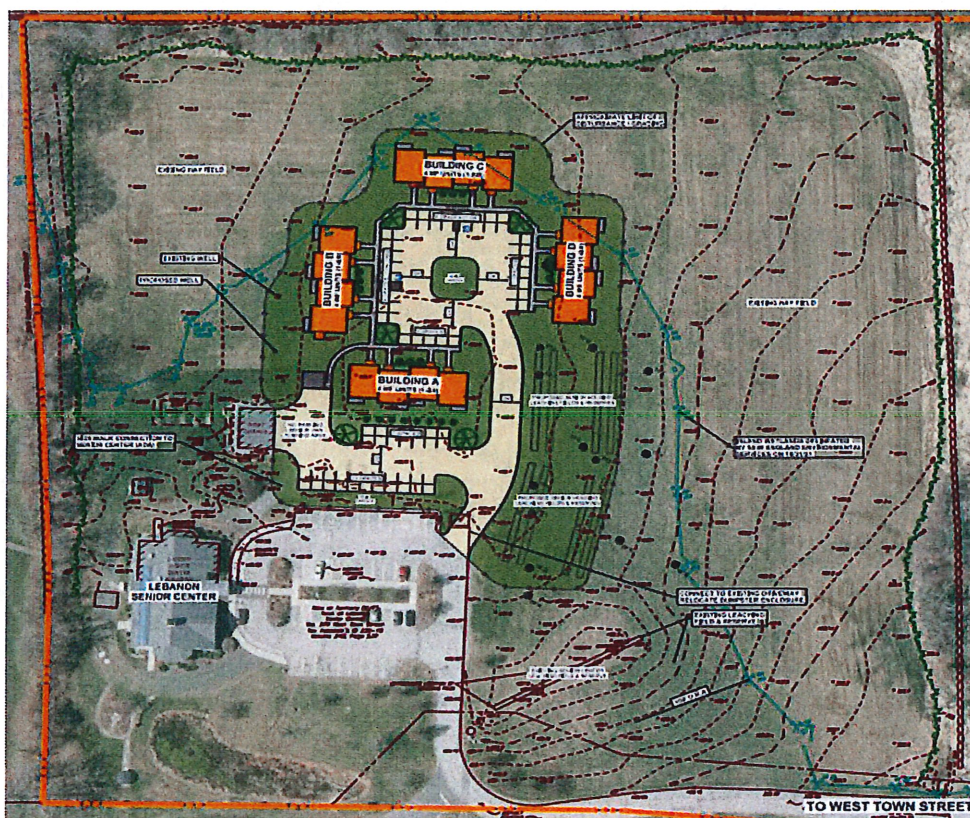


**NOTICE TO PROPOSERS/DEVELOPERS  
TOWN OF LEBANON, CONNECTICUT**

**REQUEST FOR PROPOSALS**

for

**16-UNITS OF AFFORDABLE SENIOR RENTAL HOUSING  
LEBANON SENIOR CENTER, IMOGENE LANE**



Release Date:

November 14, 2022

Town Meeting with Potential Proposers and Site Walk:

December 15, 2022 (10:00 a.m.)

RFP Submission Due Date:

January 30, 2023 (4:00 p.m.)

The Town of Lebanon will receive responses to this Request for Proposals (RFP) in the office of the First Selectman, 579 Exeter Road, Lebanon, CT 06249, January 30, 2023 for the furnishing of information pertaining to:

**The development of 16 one-bedroom affordable senior rental housing units on property owned by the Town of Lebanon adjacent to the Senior Center on Imogene Lane.**

*The Town of Lebanon is an equal opportunity provider and employer and prohibits discrimination in its practices and policies on the basis of sex, race, religion or national origin.*

## **1. OPPORTUNITY AND BACKGROUND**

The Town of Lebanon (the “Town”) is seeking Proposals for qualified development entities for the purposes of developing an affordable senior (those age 55 and over) private rental housing development on the property (the “Site”) abutting Lebanon Senior Center. Prospective developers are requested to submit Proposals that will best meet the overall financial, planning, and social interests of the community.

The Town has an estimated population of 7,200 persons and 3,200 housing units, 24 of which contain subsidized senior housing. The Town has an estimated median income of \$97,422 and an aging demographic which has requested affordable housing options for those seniors looking to downsize and live in single-family rental housing on one level.

The population of Lebanon senior residents has increased by almost 50% over the past dozen years. Those 65 and over now make up 20% of the town’s population. Lebanon’s 2020 Plan of Conservation and Development states that *“based on recent population trends and a maturing “baby boomer generation” 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.”*

The Town has a total of 32 units of rental senior housing – 8 of which are market rate units at Gan Aden Lebanon and 24 that are affordable units at Stone Ridge Estates. Both developments Lebanon Senior Center which abuts the Town Green and have waiting lists. The Senior Center property and environs create a senior housing campus with the Senior Center offering resources such as senior van service, lunches, exercise room, hair salon, games/classes, and other activities.

The Board of Selectmen, with input from Commission on Aging, unanimously endorsed the attached plans for 16 one-bedroom affordable senior housing. This project is referenced on pages 4, 6, 9 and 11 in Lebanon’s 2022 *Affordable Housing Plan* which is on file with the Office of Policy and Management and attached as Appendix D. Lebanon’s Inland Wetlands Commission approved the project on November 7, 2022 (see Appendix B and C attached).

## **2. PROJECT OVERVIEW**

The Town will receive and consider Proposals from qualified developers for the development of the site into 16 single-family one-bedroom rental housing units that are restricted to those ages 55 or older and meet the definition of affordable housing development under CGS Sec. 30g. The Town is looking forward to working with a developer that has experience developing, owning, and managing affordable senior rental housing developments.

The Town requests submission of Proposals which describe each development team’s vision and capacity to develop and operate the housing development. Proposals must include that the Proposer will be responsible for costs and expenses associated with the development of the site and the proposed price for acquisition of the property – whether by long term lease or fee simple.

The Town will review Proposals based upon an initial evaluation and may develop a short list of respondents who will be asked to participate in interviews to discuss their submittal. The Town may, in its sole discretion, reject any and all proposals for any reason whatsoever. The Town anticipates negotiating a contract agreement with the preferred developer.

**3. SITE AND DESIGN CRITERIA**

The site is located on Imogene Lane off West Town Street and the Town Green. The site is adjacent to Lebanon Senior Center (see Appendix A: Overall Development Layout attached) and is currently used as a hay field. Water is anticipated to be supplied to the housing development through an existing well at the Senior Center. Preliminary soil testing for septic suitability has been conducted by the Town and is shown in Appendix B: IWWC Permit Submission. The Inland Wetlands Commission has granted approval for the project (see Appendix C: IW-22-32 attached).

The successful development proposal will follow the plans approved by the Selectmen, or give explanation as why the Proposal differs from the plans provided in the appendix.

Number of Buildings:	4 with 4 one-bedroom units each
Number of Bedrooms:	16
Number of Rental Units:	16 single-family one-bedroom units.
Number of Affordable Units:	16 (or as negotiated with the town).
Unit Size:	720 square feet.
Parking Standards:	2 spaces per unit.

The site is accessible to the public for physical inspection during daylight hours but no equipment may be brought onto the site and no testing is to be undertaken on the site prior to the negotiation of a final contract with the Town and submission of appropriate insurance and indemnification.

**4. REQUEST FOR INFORMATION**

All questions should be emailed to Town Planner Philip Chester at [townplanner@lebanonct.gov](mailto:townplanner@lebanonct.gov) by noon January 20, 2022. Telephone inquiries will not be accepted. Responses to questions will be posted at [www.lebanonct.gov/affordableseniorhousing-proposals](http://www.lebanonct.gov/affordableseniorhousing-proposals). Information obtained from other sources are not official and are not to be relied upon.

A meeting will be held with prospective proposers at Lebanon Senior Center, 22 Imogene Lane at 10:00 a.m. on December 15, 2022 where questions may be asked and a site walk will take place. Attendance at this meeting is not mandatory.

**5. SUBMISSION DEADLINE**

Written responses to the RFP will be accepted in the First Selectmen’s Office until 4:00 p.m. on January 30, 2023. RFP packages should be clearly marked with the Respondent’s name and the words “Lebanon Affordable Senior Housing Proposal”. An original reply to this RFP and five (5) copies of respondent’s information and a PDF version must be delivered to Kevin Cwikla, First Selectman, 579 Exeter Road, Lebanon, CT 06249 by 4:00 p.m. January 30, 2023.

Responses will become the property of the Town of Lebanon. If the Town does not receive what it considers to be an adequate response to this RFP the deadline may be extended. If the submittal deadline is extended, it will only be noticed on the Town website at [www.lebanonct.gov/affordableseniorhousing-proposals](http://www.lebanonct.gov/affordableseniorhousing-proposals).

## 6. SUBMISSION REQUIREMENTS AND PROPOSAL FORMAT

Proposals shall be in writing and should be presented in the following format using headings presented below for the organization of the responses. Respondents should address all questions and provide a sufficient level of detail to enable evaluation of the Proposal.

- a. Developer/Respondent Information. Indicate the name, address, telephone numbers and email addresses of the developer and the proposed owner of project. Identify the individuals who will work with Town staff throughout the development of the project and their respective roles and include a resume for all firms and key personnel that the developer will assign to this project, including outside firms that will be part of the developer's project team. Describe your team's proposed operating structure for this specific proposal.

Provide references who may be contacted by the Town and who are willing to discuss the developer's completion of past projects. If the proposer has worked with municipalities on similar projects, contact in those municipalities should be provided.

Identify the developers' area(s) of specialization, if any. Provide narrative detail describing completed developments, with particular emphasis on similar housing projects, including the location, size, amenities and quality level should be provided.

- b. Project Vision and Development Summary. Describe your vision for the proposed development and how the site and its location within the surrounding community fulfill that vision. Describe how the proposed development fits into the overall business strategy of the development team. Discuss the type and quality level of the housing that would be developed as well as the applicable marketing influences that would apply to the finished property. Provide anticipated housing unit rental costs.

The submittal shall include the total number of units, unit square footage, number of parking spaces, and anticipated building materials including finishes proposed. The submittal should include a concept site plan, unit floor plan, and building elevations if different from the attachments provided in the RFP. Specify the level of LEED standard expected with the finished property, if any. The development should be reflective of the rural agrarian nature of Lebanon.

- c. Development Costs and Timeline. The proposal shall include a project budget and overview on how the proposal will be implemented, including start date and time schedule for completion of each element. Financing, permitting and construction timetables should also be included. The respondent shall identify the long-term management and ownership of the development.
- d. Site Acquisition Price. There is no minimum bid price established for the site. The proposed acquisition price of the site or lease terms will be included as part of the total financial commitment of the developer and will not be the sole deciding factor.

## **7. PROPOSAL EVALUATION**

The Town will evaluate proposals based on the following:

- a. Development portfolio and experience;
- b. Design of buildings and site;
- c. Schedule for project development and completion; and,
- d. Site acquisition price or lease terms.

