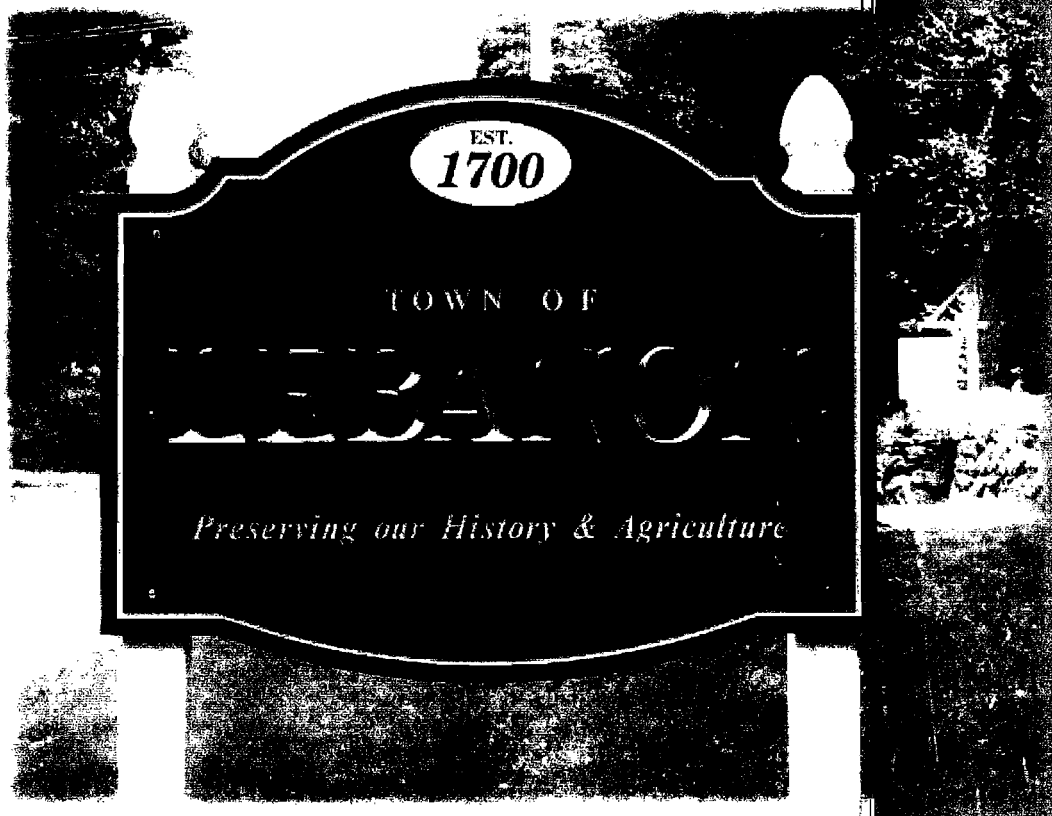


Obtained 12/8/11

2010

Town of Lebanon



Planning and Zoning Commission

Town of Lebanon 2010 Plan of Conservation and Development

This Plan is dedicated to two of the original members of Lebanon's Planning and Zoning Commission who collectively spent over 65 years guiding Lebanon's land use practices.

Harold Liebman, Member/Chairman, 1962-2008

David Fields, Member/Secretary, 1962-70 and 1999 to Present

Town of Lebanon 2010 Plan of Conservation and Development

Acknowledgements

Planning and Zoning Commission

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Plan of Conservation and Development Committee

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Town of Lebanon 2010 Plan of Conservation and Development

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Town of Lebanon 2010 Plan of Conservation and Development

Introduction

Changes Since 2000

The *2010 Plan of Conservation and Development* (POCD) builds heavily on the 2000 POCD and subsequent work conducted by Lebanon's Boards and Commissions. The focus of the 2010 POCD (aka "Master Plan") remains to retain Lebanon's rural agricultural character while accommodating growth.

There have been significant changes since the 2000 POCD was completed both on the federal and state level as well as locally. From 9/11 to the Iraq and Afghanistan Wars, increases in oil prices, the advent of electric/hybrid cars and alternative energy, greater demands on government services, increases in unemployment, decreases in federal and state tax revenue, and a housing bubble that burst and led to the Great Recession of 2007-09. All of these had an effect on Lebanon and its residents.

