



# Town Planner

## Town of Lebanon

579 Exeter Road, Lebanon, Connecticut 06249

(860) 642-2006, Fax (860) 642-7716

townplanner@lebanonct.gov

### MEMORANDUM

**To: Planning and Zoning Commission**

**From: Philip S. Chester, AICP**

**Date: June 13, 2022**

**Re: PZ-22-16 Mattwood LLC, Scott Hill Road, Zoning Map amendment**

I have reviewed the application of Mattwood LLC (PZ-22-16) requesting a Zoning Map change for their property on Scott Hill Road (Assessors Map 275, Lot 25) from the Business zone to the Rural Senior Residence zone. PZ-22-16 requests a zone map change only. Future development of senior housing on the property will require a special permit with submission of a detailed site plan, traffic analysis, drainage calculations, landscaping plan, building floor plans and elevations, erosion and sedimentation control plan, and other requirements set forth in the Zoning Regulations, and a separate public hearing.

#### **Property**

The Scott Hill Road property contains 20.11 acres of land with 400+/- feet of road frontage. The property abuts Route 2 to the south and the Yantic River to the west and north. The perimeter of the site rises to a knoll where development is likely to occur based on required buffers from wetlands and the Yantic River, and steep slopes. The owner was granted a wetlands permit for the driveway that leads from Scott Hill Road to the proposed development site atop the knoll.

#### **Zoning**

Connecticut General Statute Sec. 8-3 grants sole authority to establish and change zoning regulations and districts to the Planning and Zoning Commission. The Scott Hill Road property was originally zoned residential by the Planning and Zoning Commission at the time of adoption of zoning. In 2001, the owner petitioned the Commission to rezone the property from the residential to the business zone, and the Commission approved the zone map change request.

The owner currently requests that the Commission rezone their property from the Business zone to the Rural Senior Residence (RSR) zone and has provided a 25-unit 2-bedroom senior housing concept development plan as part of their application.

The RSR zone was established by the Planning and Zoning Commission in 2015 to promote age-restricted or senior housing. Zoning Regulation Sec. 4.11 states that the purpose of the RSR zone 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 natural site features as a special permit. Public and private utilities, streets and related improvements shall conform to the Subdivision Regulations.*

There are four (4) principal uses permitted in the Rural Senior Residence zone -- agriculture, age-restricted housing, elderly housing, and government facilities. The maximum density of the site is based on specific site characteristics such as land configuration; amount of wetlands, waterbodies, and steep slopes; septic and drainage designs; access; and a maximum of four (4) units per developable acres. Zoning Regulations require that age-restricted housing be under common management and/or ownership and be single-family detached or attached dwellings, whose occupancy is limited to not more than three (3) persons, at least one of whom shall be 55 years of age or older.

### **2020 Plan of Conservation and Development (POCD)**

The POCD is Lebanon's master plan, developed by the Planning and Zoning Commission after input from town commissions, agencies, and residents. The development of senior housing is recommended in several places in the POCD, including:

1. EXECUTIVE SUMMARY POCD Goal 2 of 11 (pg. 2): *Strengthen the quality and diversity of Lebanon's housing stock by increasing opportunities for multi and senior housing for all age groups to create a sustainable population mix of age and income groups.*
2. POPULATION AND HOUSING SECTION (pg. 10): *Based on recent population trends and a maturing "baby boomer generation" (those born between 1946-1964), it is estimated that seniors will represent a growing percentage of Lebanon's population in the coming decade. The result will be a need for increased senior housing and town services.*
3. ECONOMIC DEVELOPMENT SECTION (pg. 43): *The focus of economic development should be on agriculture, home-based business, senior housing, and heritage tourism development.*

### **Analysis**

The Zoning Map application for the Scott Hill Road property appears consistent with Lebanon's *Plan of Conservation and Development* which specifically promotes the development of senior housing and identifies this property for "development" in its *Future Land Use Plan* (pg. 45). The POCD (pg. 43) also recommends regulatory action by the Planning and Zoning Commission to "encourage business and housing development proposals that meet the physical, social, economic, and environmental needs of the community, including rezoning when warranted."

The impacts of senior housing on municipal services are generally limited to emergency services as all roads and infrastructure associated with the development would be private and there is little to no impact on the public schools. It is estimated that based on the applicant's 25-unit senior housing concept plan, the town could expect to see up to \$80,000 in additional tax revenue based on a 70% assessment of a \$4M+/- project (\$140,000 appraised value per unit x 25 units, plus 1.5 cars per unit) and the current mil rate.