## **8. OTHER CONDITIONS**

- a. Property is offered in an “As Is” condition and the Town makes no warranty or representation regarding environmental condition of the site offered in this RFP.
- b. The Town will retain deed restrictions to assure that all units remain age-restricted (55 and over) occupancy and affordable.
- c. The developer will be responsible for obtaining necessary municipal and State permits.
- d. Proposals must be valid for a period of 120 days from due date.
- e. The Town reserves the right to reject proposals for any reason the Town deems advisable, to waive formalities, and to award a contract to any of the respondents. Likewise, the Town expressly reserves the right to require more definitive, alternative, or different proposal terms with one or more of the respondents.
- f. Because qualifications of the developer and its constituent components may be critical to the Town in its selection process, developers should be aware that the assignment of their contractual rights will be prohibited in the absence of express written approval by the Town.
- g. The Town will not pay compensation to any person, whether a broker, finder or business Agent, relative to the submission of a proposal, award of the development rights, or execution of the legal documents with the selected party. The selected party will be required to indemnify and hold harmless the Town from and against any claims, causes or action, or liabilities for such compensation by a written indemnification satisfactory in form and substance to the Town.

## **9. ATTACHMENTS**

- a. Appendix A: Overall Development Layout
- b. Appendix B: IWWC Permit Submission
- c. Appendix C: Inland Wetlands Permit IW-22-33
- d. Appendix D: Lebanon Affordable Housing Plan
- e. Appendix E: Elevation and Floor Plan

PROPOSED SITE MODIFICATION	WETLANDS DISTURBANCE	NOTES
REGULATED STATE WETLANDS	3724.00 SF (86 AC)	SEE NOTE 1
TRIBUTARY CHANNELS	1248.00 SF (29 AC)	SEE NOTE 1
UNREGULATED STATE WETLANDS	153200.00 SF (349 AC)	SEE NOTE 2
TRIBUTARY CHANNELS	26040.00 SF (64 AC)	SEE NOTE 2
UNREGULATED FEDERAL WETLANDS	4391.00 SF (10 AC)	SEE NOTE 3
TRIBUTARY CHANNELS	4391.00 SF (10 AC)	SEE NOTE 3
TOTAL DISTURBANCE	48024.00 SF (110 AC)	

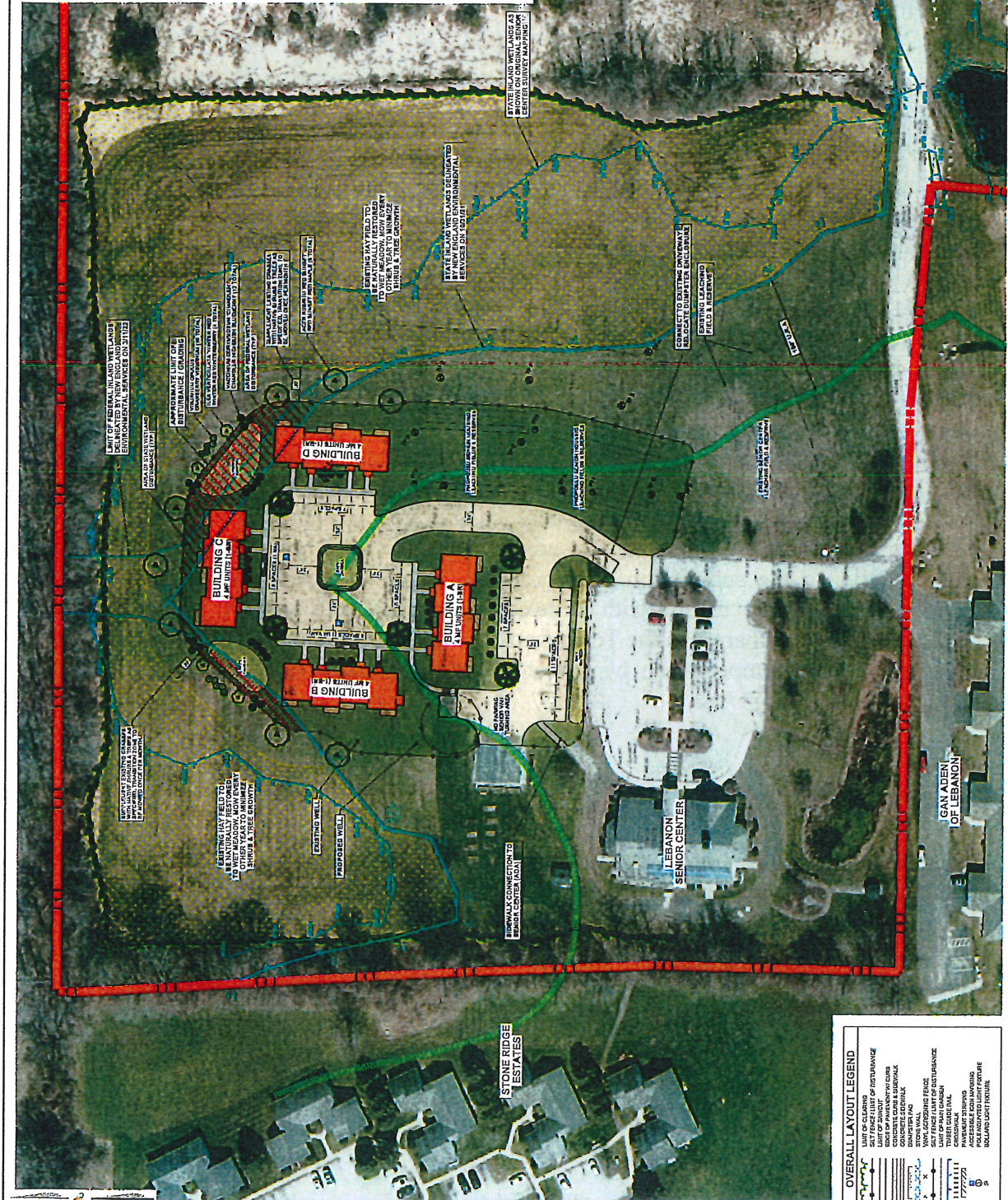
**WETLAND IMPACT NOTES:**

Proposed site modification is located within the wetlands and adjacent areas as follows:

- Disturbance of a portion of the wetlands for the proposed site modification.
- Disturbance of the wetlands for the proposed site modification. The wetlands are located within the 400-foot buffer zone of the wetlands.
- Disturbance of the wetlands for the proposed site modification. The wetlands are located within the 100-foot buffer zone of the wetlands.
- Disturbance of the wetlands for the proposed site modification. The wetlands are located within the 50-foot buffer zone of the wetlands.

**GENERAL SITE NOTES:**

- The proposed site modification is located within the wetlands and adjacent areas as follows:
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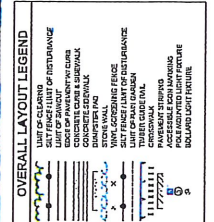
REVISION SUMMARY	SHEET
2	2
DATE	5/12/22
REVISION	
LEBANON, CT	LEBANON, CT

# APPENDIX A

**CONTACT INFORMATION:**  
 YANTIC RIVER CONSULTANTS, LLC  
 181 NORTWICH AVENUE  
 NORTWICH, CT 06091  
 Phone: 860.245.1200  
 Fax: 860.245.1201  
 Web: www.yanticriver.com



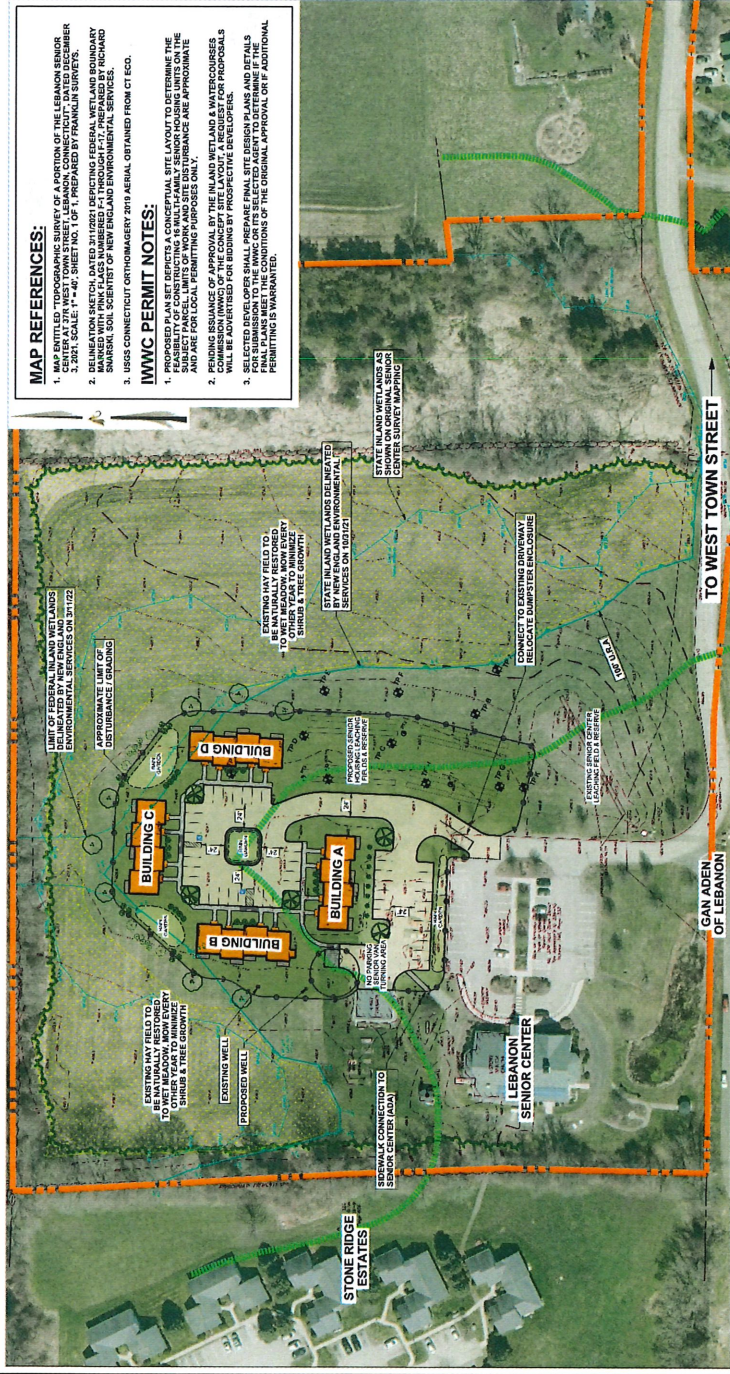
**SCALE:** 1" = 40'  
**PROJECT NUMBER:** 0811-081  
**DATE:** 5/12/22  
**DESIGNER:**