Locally, the Town hired a Town Planner, set aside funds to assist those wishing to preserve their land, and partnered with residents, land trusts, and the State and Federal government in preserving over 1,000 acres. This effort was spearheaded by the Board of Selectmen, Conservation Commission and Planning and Zoning Commission. In addition, the Planning and Zoning Commission amended several key land use regulations, including mandating cluster subdivision development and agricultural buffers, and adopting other safeguards to protect current land uses to help keep Lebanon rural.

Lastly, the Town increased its request of State and Federal grants for planning, agricultural preservation, and infrastructure. These grants helped pay for the farmers market; planning studies such as a cost of community services study, build-out analysis, value of agriculture study, and resident survey; property appraisals and surveys for those interested in land preservation; hardware and software at Town Hall; Town welcome/entrance signs; and, last but not least multiple road, bridge, school, parking, energy conservation and ball field construction projects.

Implementation of the *2010 Plan of Conservation and Development* will help to assure that Lebanon remains one of Connecticut's finest examples of a rural agricultural community in which people wish to live, work and play.

Town of Lebanon 2010 Plan of Conservation and Development

Section 1: Housing and Population

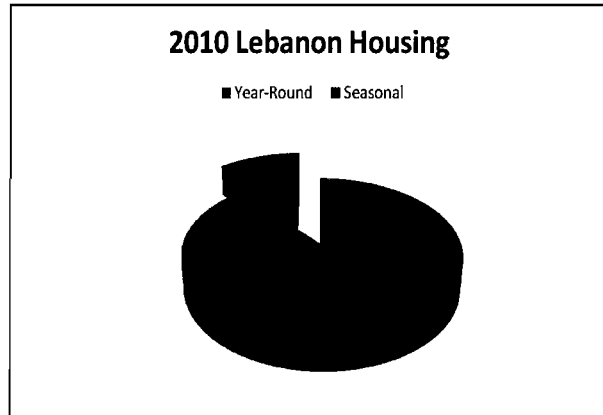
Goals

HOUSING: To promote the development of single-family housing, along with a mix of affordable, senior, rental, age-restricted or active-adult and two-family housing that meets the needs of present and future Lebanon residents.

POPULATION: To maintain a stable population in order to provide adequate public facilities and services.

Existing Conditions

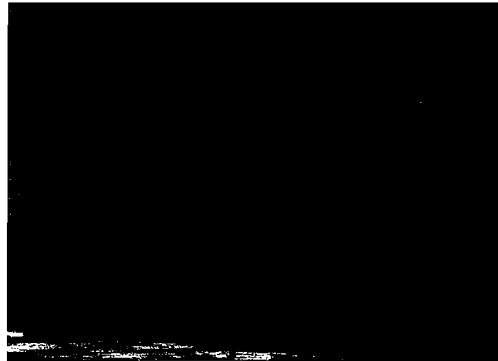
Lebanon's housing stock is comprised of primarily single family owner-occupied housing units made up of a variety of housing styles. The Town has a total of 3,108 housing units of which 2,750 or 88.5% are zoned for year-round use. Another 358 or 11.5% are zoned for seasonal occupancy and found on Amston and Red Cedar Lakes, and Lake Williams. In addition, there are 135 campsites available for occupancy May through October.



As one of the nation's earliest-settled communities, Lebanon contains 300+/- classic 18th and 19th century houses. As many as 50 homes predate the Revolutionary War. Architecturally, these are fine examples of center entrance colonials, Greek revival, Victorian, New England Saltboxes and revival farmhouses. For a listing of homes in Lebanon built prior to 1940, please see the *Historic Resources Survey, Inventory of Existing Dwellings in Town 1700-1939*, prepared in 1978 by the Connecticut Historical Commission and located in the Jonathan Trumbull Library. In addition to housing, there are numerous barn and outbuildings of distinctive design and historical value.



