



**TOWN OF LEBANON PLANNING AND ZONING COMMISSION
APPLICATION FOR PUBLIC HEARING
FOR ZONING MAP OR REGULATION AMENDMENTS**

FOR OFFICE USE ONLY			
Application # <u>PZ-22-16</u>	Application Fee: <u>\$3300.</u>	Check #: <u>134</u>	Cash: _____
Date Submitted: <u>5/13/22</u>	Public Hearing Date/Time: <u>JUNE 20, 2022</u>	Action/Date: _____	

7:00 P.M.

The undersigned hereby petitions Lebanon Planning and Zoning Commission (the "Commission") to hold a public hearing for the purpose of changing the Town of Lebanon ZONING MAP or ZONING REGULATIONS (circle one).

I. PROPOSED ZONING MAP AMENDMENT(S): Property Address: SCOTT HILL ROAD
 Assessors Map(s): 275 Lot(s): 25
 Current Zone(s): BUSINESS
 Proposed Zone(s): RURAL SENIOR RESIDENTIAL
 Acres affected by proposed zone change: 10

- Submission requirements shall include:
- A. Area map showing all property within 500 feet of land being requested for zoning map amendment.
 - B. Legal description of property included in proposed zoning map amendment.
 - C. Preliminary plan showing development proposal for land in zoning map amendment including the location of buildings, landscaping, streets and any other information the Commission will find helpful in their decision.
 - D. Description and purpose for proposed zoning map amendment.
 - E. How proposed zoning map amendment is compatible with the town Plan of Conservation and Development.
 - F. Abutters list of current property owners adjacent to land being requested for zoning map amendment.
 - G. Notification by mail to adjacent land owners to the site(s) and across street via certified mail, return receipt required of this application and attachments and public hearing date. Failure to do so will result in a denial.

II. PROPOSED ZONING REGULATION AMENDMENTS:
 Proposed Zoning Regulation Section Number(s) to be changed: _____
 Specific language of proposed text amendment(s) shall be submitted on a separate sheet.

III. ALL APPLICATIONS:
 Name(s) of applicant: MATTWOOD LLC, GEORGE MATTERN - MEMBER
 Mailing address of applicant: 26M BUSHNELL HOLLOW ROAD, BALTIC CT 06330
 Telephone No.: 860-887-1998 EXT 11

Applicant(s)	Property Owner(s)	Engineer/Surveyor
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If the applicant is not the owner of the property the applicant must submit an affidavit from the owner authorizing the applicant to act for the owner at the public hearing.

Name(s) of property owner, if different from applicant: _____
 Mailing address of owner: _____

I hereby swear that all statements contained in this application are true to the best of my knowledge and belief; that I am aware of the regulations of the Commission and agree to abide by them; and that I give the Commission and its agents permission to enter upon this property for the purpose of considering this application.

Signature(s) of applicant: *George Mattern* Date: 5/4/22

Signature(s) of owner: *Clara W. [Signature]* Date: 4/28/22

ZONE MAP CHANGE
 PUBLIC HEARING
 6/20/22, 7:00 P.M., TOWN HALL

REFERENCE NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-30b-1 THROUGH 20-30b-20 OF THE CONSTITUTION AND STATUTES OF THE STATE OF CONNECTICUT AND FOLLOW THE RULES AND REGULATIONS OF THE CONSTRUCTION OF MAPS ACT AS AMENDED BY THE CONSTRUCTION ACTING ASSOCIATION OF LAND SURVEYORS, INC. CONTAINING THE PROFESSIONAL STANDARDS AND CONVENTIONS TO PROFESSIONAL SURVEYING PRACTICE. ANY REVISIONS TO THESE STANDARDS OR CONVENTIONS SHALL BE THE RESPONSIBILITY OF THE SURVEYOR. THIS SURVEY IS BASED ON THE BENCHMARK DATA OF THE NATIONAL GEODETIC DATUM OF 1983 (NAD83) AS ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE HORIZONTAL AND VERTICAL DATUM OF 1983 (HVD83) AND THE DATUM OF 1983 (VD83) HAS BEEN VERIFIED IN THE FIELD BY THE SURVEYOR. ANY OTHER DATUMS USED IN THIS SURVEY SHALL BE THE RESPONSIBILITY OF THE SURVEYOR.
2. REFERENCE MAY BE MADE TO THE FOLLOWING DEED RECORDED IN THE TOWN OF LEBANON LAND RECORDS:

VOLUME	393	PAGE	532	TYPE	WARRANTY
SURVEY	1297	PAGE	8	DATE	08/20/19
DATE	08/20/19	PAGE	8	DATE	08/20/19

 GRANTEES: GEORGE J. MATTERN AND CLARK W. WOODMANSSE, III.
3. NORTH MAY BE REFERRED TO AS THE PLAN CALLED "OUT IN REFERENCE NOTE 2A [CLASS A-2 SURVEY]"
4. THE PARCELS DEPICTED HEREON ARE SUBJECT TO SUCH RIGHTS AS MAY APPEAR OF RECORD.
5. THE SITE IS ZONED "R" - RESIDENCE.
6. THE PROPERTY MAY BE SUBJECT TO A BENEFIT AGREEMENT ENTERED INTO WITH THE TOWN OF LEBANON, CONNECTICUT, OVER LAND ADJACENT TO THE RIVER AND AN EASEMENT 33 FEET IN WIDTH ALONG THE RIVER. THE AGREEMENT IS ON FILE IN THE TOWN CLERK'S OFFICE IN VOLUME 142, PAGE 887 OF THE TOWN OF LEBANON LAND RECORDS.
7. ELEVATIONS ARE TO BE TAKEN AS INDICATED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) 1-DATA SHEET AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) 1-DATA SHEET, EFFECTIVE DATE: JULY 18, 2022. FOR INFORMATION, THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) 1-DATA SHEET, EFFECTIVE DATE: JULY 18, 2022, IS AVAILABLE AT: <https://www.fema.gov/national-flood-insurance-program>.
8. PUBLIC ACT 2013-205 EFFECTIVELY ESTABLISHED THE STATE OF CONNECTICUT ENVIRONMENTAL PROTECTION WATER MANAGEMENT PROGRAM AS OF OCTOBER 1, 2013.

REFERENCE PLANS

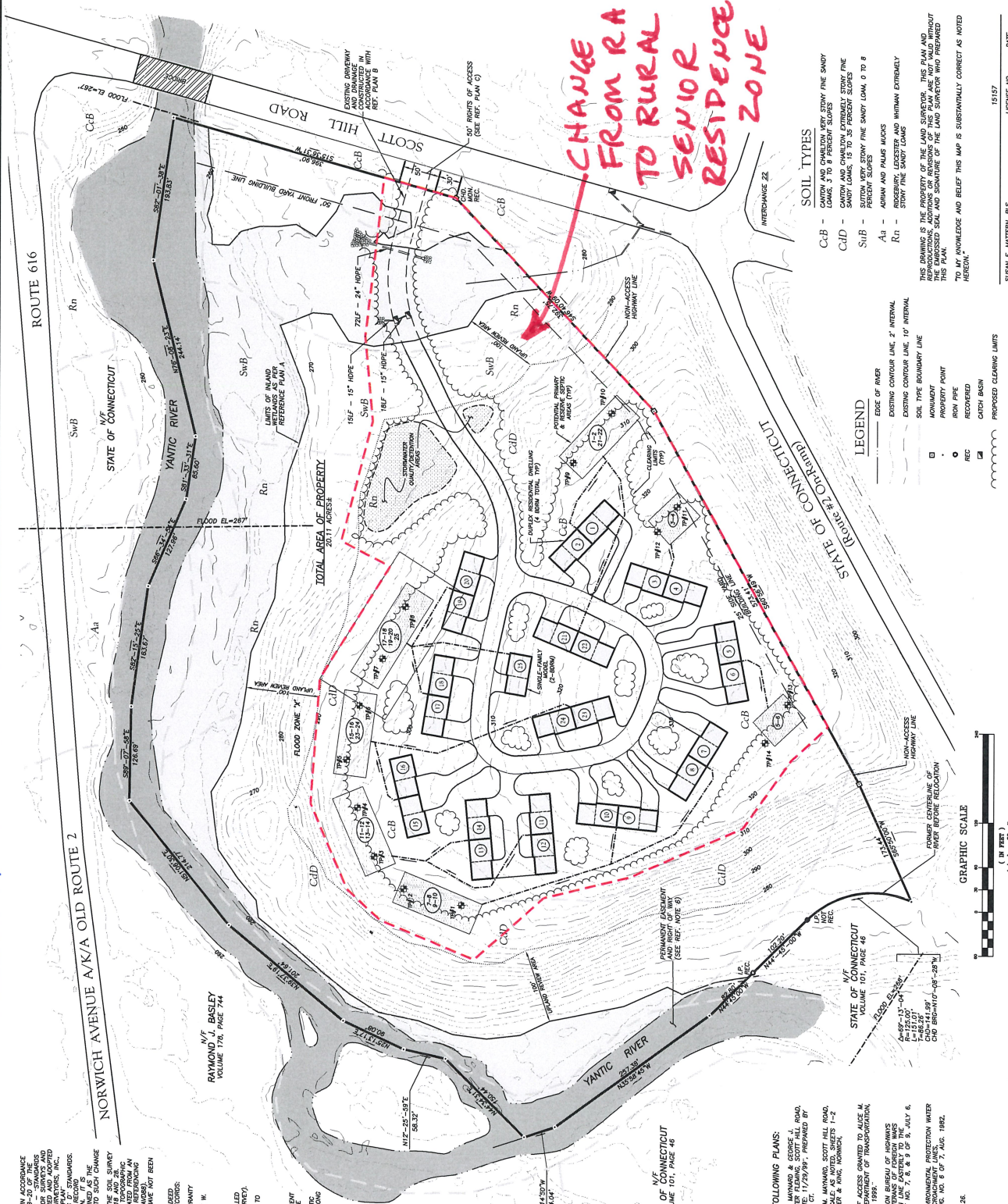
REFERENCE MAY BE MADE TO THE FOLLOWING PLANS:

- A. PROPERTY SURVEY PREPARED FOR ALICE M. INYARD & GEORGE J. WOODMANSSE, III, TOWN OF LEBANON, CONNECTICUT, SCALE: 1"=60', DATE: 11/29/97, PREPARED BY CAR CHANDLER, PALMER & KING, NORWICH, CT.
- B. PROPERTY SURVEY PREPARED FOR ALICE M. INYARD & GEORGE J. WOODMANSSE, III, TOWN OF LEBANON, CONNECTICUT, DATE: 8/7/99, SCALE: AS NOTED, SHEETS 1-2, PREPARED BY CAR CHANDLER, PALMER & KING, NORWICH, CONNECTICUT, FOR THE TOWN OF LEBANON, CONNECTICUT.
- C. TOWN OF LEBANON MAP SHOWING RIGHTS OF ACCESS GRANTED TO ALICE M. INYARD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, SCOTT HILL ROAD, SCALE: 1"=40', JANUARY 1999.
- D. RIGHT OF WAY MAP, TOWN OF LEBANON, VETERANS OF FOREIGN WARS BROWN TOWN LINE, NUMBER 20-21, SHEET NO. 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- E. STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER RESOURCES DIVISION, PROJECT NO. 82-21, DMC NO. 6 OF 7, AUG. 1982, 1"=200', BY PACE & O'NEIL.
- F. LEBANON ASSESSOR'S MAP 276, LOTS 25 & 26.

MATTERN & STEFON
 LAND SURVEYORS, LLC
 148 Route 2
 Preston, Connecticut 06365
 (860) 889-1999



CLARK W. WOODMANSSE, III
 GEORGE J. MATTERN &
 PREPARED FOR
 PLAN DEPICTING SENIOR HOUSING
 SCOTT HILL ROAD LEBANON, CONNECTICUT
 SCALE: 1"=60' DATE: JUNE 2020 JOB NO. 08-0067



SOIL TYPES

C-B - CATION AND CHLORIDE VERY STONY FINE SANDY LOAMS, 5 TO 8 PERCENT SLOPES
 C-JD - CATION AND CHLORIDE EXTREMELY STONY FINE SANDY LOAMS, 15 TO 35 PERCENT SLOPES
 S-B - PECTON SANDY FINE SANDY LOAM 0 TO 8
 Au - ADAM AND PAULS MACCS
 R-n - ROSEBURY, LEICESTER AND WITHAM EXTREMELY STONY FINE SANDY LOAMS

LEGEND

- EDGE OF RIVER
- EXISTING CONTOUR LINE, 2' INTERVAL
- EXISTING CONTOUR LINE, 10' INTERVAL
- SOIL TYPE BOUNDARY LINE
- MONUMENT
- PROPERTY POINT
- IRON PIPE
- REC. DECEASED
- CATCH BASIN
- PROPOSED CLEARING LIMITS