# TOWN OF LEBANON SENIOR HOUSING IWWC PERMIT SUBMISSION

## 22 IMOGENE LANE, LEBANON, CONNECTICUT TAX ASSESSOR'S MAP 236, LOT 10

PREPARED FOR  
OWNER / APPLICANT  
TOWN OF LEBANON  
579 EXETER ROAD  
LEBANON, CT 06249

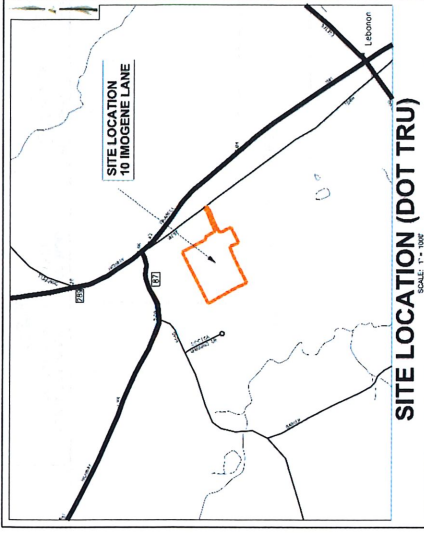


**MAP REFERENCES:**

1. MAP DATED 12/28/2019 PREPARED BY A PORTION OF THE LEBANON SENIOR CENTER AT 27A WEST TOWN STREET, LEBANON, CONNECTICUT, DATED DECEMBER 28, 2021. SCALE: 1" = 40'. SHEET NO. 1 OF 1. PREPARED BY FRANCIS SURVEYS.
2. BOUNDARY FROM PINKISH, GCS NAD83, DATED 2019. DETERMINING FEDERAL WETLAND BOUNDARY USING REMOTE SENSING DATA AND FIELD SURVEY DATA. PREPARED BY FRANCIS SURVEYS. SERIALS SOIL SCIENTIST OF NEW ENGLAND ENVIRONMENTAL SERVICES.
3. USGS CONNECTICUT ORTHOREGISTRY 2019 AERIAL, OBTAINED FROM CT ECD.

**IWWC PERMIT NOTES:**

1. PROPOSED IN ALIEN SUBJECTS A CONCEPTUAL SITE LAYOUT TO DETERMINE THE FEASIBILITY OF CONSTRUCTING A MULTIFAMILY SENIOR HOUSING UNITS ON THE SUBJECT PROPERTY. THE IWWC PERMIT IS FOR INFORMATIONAL PURPOSES ONLY AND ARE FOR LOCAL PERMITTING PURPOSES ONLY.
2. PENDING ISSUANCE OF APPROVAL BY THE INLAND WETLAND & WATERCOURSES UNIT OF THE IWWC, THE IWWC WILL BE SOULIGNED TO THE CONCEPT SITE LAYOUT. A REQUEST FOR PROPOSALS WILL BE SOULIGNED TO THE CONCEPT SITE LAYOUT.
3. SELECTED DEVELOPERS SHALL PREPARE FINAL SITE DESIGN PLANS AND DETAILS FOR SUBMISSION TO THE IWWC ON ITS SELECTED AGENT TO DETERMINE IF THE PERMITTING IS WARRANTED.



### INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
OVERALL DEVELOPMENT LAYOUT PLAN	2
DETAILED LAYOUT, GRADING & UTILITY PLAN	3
SSOS PLAN & DETAILS	4
E & S CONTROL PLAN / DETAILS	5

SCALE: 1" = 60'  
PROJECT NUMBER: 00011-001

CONTACT INFORMATION  
YANTIC RIVER CONSULTANTS, LLC  
191 NORWICH AVENUE  
LEBANON, CT 06249  
Phone: (860) 332-2244  
Fax: (860) 332-2244  
www.yanticriver.com



# APPENDIX B

REVISION SUMMARY	SHEET
DATE	1 OF 5
REVISED	03/22
REVISED	10/14/22

TOWN OF LEBANON SENIOR HOUSING  
IWWC PERMIT SUBMISSION  
PREPARED FOR  
TOWN OF LEBANON  
TITLE SHEET  
22 IMOGENE LANE  
LEBANON, CT

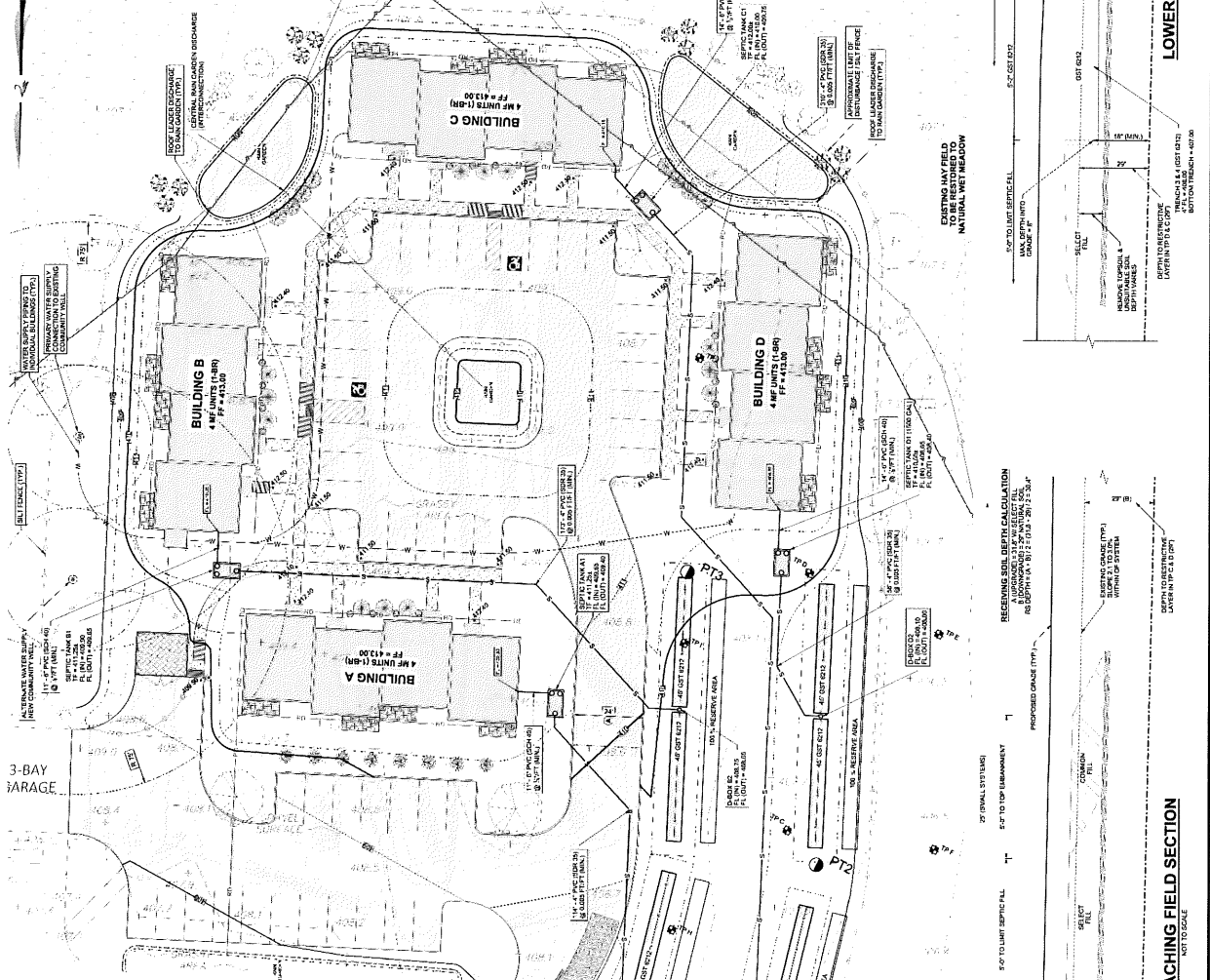






**SSDS NOTES:**

1. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER MAINS AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER MAINS ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER MANHOLE COVERS AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER MANHOLE COVERS ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER PIPES AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER PIPES ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER TRENCHES AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER TRENCHES ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
5. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER VALVES AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER VALVES ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
6. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER PUMPS AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER PUMPS ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
7. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER TANKS AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER TANKS ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
8. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER LINES AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER LINES ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
9. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER STRUCTURES AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER STRUCTURES ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
10. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER SYSTEM AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER SYSTEM IS IN GOOD CONDITION AND IS CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
11. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER INFRASTRUCTURE AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER INFRASTRUCTURE IS IN GOOD CONDITION AND IS CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
12. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER NETWORK AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER NETWORK IS IN GOOD CONDITION AND IS CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
13. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER FACILITIES AND HAS FOUND NO EVIDENCE OF COLLAPSE, CRACKS, OR OTHER DEFECTS. THE DESIGNER HAS ASSUMED THAT THE EXISTING SEWER FACILITIES ARE IN GOOD CONDITION AND ARE CAPABLE OF CARRYING THE PROPOSED FLOW RATES.
14. SEPTIC TANK CAPACITY DOES NOT ACCOUNT FOR GARBAGE OVERLOADS ON LARGE TRAILS.



**SOIL TESTING SUMMARY**

TEST NO.	DATE	TESTER	TEST TYPE	TEST RESULTS
1	10/15/2023	J. SMITH	GENERAL	...
2	10/15/2023	J. SMITH	GENERAL	...
3	10/15/2023	J. SMITH	GENERAL	...
4	10/15/2023	J. SMITH	GENERAL	...
5	10/15/2023	J. SMITH	GENERAL	...
6	10/15/2023	J. SMITH	GENERAL	...
7	10/15/2023	J. SMITH	GENERAL	...
8	10/15/2023	J. SMITH	GENERAL	...
9	10/15/2023	J. SMITH	GENERAL	...
10	10/15/2023	J. SMITH	GENERAL	...
11	10/15/2023	J. SMITH	GENERAL	...
12	10/15/2023	J. SMITH	GENERAL	...
13	10/15/2023	J. SMITH	GENERAL	...
14	10/15/2023	J. SMITH	GENERAL	...
15	10/15/2023	J. SMITH	GENERAL	...
16	10/15/2023	J. SMITH	GENERAL	...
17	10/15/2023	J. SMITH	GENERAL	...
18	10/15/2023	J. SMITH	GENERAL	...
19	10/15/2023	J. SMITH	GENERAL	...
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24	10/15/2023	J. SMITH	GENERAL	...
25	10/15/2023	J. SMITH	GENERAL	...
26	10/15/2023	J. SMITH	GENERAL	...
27	10/15/2023	J. SMITH	GENERAL	...
28	10/15/2023	J. SMITH	GENERAL	...
29	10/15/2023	J. SMITH	GENERAL	...
30	10/15/2023	J. SMITH	GENERAL	...