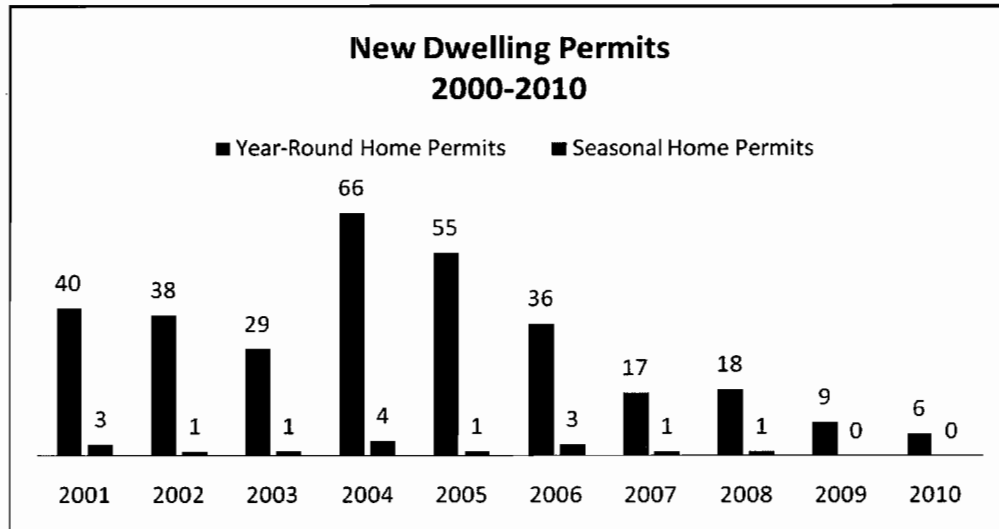
Redwood, 589 Exeter Road (Built 1778)



Governor Jonathan Trumbull House
168 West Town Street (Circa 1735)

Town of Lebanon 2010 Plan of Conservation and Development

A review of building permits for new home construction made between 2000-2010 shows that 329 permits were issued, including 15 to construct seasonal-occupancy dwellings at the Lakes.



Between 2000 and 2006 Lebanon, the State and Nation experienced a tremendous building boom. Since 2007, the average number of new dwelling permits has declined dramatically in Town, a phenomenon experienced throughout the State and Country. The main reason for the decline and the resultant drop in population growth (see Table 1) was a long, deep and wide-spread recession that began in 2007 and continued through 2009 coined as the Great Recession.

Other reasons include the limited availability of developable land coupled with the amount of land which has been preserved in Lebanon over the past decade (2,000+/- acres), a reduction in the number of children per household and an aging population which stays in their homes longer.

The median real estate tax bill for a non-farm residence in 2009 was \$3,853 versus \$4,520 for a farm residence. The median sales price of a home sold in Lebanon in 2008 was \$235,000. Land values for a single-home lot range in price from \$70K-\$100K depending on the lay of the land and location.

Today, Lebanon has an estimated “year-round” population of 7,500 persons. However, there are an additional 1,500+/- persons who reside up to seven (7) months each year in the 358 seasonal homes and 135 campsites located along the Lakes. With the exception of schools, these citizens use Lebanon’s road system, police, fire, library and other town services. Consequently, it is also accurate to describe the Town’s population in 2010 as 9,000+/- persons.

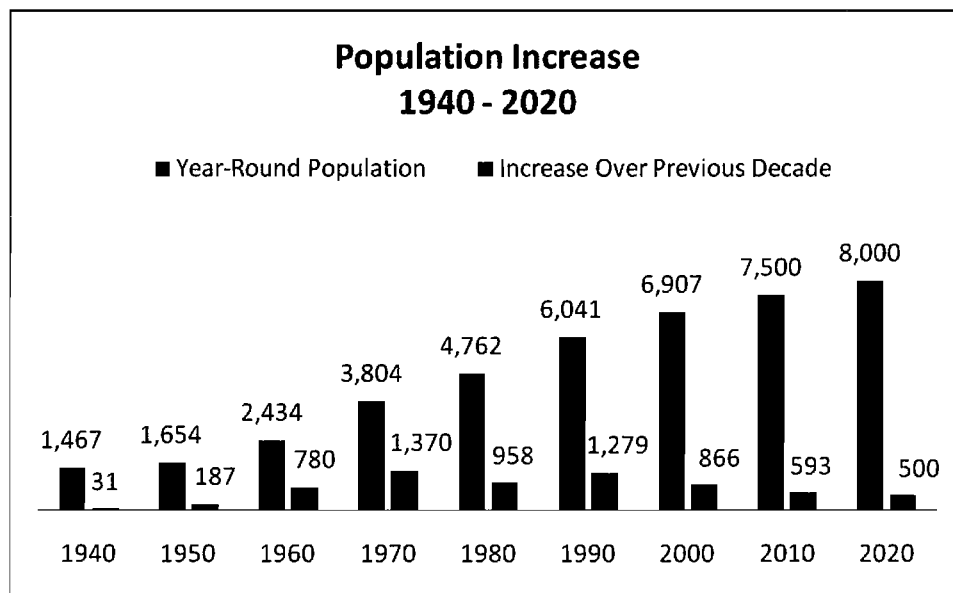
Over the past decade Lebanon experienced its lowest population growth since the 1950s, representing an increase of approximately 593 persons or 8.8%. This was still more than double the 3% State and County population increases over the same period. Nevertheless, since 2000 an average 33 homes per year were constructed in Lebanon, resulting in over 1,000 acres of land being developed for new home sites, often on large lots that were formerly used for farm or wood land.

