unit sizes in its entirety and renumber accordingly.
  - d. Amend Subsection 8.8b.1)(j) “Parking” by eliminating the word “two” in first sentence.
  - e. Delete Subsection 8.8b.1)(g) in its entirety and renumber 8.8b.1)(f) to read “The provisions of 8.8a.1)(d), (e), and (f) shall apply.”
28. Amend Sec. 9.1 ENFORCEMENT OFFICER by deleting the second sentence in its entirety.

A public hearing is scheduled for March 21, 2022 at 7:00 p.m. at the next regularly scheduled meeting of the Commission. Interested persons may attend and be heard and written communication received prior to or at the public hearing. Attendees may also participate by zoom link at [www.lebanonct.gov](http://www.lebanonct.gov).