**SSDS DESIGN CALCULATIONS**

MINIMUM LEACHING SYSTEM SPREAD

RECEIVING SOIL SEPTIC CALCULATION

UPPER LEACHING FIELD SECTION

LOWER LEACHING FIELD SECTION

**CONTACT INFORMATION**  
 YANCY RIVER CONSULTANTS, LLC  
 100 MAIN STREET  
 LEBANON, CONNECTICUT 06040  
 Phone: 860-234-1234  
 Fax: 860-234-5678  
 Website: www.yrc-consultants.com

**PROJECT NUMBER:** 0001 - 001

**SCALE:** 1" = 20'

**REVISION SUMMARY**

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMIT
2	10/15/2023	ISSUED FOR PERMIT
3	10/15/2023	ISSUED FOR PERMIT
4	10/15/2023	ISSUED FOR PERMIT
5	10/15/2023	ISSUED FOR PERMIT

**TOWN OF LEBANON SENIOR HOUSING**  
 IAWC PERMIT SUBMISSION  
 TOWN OF LEBANON  
 SSDS PLAN & DETAILS

**PLAN NOT PREPARED FOR CONSTRUCTION**  
 DETERMINATION OF SUITABILITY ONLY

21 MADRIDE LAKE LEBANON, CT 06042

**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL AGENCIES OF THE TOWN AND THE STATE.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
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10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
11. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.

**SEQUENCE OF CONSTRUCTION:**

1. CONDUCT MEETING WITH TOWN AND OWNER, IDENTIFY PARTIES TO BE IDENTIFIED AND
2. OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
3. OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
4. OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
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10. OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
11. OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.

**EROSION & SEDIMENT CONTROL PLAN:**

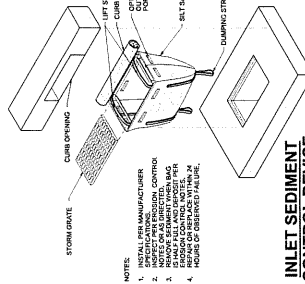
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
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11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

**EROSION & SEDIMENT CONTROL NOTES:**

1. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE WINTER SEASON AND BE COMPLETED IN EARLY WINTER WEATHER PERMITTING.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PERMITS AND ANY OTHER REGULATORY AGENCIES.
4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUESTED BY THE ENGINEER OR THE TOWN.
5. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUESTED BY THE ENGINEER OR THE TOWN.
6. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUESTED BY THE ENGINEER OR THE TOWN.
7. AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER OR THE TOWN, ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUESTED BY THE ENGINEER OR THE TOWN.

**INSPECTION AND MAINTENANCE**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES.
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11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES.



**SCALE: AS SHOWN**

PROJECT NUMBER: 00294 - 001

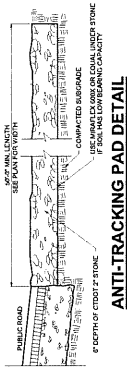
**CONTACT INFORMATION**  
VAN TIC RIVER CONSULTANTS, LLC  
100 MAIN STREET  
LEBANON, CT 06240  
PHONE: (860) 307-2744  
FAX: (860) 307-2745  
WWW: www.van-tic.com

**TOWN OF LEBANON SENIOR HOUSING**  
IHWIC PERMIT SUBMISSION  
TOWN OF LEBANON  
E & S CONTROL PLAN / DETAILS  
LEBANON, CT

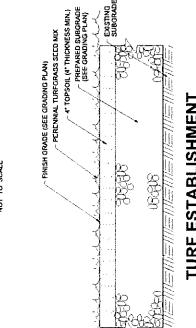
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3		
2		
1		

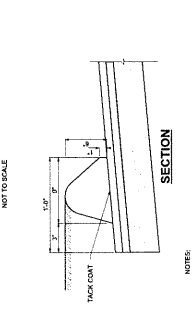
SHEET 5 OF 5



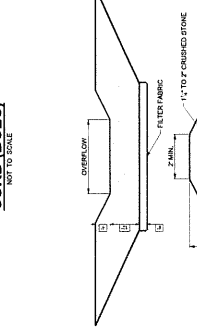
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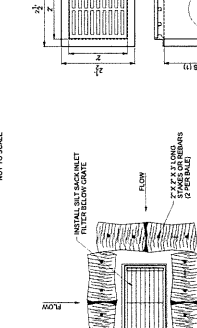
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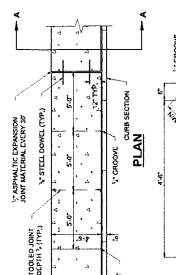
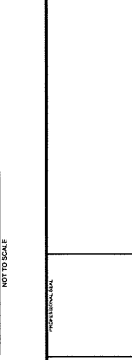
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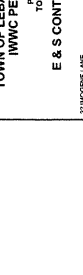
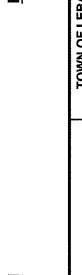
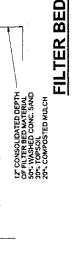
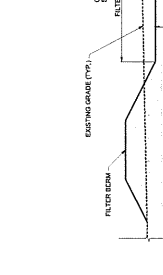
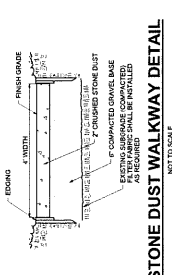
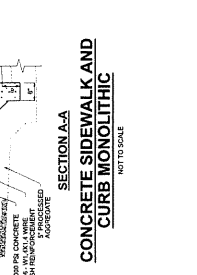
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**HAY BALES AT SWALE**  
NOT TO SCALE



**SECTION A-A**  
NOT TO SCALE





# APPENDIX C



## Inland Wetlands Commission

### Town of Lebanon

579 Exeter Road, Lebanon, Connecticut 06249

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

townplanner@lebanonct.org

### **INLAND WETLANDS PERMIT #IW-22-32**

22 Imogene Lane, Assessors Map 236, Lot 10

November 8, 2022

Kevin Cwikla, First Selectmen  
Town of Lebanon  
579 Exeter Road  
Lebanon, CT 06249

Dear Mr. Cwikla:

This authorization refers to application **#IW-22-32** to conduct regulated activities in the Town of Lebanon at 22 Imogene Lane, Assessors Map 236, Lot 10. The wetlands agency considered your application with due regard for the matters enumerated in Section #10 of the Regulations of the Inland Wetlands Commission and found that the proposed work, as specified and conditioned below, conforms to the purposes and provisions of said section.

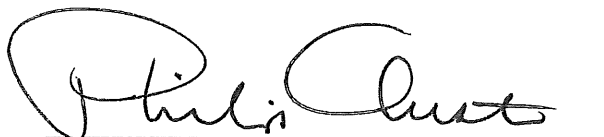
The authorized activity consists of construction of senior housing units, rain gardens, and parking in, and within 100-feet of, wetlands as well as restoration of hay fields to wet meadow as shown on plans prepared by Yantic River Consultants, LLC, Lebanon CT dated 9/30/22, revised through 10/14/22 entitled "Town of Lebanon Senior Housing IWWC Permit Submission". The permit is issued subject to the following conditions of approval:

1. Permit holder shall notify the Inland Wetlands Commission immediately upon commencement of work and upon its completion.
2. If authorized activity is not completed on or before **November 7, 2032** said activity shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with Section #7 of the Inland Wetlands and Watercourses of the Town of Lebanon. Expired permits may not be renewed and the wetlands agency may require a new application for regulated activities.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.

4. In evaluating this application the wetlands agency has relied on information provided by the applicant. If such information is subsequently provided to be false, incomplete, or misleading, this permit may be modified, suspended or revoked and the permittee may be subject to any other remedies or penalties provided by law.
5. The permittee shall employ best management practices, consistent with the terms and conditions of this permit and DEEP, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
6. This permit is subject to and does not derogate any rights or powers of the Town of Lebanon, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state, and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Lebanon.
7. If the activity authorized by the Inland Wetlands Permit also involves activity or a project that requires zoning, subdivision, special permit, variance, CT-DEEP or Army Corps of Engineers approval, no work pursuant to the wetlands permit may begin until such approval is obtained.
8. The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.

This authorization constitutes the permit required by section 22a-41 of the Connecticut General Statutes, as amended. The approval is valid until **November 7, 2032**. If the proposed activity is not started on or before the expiration date, the approval is null and void. Approvals may be renewed pursuant to the provisions in Section 11.6 of the Inland Wetlands Regulations.

Sincerely,



Philip S. Chester, AICP  
Inland Wetlands Agent

# APPENDIX D

Town of Lebanon

## Affordable Housing Plan

ADOPTED BY BOARD OF SELECTMEN ON MAY 26, 2022

### Contents

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Affordability .....	4
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## Introduction

### What is Affordable Housing?

Generally, housing is considered *affordable housing* if its occupants are lower-income households who pay no more than 30% of their income toward housing costs, including mortgage, rent, property tax, and utilities. *Affordable housing* created or maintained under government subsidies or programs is usually intended for occupancy by households earning no more than 80% of median income, which funding programs often measure at the regional or state level. HUD’s calculations for the Norwich-New London area define a family of four earning up to \$78,500 per year as low-income under HUD’s 80% Area Median Income (AMI) calculations.<sup>i</sup> Households in the 50% to 80% AMI income bracket include people working in maintenance, carpenters, teachers, and office staff.<sup>ii</sup> The 30% to 50% AMI income bracket includes people working in retail, as home health care aides, and in warehousing. The 30% AMI and under bracket includes cashiers, wait staff, and childcare workers, as well as senior citizens and the unemployed. Housing programs usually require that occupants pay 30% of their income towards their housing, with other funding sources covering the remaining operating costs.

HUD Metro Area	Median Family Income	Income Category	Persons in Family			
			1	2	3	4
Colchester-Lebanon Metro	\$115,000	Low Income (80%)	\$54,950	\$62,800	\$70,650	\$78,500
		<i>Equiv. Monthly Housing Budget</i>	\$1,374	\$1,570	\$1,766	\$1,963
		Very Low Income (50%)	\$40,250	\$46,000	\$51,750	\$57,500
		<i>Equiv. Monthly Housing Budget</i>	\$1,006	\$1,150	\$1,294	\$1,438
		Extremely Low Income (30%)	\$24,150	\$27,600	\$31,050	\$34,500
		<i>Equiv. Monthly Housing Budget</i>	\$604	\$690	\$776	\$863
Norwich-New London Metro	\$91,800	Low Income (80%)	\$54,950	\$62,800	\$70,650	\$78,500
		<i>Equiv. Monthly Housing Budget</i>	\$1,374	\$1,570	\$1,766	\$1,963
		Very Low Income (50%)	\$35,950	\$41,050	\$46,200	\$51,300
		<i>Equiv. Monthly Housing Budget</i>	\$899	\$1,026	\$1,155	\$1,283
		Extremely Low Income (30%)	\$21,600	\$24,650	\$27,750	\$30,800
		<i>Equiv. Monthly Housing Budget</i>	\$540	\$616	\$694	\$770

*Colchester-Lebanon Metro consists of Colchester and Lebanon. Norwich-New London Metro, provided for reference, consists of Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, and Waterford.*

Affordable housing is created either with the support of government subsidies assisting in the cost of its construction and long-term affordability provisions, or in the case of some mixed-income set-aside developments, through profits earned through the development of market-rate units supporting the construction cost and long-term affordability provisions of the affordable housing units. Recent public investments in affordable housing in southeastern Connecticut include Stonington’s Spruce Meadows (new mixed-income apartments), Waterford’s Victoria Gardens (mixed-income elderly apartments), and Groton’s Branford Manor (capital improvements to existing 100% affordable apartments).<sup>iii</sup> Common sources of funding include the Federal Government’s Low Income Housing Tax Credit Program and the



State of Connecticut's Competitive Assistance for Multifamily Properties (CHAMP) program. Different funding programs can target different types of housing or affordability for households at different income levels. Most affordable housing developments that depend on government subsidies receive funding from multiple State of Connecticut or federal programs.