Town of Lebanon 2010 Plan of Conservation and Development

Table 1
Change in Year-Round Population
1940 - 2020

Year	Population	Increase over previous Decade		Median Age
		Persons	Percent	
1940	1,467	31	2.1%	
1950	1,654	187	12.7%	
1960	2,434	780	47.2%	
1970	3,804	1,370	56.3%	
1980	4,762	958	25.2%	
1990	6,041	1,279	26.9%	33.8
2000	6,907	866	14.3%	38.2
2010 est.	7,500	593	8.8%	44.4
2020 est.	8,000	500	6.7%	49.6

According to the State Data Center at the University of Connecticut, it is estimated that by 2020 Lebanon will have an all-time high median age of 49.6 years due to an aging baby boomer population or those born between 1946-1964.



It is estimated that Lebanon's future increase in population will be limited to 500+/- persons during this planning period (2010-2020) or the lowest population increase since the 1940s when the Town had approximately one-fifth (1/5) its current population. An additional 200+/- new homes are projected to be constructed in Lebanon during the 2010-2020 planning period.

Town of Lebanon 2010 Plan of Conservation and Development

Single-Family Development and Zoning

The current and historic pattern of low density residential development has been incorporated into Lebanon's Zoning and Subdivision Regulations which contain minimum two (2) acre zoning. In an effort to reduce sprawl and retain active farmland these regulations were revised by the Planning and Zoning Commission in 2008 to mandate cluster development and reduce the number of additional rear or back lots.

Mandating cluster and reducing the number of new rear lots helps to maintain Lebanon's rural agricultural character by:

- ✓ preserving large parcels of useable open space;
- ✓ increasing property values of homes abutting the open space and throughout Town;
- ✓ reducing environmental impacts of new development by creating less impervious surface/stormwater runoff, less impacts to natural resource and wetlands, and less bisection of wildlife corridors;
- ✓ preserving scenic views from public roads;
- ✓ enhancing sense of neighborhood by promoting greater social interaction among neighbors due to reduced lot sizes; and,
- ✓ reducing town infrastructure costs.

Multi-Family Development and Zoning

Lebanon's Zoning Regulations allow for the following multi-family housing types.