## Why Plan For Affordable Housing?

Under Connecticut law, municipalities are delegated the authority to regulate land use development according to laws set forth in Title 8 of the Connecticut General Statutes. Local zoning regulations establish rules for the location and type of housing that can be constructed in Connecticut. State statutes specify the conditions under which municipalities may adopt local land use plans and regulations. CGS § 8-23 establishes a requirement for municipalities to adopt local Plans of Conservation and Development, which document policies and goals for the physical and economic development of a municipality. CGS § 8-2 outlines the authority municipalities are granted to adopt local zoning regulations. Both CGS § 8-23 (planning) and § 8-2 (zoning) direct municipalities to consider the need for affordable housing, both locally and at the regional level, and to adopt zoning that encourages the development of multifamily dwellings and housing at different price points. CGS § 8-30j, added in 2017, established an additional obligation for municipalities to adopt Affordable Housing Plans that will specify how the municipality will increase the number of local "affordable housing developments".

*§ 8-30j(a): "At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality."*

The § 8-30j requirement for Affordable Housing Plans was passed by Connecticut's General Assembly in recognition of increasing challenges for Connecticut residents in finding adequate affordable housing, especially outside of Connecticut's most urban communities. The share of Connecticut renters who pay more than 30% of their income towards housing rose from 37% in 2000 to 46% in 2019. Homeowners with mortgages also saw their budgets stretched, with 20% of homeowners housing cost-burdened in 2000 and 31% in 2019. **In Southeastern Connecticut, one in four households earns less than 80% of the area median income and is housing cost-burdened.**

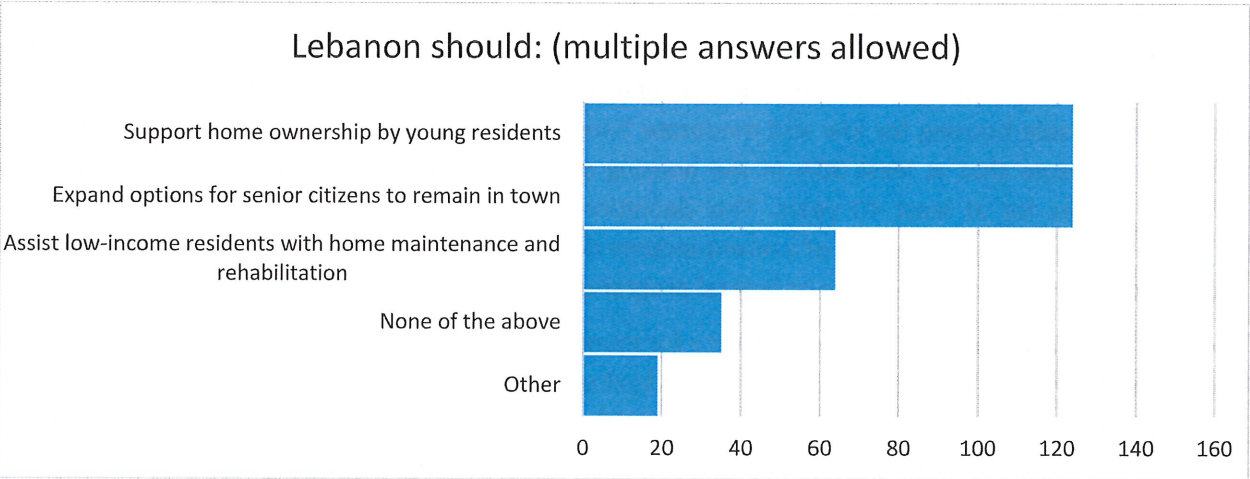
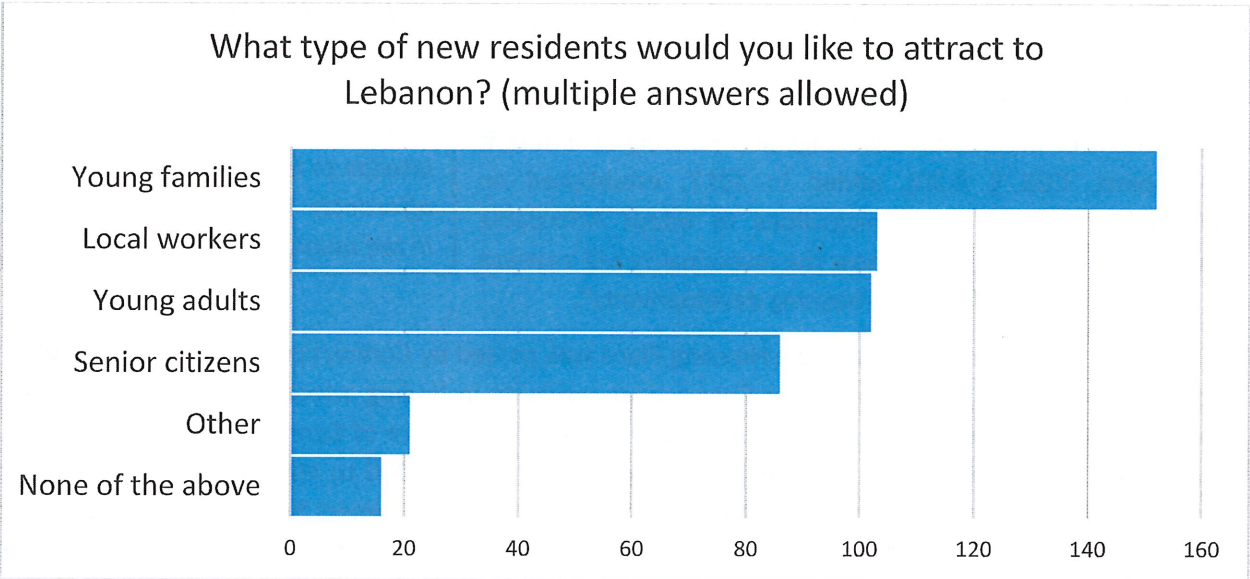
The 8-30j Affordable Housing Plan statute references the definition of *affordable housing developments* included in CGS § 8-30g, which defines them as *assisted housing* that receives government subsidies to provide affordable housing for low and moderate households, or a *set-aside development* where deed restrictions ensure that at least 30% of the housing units are occupied by low-income households at affordable rates for at least 40 years. This definition of housing would include any deed-restricted affordable housing created as part of a mixed-income development, as well as affordable housing built or preserved with the support of state or federal programs.

The Affordable Housing Plan is an opportunity for municipalities to more closely examine housing needs and review how existing housing inventories and land use policies do or do not address those needs. The planning process also prompts a review of potential actions that municipalities may take that would enable or promote the development of housing that is affordable and accessible to lower-income residents. In 2020, the Connecticut Department of Housing worked with the Regional Plan Association to

develop guidance on how municipalities might approach the development of Affordable Housing Plans ([https://portal.ct.gov/-/media/DOH/AHPP-Guidebook\\_RPA\\_120120.pdf](https://portal.ct.gov/-/media/DOH/AHPP-Guidebook_RPA_120120.pdf)) and provided small grants to support municipal work to prepare plans. The initial deadline for compliance with the requirement for an Affordable Housing Plan statute is June 2022, five years from the statute’s effective date.

**Plan Development Process**

In February of 2021, the PZC released an online survey to gauge interest and feedback from Lebanon residents and received 216 responses. When asked broadly whether they supported or opposed affordable housing in Lebanon, 35% said that they somewhat or strongly supported affordable housing, while 58% were somewhat or strongly opposed (6% neither supported nor opposed and 1% skipped the question). However, when residents were asked about young families or senior citizens, there was broad support for supporting first-time homeownership or expanding options for senior citizens to remain in town. When asked about specific types of housing developments, there was broad preference for single family housing (48%), some preference for townhouses (20%) or in-law apartments/accessory dwelling units (20%), while 9% preferred apartments (residents could select multiple options).



# Housing Conditions in Lebanon and Southeastern Connecticut

## Affordability

A 2018 review of housing conditions in southeastern Connecticut prepared by the Southeastern Connecticut Council of Governments (SCCOG) in partnership with the Southeastern Connecticut Housing Alliance (SECHA) showed that demand is most acute in southeastern Connecticut for lower-cost housing and rental housing. The portion of southeastern Connecticut households that can afford the housing they live in has dramatically decreased in the last twenty years. Since 2000, the share of renters who cannot afford their housing, and are therefore housing-cost-burdened, increased from 31% to 46%. As previously mentioned, as of 2018, 29,000 households in southeastern Connecticut earned less than 80% of the area's median income and were housing cost-burdened, or one in four households.

The rise in housing challenges is linked to a growing mismatch between incomes and housing costs. Adjusted for inflation, income growth in the region has been stagnant, growing less than 1% between 2000 and 2019, while for-sale housing prices and rents have increased 23% and 19%, respectively.

SCCOG's projections of future housing needs estimate that based on the expected demographics of future southeastern Connecticut households, demand will continue to increase for lower-cost and multifamily housing. Of the approximately 7,000 additional households expected by 2030, more than half are expected to be low-income, partially due to growth in the number of senior citizens, as baby boomers continue to age into retirement, as well as young workers who typically earn lower wages. New housing production of a little more than 500 units per year would satisfy expected new need for housing, but not address existing unmet needs.

Lebanon has approximately 3,200 housing units, of which approximately 91% are owner-occupied. The median value of an owner-occupied home in Lebanon is approximately \$245,600, just slightly above the median value for homes in New London County.<sup>iv</sup> Median household income is approximately \$96,000, higher than the county median of \$71,000.<sup>v</sup> According to Town of Lebanon data, there are approximately 100 housing units in two-family homes, and an additional 100 in three- and four-family or larger structures. Census data on rental values is not available due to the small data sampling size. The median rent in New London County is approximately \$1,110 per month.

Lebanon's Plan of Conservation and Development notes that Lebanon's population is expected to decline slightly in the coming decades due to declining family sizes and trends drawing residents out of Connecticut or to more urban communities.