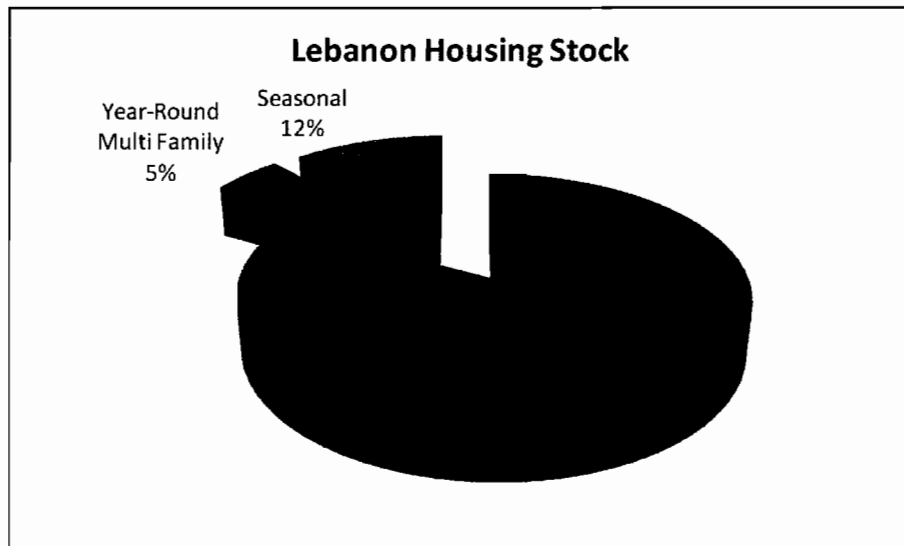
- ❖ Two-family houses by right on four (4) acres.
- ❖ Three-family houses by special exception on three (3) acres.
- ❖ Four-family houses by special exception on four (4) acres.
- ❖ Apartment complexes by special exception up to six (6) units per building per minimum six (6) acre parcel.
- ❖ Elderly housing by special exception up to six (6) units per building and four (4) units per acre on a minimum six (6) acre parcel.
- ❖ Accessory-living units in owner-occupied homes by special permit on two (2) acres.

Lebanon contains 39 two-family houses, six (6) three-family houses and 3 (three) four-family houses all of which are scattered throughout Town. Lebanon's five (5) apartment complexes contain a total of 58 one-and-two bedroom units as follows:

- Heritage Apartments, 844 Exeter Road, 6 (six) two-bedroom units.
- Northwoods Apartments, 225 Mack Road, 4 (four) two-bedroom units.
- Stone Ridge Estates Elderly Housing, 12 Dr. Manning Drive, 23 one-bedroom and 1 two-bedroom units.
- Village Hill Apartments, 281 Beaumont Highway, 12 two-bedroom units.
- Willow View Apartments, 1280-1300 Trumbull Highway, 12 two-bedroom units.

Town of Lebanon 2010 Plan of Conservation and Development

In total, Lebanon's multi-family housing stock stands at 166 units or 6% of the year-round housing stock and 5.3% of the total (year-round and seasonal) housing stock. An additional 10+/- accessory living units exist in owner-occupied single-family homes.



Affordable Housing Development and Zoning

Less than three percent (2.7%) of Lebanon's year-round housing stock or 73 units are considered affordable under Connecticut General Statute (CGS) Sec. 8-30g. CGS Sec. 8-30g requires that an affordable dwelling unit be (1) government assisted housing; (2) currently financed by Connecticut Housing Finance Authority mortgages; or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling unit be sold or rented at or below prices which will preserve the unit as housing for which persons and families pay 30% or less of income, where such income is less than or equal to 80% of the median income, i.e., \$44,800 for one (1) person, \$64,000 for a family of four (4) in 2009.

HOMEConnecticut is a statewide campaign aimed at increasing the stock of affordable housing in the State. It issues an annual *Affordability in Connecticut* study that analysis the ability of a household making median income to afford a median sales priced home in each of state's towns and cities. Since 2006, Lebanon has been deemed affordable under this study and was ranked as the 25th most affordable town in Connecticut out of 168 towns in 2008.

Lebanon's Zoning Regulations allow a density bonus and reduction in open space when affordable housing is proposed in a conservation or cluster subdivision. Because Lebanon does not have an affordable housing stock of 10% it is not exempt from the affordable housing appeals procedure which can shift the burden of proof to a municipality to show that public safety or health concerns outweigh affordable housing need.

Town of Lebanon 2010 Plan of Conservation and Development

Senior Housing Development and Zoning

As noted, Lebanon's Zoning Regulations permit the construction of elderly housing by special exception up to four (4) units per acre on minimum six (6) acre parcels. The maximum number of units per building is six (6). There is only one senior housing development in Town (Stone Ridge Estates), which was built in 1991 and consists of 24 units. Lebanon has no town-owned housing, or housing authority.

Groups Homes

There are currently 10+/- group homes located throughout Lebanon that house up to six (6) persons plus staff. These homes are privately owned and managed, with licensing provided through the Connecticut Department of Developmental Services. State Statute does not allow communities to prohibit this use.