According to the National Housing Preservation Database, there are two communities in Lebanon preserved for affordable housing receiving federal subsidies: 24 apartments at Stone Ridge Estates and 12 apartments at a group home run

by the Connecticut Institute for the Blind. Housing at both properties is reserved for elderly or disabled residents. Lebanon is currently working to add affordable housing adjacent to Lebanon's Senior Center and is also working in partnership with the Connecticut Resource Conservation and Development Area to secure farmland to enable affordable farm housing as part of a new or beginner farmer initiative.



Stone Ridge Estates, Lebanon  
(Source: paradiseagency.com)

## Local and Regional Housing Market

Housing in southeastern Connecticut’s suburban and rural municipalities skews toward larger single-family homes, while one-bedroom units are concentrated in the region’s urban centers. Many of the region’s suburban and rural communities have few alternatives to the single-family home, with single-family housing making up over 90% of housing in some communities. Homeownership is also more common in rural/suburban towns, with urban households slightly more likely to rent (54%) than own, and suburban/rural households much more likely to own their homes (80.1%).<sup>vi</sup>

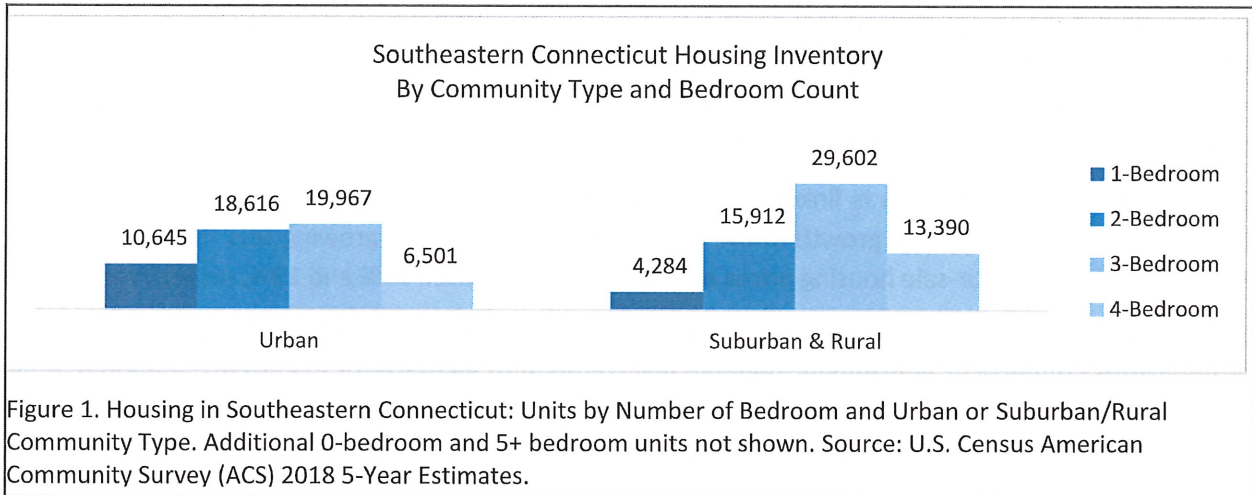


Figure 1. Housing in Southeastern Connecticut: Units by Number of Bedroom and Urban or Suburban/Rural Community Type. Additional 0-bedroom and 5+ bedroom units not shown. Source: U.S. Census American Community Survey (ACS) 2018 5-Year Estimates.

Housing construction in southeastern Connecticut has remained sluggish since the 2008 recession began, with annual production hovering around 300 units per year. Housing construction has traditionally focused on the production of single-family homes in suburban and rural municipalities. Recent spikes in multifamily construction in suburban/rural towns occurred in 2014 and 2015, but these levels were not sustained in 2016 and 2017. Building permit data reported to the U.S. Census indicates that from 2000 to 2017, permits for 396 new housing units were awarded in Lebanon, activity slightly higher than the regional average. In the last ten years, 70 new dwelling units were constructed in Lebanon, the lowest number of new housing permits issued for any decade since World War II.

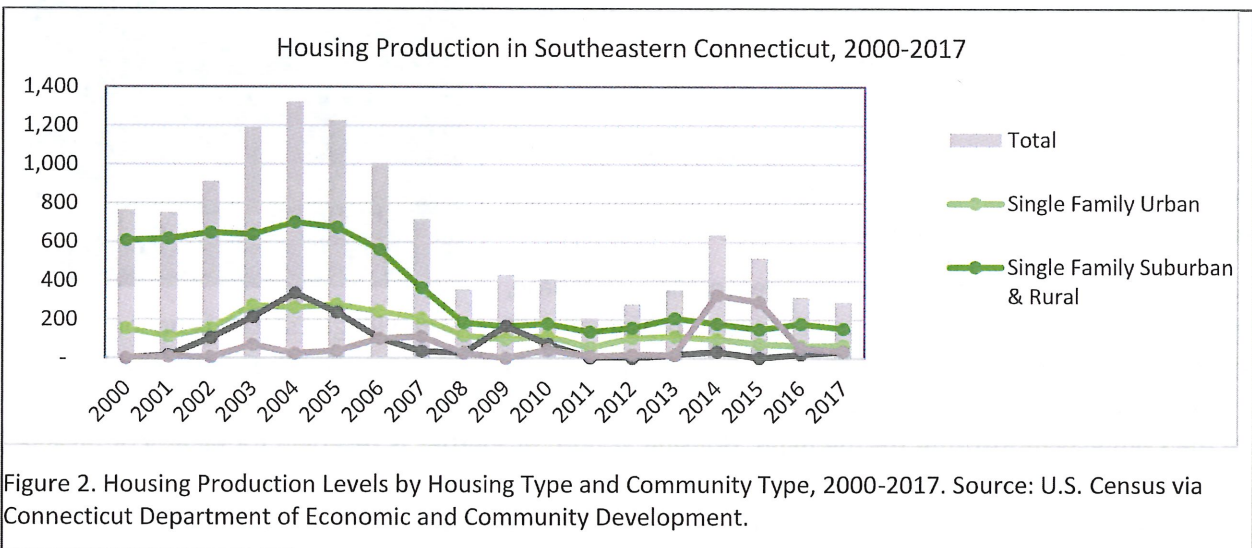


Figure 2. Housing Production Levels by Housing Type and Community Type, 2000-2017. Source: U.S. Census via Connecticut Department of Economic and Community Development.

The median sales price for a single-family home in Lebanon was \$230,900, with 114 sales in 2019.<sup>vii</sup> Median sales prices increased to \$255,000 (117 sales) in 2020<sup>viii</sup> and to \$285,000 (115 sales) in 2021<sup>ix</sup>, an increase of 23% in two years. County-level data show a similar median sales price increase from \$230,000 in 2019 to \$259,900 in 2020 to \$290,000 in 2021.<sup>xxi</sup>

## Housing Production and Regulation in Lebanon

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### Lebanon Zoning

SCCOG's 2018 Regional Housing Needs Assessment reviewed zoning regulations and the availability of vacant land in all its member municipalities. The review revealed that large-lot, residential zoning is the most common in the region, based on overall land area. New opportunities for single-family homes exist in all towns, while 14 of the region's towns have opportunities for multifamily development on land in or close to sewer service areas, and an additional four municipalities enable multifamily development in areas not served by sewer.

Zoning governing much of the land in Lebanon allows for the construction of single-family homes, with two-family homes also permitted in RA (Rural Agriculture), B (Business), and (floating) Agricultural Tourist Village zones. The creation of accessory dwelling units is allowed within single-family homes when the primary unit or secondary unit is owner-occupied and may not include more than one bedroom.

Multifamily development (3 or more units per structure) is permitted via special permit in the RA and B zones at a starting density of two acres per unit for the first six units, and one to 1.5 acres per additional unit thereafter. Multifamily homes with more than two bedrooms per unit are not permitted. Off-street parking must be provided at a rate of 2.5 spaces per one-bedroom unit and three spaces per two-bedroom unit (the same parking as is required for a single-family home).

Multi-family or higher-density housing for residents 62 or older is permitted via special permit in RA, B, VGD (Village Green District) at a maximum density of four units per acre, with 1.5 parking spaces required for each unit. In 2014 the town identified and secured a developer to construct eight units of age-restricted housing on town land adjacent to the Lebanon Senior Center. Completed in 2016, these housing units have allowed Lebanon residents to downsize into homes that would not otherwise have been made available without direct municipal involvement. Also adjacent to the Senior Center lies the 24-unit Stone Ridge Estates that provides housing for income eligible seniors and disabled residents. Additional age-restricted housing adjacent to the Senior Center is currently in the planning phases.

Lebanon's Conservation Subdivision regulations allow for homes to be clustered together on smaller lots, reducing infrastructure costs and preserving land for conservation, recreation, or agricultural uses. Under Conservation Subdivision regulations, a property may yield a higher number of homes than would be possible under standard single-family requirements, but at least half of the property must be preserved as open space. At least 15 acres is required for a Conservation Subdivision. The

Commission may approve higher densities for conservation subdivisions that includes affordable housing.

**Summary of Lebanon Housing Production Regulations (from 2018 Southeastern Connecticut Regional Housing Needs Assessment)**

*Town of Lebanon- Sewer service is extremely limited*

**Single-Family:** Permitted throughout most of town, in all zones except for the Light Industrial zone.

**Two-family:** Permitted in the Residential-Agricultural (RA) and Business (B) zones.

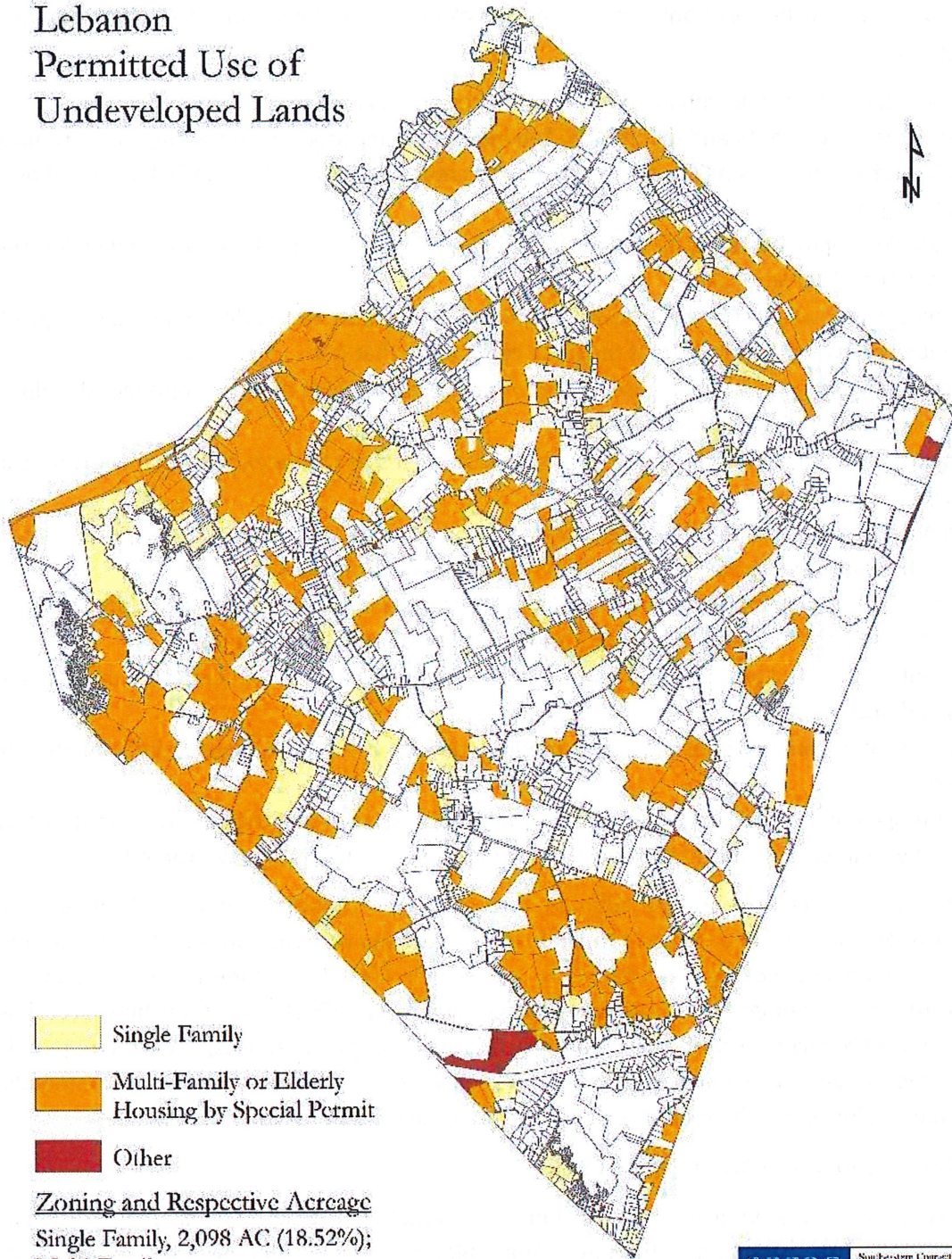
**Multi-Family:** Allowed by Special Permit in the RA and B zones.

**Mixed-Use:** Allowed by Special Permit in the Village Business District and B zones.

**Accessory Apartments:** Permitted in zones permitting single-family homes, except for the Lake and B zones.

**Clustered Development:** Allowed by Special Permit in the RA zone and Village Green District.

# Lebanon Permitted Use of Undeveloped Lands



- Single Family
- Multi-Family or Elderly Housing by Special Permit
- Other

Zoning and Respective Acreage  
Single Family, 2,098 AC (18.52%);  
Multi-Family or  
Elderly Housing by Special Permit, 9,021 AC (79.62%)  
Other, 210 AC (1.86%)

**SCCOG** Southeastern Council of Governments  
Geographic Information System



Figure 3. Zoning of Vacant Lands for Potential Residential Uses. Highest-Density Permitted Use.

## Lebanon Plan of Conservation and Development

Lebanon adopted a new Plan of Conservation and Development in January of 2021 which outlined the following goals:

- Preserve, promote, and enhance Lebanon's historical and agricultural roots
- **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**
- Future development should be scaled and designed to mirror and enhance the town's rural village character and sense of place
- Market the town as the historically significant, education rich, affordable, safe, agricultural friendly, and abundant in natural resource community that it is
- Encourage agricultural land use by promoting agriculture-based economic development opportunities and farmland preservation
- Provide and fund community facilities and services necessary to meet current and future resident needs
- Promote heritage tourism through identification and advertisement of available resources and attractions and by increasing visitor accommodations and services
- Provide for permanent protection of open space tracts and corridors, giving priority to those that are most important to the community and hold important natural resources
- Promote integrated business and residential development in the Town Center to meet the needs of residents
- Promote commercial, industrial, and medium-density residential development in designated areas
- Encourage business and housing development proposals that meet the physical, social, economic, and environmental needs of the community, including rezoning when warranted.

The Plan recognizes a need to provide additional housing opportunities, including affordable housing desirable for Baby Boomers who wish to remain in the community without house and yard maintenance and for others who are looking for housing to meet their lifestyle as they move to Southeastern Connecticut to take advantage of a broadening labor market. The POCD notes that the share of senior citizens is expected to increase, with an increasing need for housing and services, while the population of school-age children has declined in recent years but is expected to stabilize. The Plan recommends that additional housing for seniors be built on excess land abutting Lebanon's Senior Center.

Additional housing-specific recommendations include:

- Work to attract a younger demographic by marketing Lebanon as historically significant, education rich, agricultural friendly, affordable, safe, and abundant in natural resource community.
- Provide additional housing opportunities for multiple age and demographic (income) groups by permitting workforce housing, multi-family housing, senior housing, and affordable housing. This includes working with developers to help secure land, and rezoning and offering tax incentives when deemed desirable.
- Prepare and implement an Affordable Housing Plan as required by Connecticut law.



- Future development should be scaled and designed to mirror and enhance Lebanon’s rural village character and sense of place.
- Continue working with state and regional entities regarding the definition, needs and methods to satisfy the intent of affordable housing goals that are appropriate for Lebanon, including assessing the affordability of existing housing stock that is not addressed in current State Statute.

### Affordable Housing Appeals Act (§ 8-30g)

Connecticut’s Affordable Housing Land Use Appeals statute, C.G.S. § 8-30g, was established in 1997 to enable the development of affordable housing in municipalities where zoning regulations would otherwise prevent its construction. Municipalities are subject to § 8-30g of the Connecticut General Statutes when less than 10% of the municipal housing stock meets the statute’s definition of affordable. The statute encourages development approvals for deed-restricted affordable housing by requiring that upon appeal of a development proposal for affordable housing that is rejected by a municipality with less than 10% affordable housing, the municipality must demonstrate that public interests in health, safety, or other matters clearly outweigh the need for affordable housing.

The State of Connecticut’s 2019 Housing Appeals List shows that just over 3% of housing in Lebanon (112 units) counts as affordable housing for the purpose of determining the applicability of the § 8-30g statute. In determining the percent of affordable housing present in a municipality, the CT Department of Housing counts:

- Assisted housing units or housing receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing that was occupied or under construction by the end date of the report period for compilation of a given year’s list;
- Rental housing occupied by persons receiving rental assistance under C.G.S. Chapter 138a (State Rental Assistance/RAP) or Section 142f of Title 42 of the U.S. Code (Section 8);
- Ownership housing or housing currently financed by the Connecticut Housing Finance Authority and/or the U.S. Department of Agriculture; and
- Deed-restricted properties or properties with deeds containing covenants or restrictions that require such dwelling unit(s) be sold or rented at or below prices that will preserve the unit(s) as affordable housing as defined in C.G.S. Section 8-39a for persons or families whose incomes are less than or equal to 80% of the area median income.

The majority of the qualifying homes in Lebanon are homes financed with CHFA or USDA mortgages (83 homes). Three homes are occupied by tenants who receive rental assistance, and 26 homes receive other government assistance.

As mentioned, municipalities that have 10% or more of their housing inventory falling into the above categories are exempt from § 8-30g appeals. Municipalities may also be granted four-year temporary exemptions by demonstrating progress in facilitating new affordable housing. The threshold for achieving a moratorium is new affordable housing created in the municipality earning “Housing Unit Equivalent” points equal to the greater of two percent of existing housing or 50 points. (75 points after October 1, 2022). New affordable housing qualifies for between ½ and 3 Housing Unit Equivalent points based on the size of the

unit (more bedrooms earn more points), restrictions on occupancy (senior-only housing earns fewer points), and the affordability level of the unit (affordability to lower income levels earns more points). The Town of Lebanon could achieve a moratorium from appeals with new housing equivalent to 63 points, achievable with between 23 and 126 new affordable homes, depending on their size, affordability target, and restriction on occupancy to seniors only. In 2022, the moratorium threshold will increase to 75 points, requiring a minimum of 30 affordable homes to achieve.

## Action Plan Options

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Connecticut municipalities have flexibility in determining how they act to improve access to affordable housing. This plan should include steps appropriate to the Town of Lebanon that may be taken with the goal of creating additional affordable housing units in Lebanon, consistent with the other development and conservation goals of the Town.

Lebanon has dedicated ARPA funding to develop 16 senior affordable housing units abutting the town’s Senior Center. In addition, the town is working with the Connecticut Resource Conservation and Development Area, Inc., to secure farmland to enable affordable farm housing as part of a new or beginner farmer initiative.

Some additional strategies that have been implemented or considered by Connecticut municipalities are the following:

*Expand the capacity of the municipality to support ongoing housing initiatives*

- Consider creating a standing affordable housing committee/subcommittee to advance actions supporting housing

*Increase Opportunities for Multifamily Development*

- Review potential modifications to single-family zoning that would enable low-density, low-impact multifamily developments
- Consider modifications to existing multifamily regulations to align with existing elderly housing requirements for acres per unit and parking
- Identify sites that could accommodate multifamily housing, including municipally owned sites, and market opportunities to potential builders
- Consider providing tax incentives for construction of target housing types

*Support First-Time Home-Ownership and Aging-In-Place*

- Work with the local realtor community to publicize availability of USDA and CHFA low-interest home loans
- Consider applying for State of Connecticut Small Cities funding for rehabilitation of existing housing occupied by low-income residents, first time homebuyers, etc.
- Create municipal tax relief programs/down-payment/closing cost assistance for elderly, low-income, first-time buyers, etc.

*Increase availability of deed-restricted affordable housing*

- Consider adopting inclusionary zoning provision (portion of new development must be deed-restricted affordable)
- Work with housing land trusts or other non-profits to acquire and rehabilitate existing housing for deed-restricted affordable housing

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<sup>i</sup> HUD FY 2020 Income Limits Summary for Norwich-New London, CT HUD Metro FMR Area (towns of Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford).

<https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

<sup>ii</sup> Connecticut Department of Labor, Average Incomes by Occupation.

<sup>iii</sup> CHFA 2019 Summary of Programs. [https://www.chfa.org/assets/1/6/2019\\_CGS\\_8-37bb.pdf](https://www.chfa.org/assets/1/6/2019_CGS_8-37bb.pdf).

<sup>iv</sup> U.S. Census American Community Survey 2018 5-Year Estimates.

<sup>v</sup> *Ibid.*

<sup>vi</sup> *Ibid.*

<sup>vii</sup> New London County 2019 Sales by Town, Eastern CT Association of Realtors.

<sup>viii</sup> New London County 2020 Sales by Town, Eastern CT Association of Realtors.

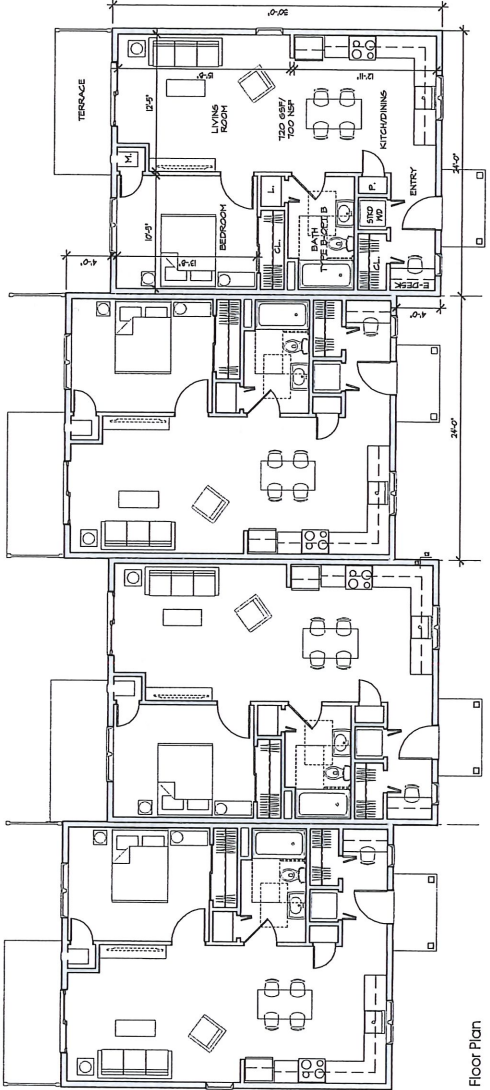
<sup>ix</sup> New London County 2021 Sales by Town, Eastern CT Association of Realtors.

<sup>x</sup> Full Year New London and Windham County SOLD Comparisons - 2020 vs. 2019, Eastern CT Association of Realtors.

<sup>xi</sup> Full Year New London and Windham County SOLD Comparisons – 2020 vs. 2021, Eastern CT Association of Realtors.

- CONCEPT DESIGN BASIS AND ASSUMPTIONS:
- BUILDING CODES
  - 2024 IBC
  - 2024 INTERNATIONAL RESIDENTIAL BUILDING CODE
  - 2009 ANSI A117.1 ACCESSIBLE AND USABLE BUILDING DESIGN
  - 2020 INTERNATIONAL ENERGY CONSERVATION CODE
- 2. **IBC CODE DEFINITION:**
  - "MULTI-FAMILY Dwellings shall be constructed to be accessible to persons with disabilities, including but not limited to, persons with hearing, visual, and physical disabilities, including each unit, which shall extend from the foundation to the top of the unit or a yard or public way on at least one side."
- 3. **CONSTRUCTION CLASSIFICATION: TYPE V, WOOD FRAME.**
  - 4. **BUILDING AREA: 2500 SQ FT**
  - 5. **UNIT AREA: 750 SQ FT**
  - 6. **HEIGHT: 10.5 FT**
  - 7. **RAISED** (INCLUDES RAISED FLOORING)
  - 8. **RAISED TRUSSES 8'4" AND 22' TO 24' TO 26' TO 28' TO 30' TO 32' TO 34' TO 36' TO 38' TO 40' TO 42' TO 44' TO 46' TO 48' TO 50' TO 52' TO 54' TO 56' TO 58' TO 60' TO 62' TO 64' TO 66' TO 68' TO 70' TO 72' TO 74' TO 76' TO 78' TO 80' TO 82' TO 84' TO 86' TO 88' TO 90' TO 92' TO 94' TO 96' TO 98' TO 100' TO 102' TO 104' TO 106' TO 108' TO 110' TO 112' TO 114' TO 116' TO 118' TO 120' TO 122' TO 124' TO 126' TO 128' TO 130' TO 132' TO 134' TO 136' TO 138' TO 140' TO 142' TO 144' TO 146' TO 148' TO 150' TO 152' TO 154' TO 156' TO 158' TO 160' TO 162' TO 164' TO 166' TO 168' TO 170' TO 172' TO 174' TO 176' TO 178' TO 180' TO 182' TO 184' TO 186' TO 188' TO 190' TO 192' TO 194' TO 196' TO 198' TO 200' TO 202' TO 204' TO 206' TO 208' TO 210' TO 212' TO 214' TO 216' TO 218' TO 220' TO 222' TO 224' TO 226' TO 228' TO 230' TO 232' TO 234' TO 236' TO 238' TO 240' TO 242' TO 244' TO 246' TO 248' TO 250'**
  - 9. **ALTERNATELY PROVIDE 8'-0" AND 4'-0" T.O. FLOORING AND FLOOR RISES.**
- 4. **IBC R302.2 TOWNHOUSES**
  - R302.2 Townhouses. Walls separating townhouses shall be constructed in accordance with Section R302.2.1 or R302.2.2.
  - R302.2.1 Double walls. Each townhouse shall be separated from an adjacent townhouse by a double wall. The double wall shall be constructed in accordance with Section R302.2.1.1 or R302.2.1.2.
  - R302.2.1.1. Double walls shall be constructed in accordance with Section R302.2.1.1.1 or R302.2.1.1.2.
  - R302.2.1.1.1. Walls separating townhouses shall be constructed in accordance with Section R302.2.1.1.1.1 or R302.2.1.1.1.2.
  - R302.2.1.1.1.1. Walls separating townhouses shall be constructed in accordance with Section R302.2.1.1.1.1.1 or R302.2.1.1.1.1.2.
  - R302.2.1.1.1.1.1. Walls separating townhouses shall be constructed in accordance with Section R302.2.1.1.1.1.1.1 or R302.2.1.1.1.1.1.2.
  - R302.2.1.1.1.1.1.1. Walls separating townhouses shall be constructed in accordance with Section R302.2.1.1.1.1.1.1.1 or R302.2.1.1.1.1.1.1.2.
  - R302.2.1.1.1.1.1.1.1. Walls separating townhouses shall be constructed in accordance with Section R302.2.1.1.1.1.1.1.1.1 or R302.2.1.1.1.1.1.1.1.2.

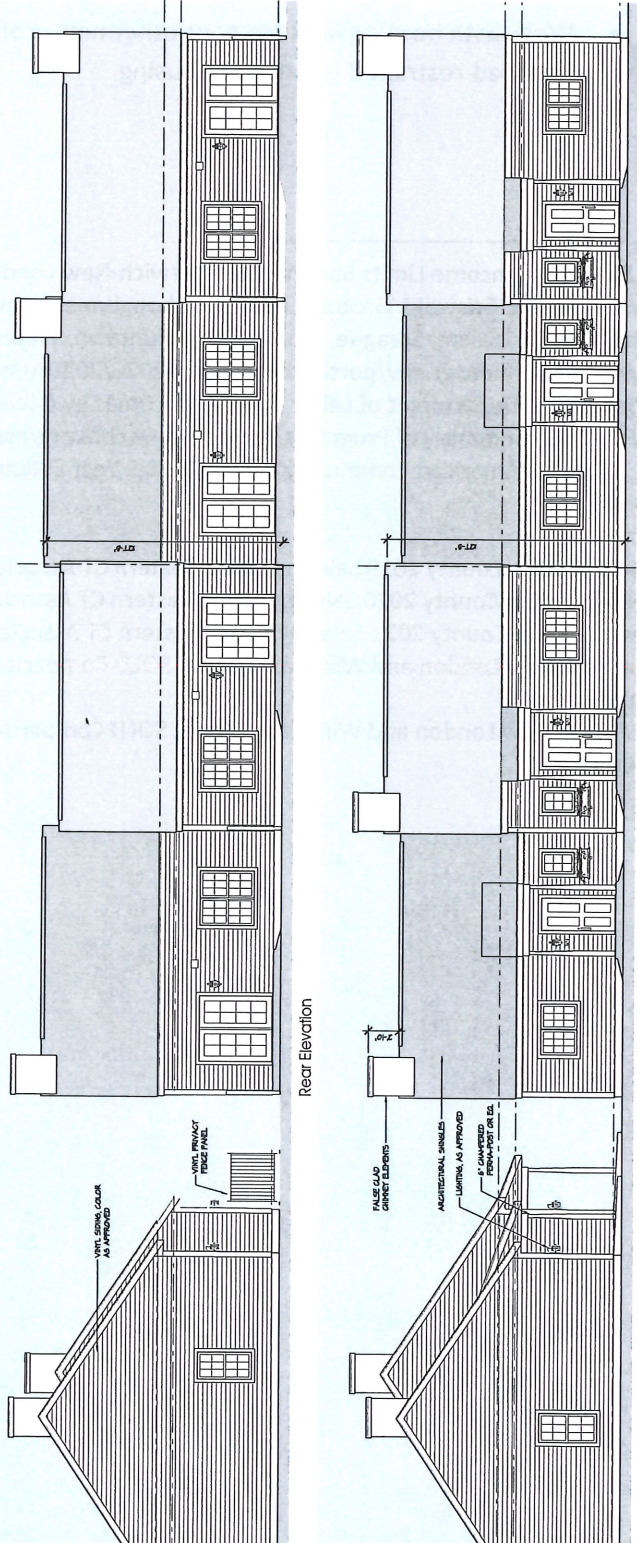
- Electrical installations shall be in accordance with Chapter 24 through 45 of the International Residential Building Code.
- Penetration seals through exterior walls for electrical outlet boxes shall be in accordance with Section R302.2.3 of the International Residential Building Code.
- The fire-resistance rating shall extend the full height of the wall. Fire-resistance-rated doors, windows, and other openings shall be in accordance with Section R302.3 of the International Residential Building Code.
- Each townhouse shall be constructed in accordance with Section R302.3 of the International Residential Building Code.
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Floor Plan

Affordable Senior Housing Study  
West Town Street  
Lebanon, CT  
Prepared for the  
Town of Lebanon, CT  
Brewster Architects LLC  
1110 South Main Street  
Lebanon, CT 06040

REAR ELEVATION  
RIGHT ELEVATION  
FRONT ELEVATION



13 Conceptual Plan and Elevations - One Story, Townhouse, 4 Buildings @4 units per Building  
SCALE: 3/16" = 1'-0"

Left Elevation

REAR ELEVATION  
RIGHT ELEVATION  
FRONT ELEVATION

- REVISIONS: 2025/03/23 Enaga Item 12
- DATE: 28JAN2022
- PROJECT NO: 72103
- DRAWN: WJB
- CHECKED: ABC
- PROGRAMMING: [ ]
- SCHEMATIC DESIGN: [ ]
- CONSTRUCTION DOCUMENTS: [ ]
- PERMITS: [ ]
- PROGRESS ONLY: [ ]
- NOT FOR CONSTRUCTION
- FILE NAME: 221003 LASH
- DATE PLOTTED: 28JAN2022 11:55:32 AM
- CONCEPTUAL FLOOR PLAN AND ELEVATIONS (Sheet 13 of 13)

# APPENDIX E