The Lakes

Amston Lake, Red Cedar Lake, and Lake Williams were planned and developed as seasonal or summer communities on lots under ¼-acre in size. With the onset of zoning in 1962, Lebanon's Planning and Zoning Commission established standards for permitting year-round occupancy at the lakes. These included that only homes which were in place and used year-round prior to 1962 were permitted to obtain year-round status. New homes built at the lakes since that time were limited to seasonal occupancy use unless a lot contained the minimum area required.

Today, 558 houses or cottages are located on the lakes, the majority of which or 358 are zoned season occupancy use. There are an additional 200+/- vacant lots at the lakes almost all of which are zoned for seasonal occupancy as they are less than two (2) acres in size or the minimum lot size required by Lebanon's Zoning Regulations. Roads servicing these areas are largely private and below Town standards in terms of road construction, grade, width, intersection turning radius and drainage.

A 2010 build-out analysis and fiscal impact study of Amston Lake prepared by the Green Valley Institute concluded that if Amston's existing seasonal homes and vacant lots were converted and built-out to year-round occupancy Lebanon's mill rate would increase by 1.47 or 6.9%. The study also noted that relaxing the Zoning Regulations to permit conversion of seasonal to year round housing could increase the pace of development activity at Amston Lake resulting in:

- 10+/- additional acres of land around the lake being lost to impervious surface;
- a 79% increase in vehicle trips on lake roads, 2.3 miles of which are privately owned, unpaved and narrow limiting emergency access, especially in winter. A cost estimate to improve the private lake roads was \$2 million and would result in 6+/- acres of additional impervious surface;
- 150+/- additional school children requiring additional investment in school infrastructure;

Town of Lebanon 2010 Plan of Conservation and Development

- a 360% increase in year-round population from the current 230 to 1,058 year-round residents at build-out; and,
- potential for a decrease in existing year-round property market values.

Lebanon's *Plan of Conservation and Development* calls for retaining seasonal occupancy use at the lakes. Increasing lake use or occupancy would negatively impact the fragile environmental and water quality at the lakes, as well as the seasonal character of its neighborhoods. In addition, public health and safety could be jeopardized due to the lack of adequate roads and infrastructure.

In addition, seasonal properties are assessed 20% less than year-round properties, a reflection of market value. Increasing occupancy at the lakes would require additional municipal services for police, fire, schools and road maintenance, the cost of which would be felt town-wide and would more than offset any future tax benefits.

Recommendations

Implementation responsibility is identified in *italics*.

1. The *Planning and Zoning Commission* should consider amending the Zoning and Subdivision Regulations to:
 - a. Establish inclusionary zoning (CGS 8-2i) for medium size residential developments (e.g., developments with 10 or more units or lots) so that at least 10 percent of proposed units or lots are affordable as defined by CGS Sec. 8-30g.
 - b. Establish regulations to encourage age-restricted or active-adult housing by special permit. Said regulations shall not increase density beyond that permitted elsewhere in the Zoning Regulations.
 - c. Amend Subdivision Regulations to require consideration of passive solar techniques when laying out roads and homes.
2. Acquire land to encourage the private development of senior housing. *Planning and Zoning Commission, Board of Selectmen, Town Meeting.*
3. Maintain two (2) acre zoning density for single family dwellings and mandatory cluster development for subdivisions. *Planning and Zoning Commission*
4. Maintain allowing two (2) family dwellings by right on four (4) acres. *Planning and Zoning Commission*
5. Maintain existing mix of seasonal and year-round housing in the Lake Zone so as not to change the environmental and other characteristics of the Lakes including public health and safety. *Planning and Zoning Commission*

Town of Lebanon 2010 Plan of Conservation and Development

Section 2: Community Facilities and Services

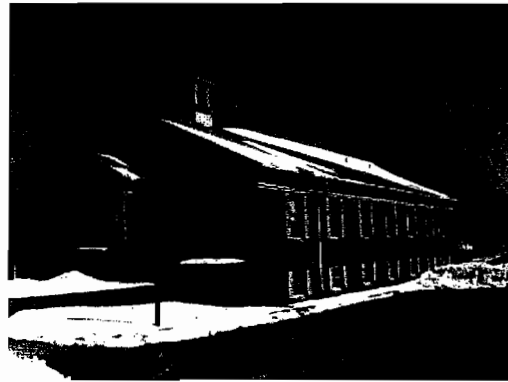
Goal: To maintain and expand community facilities and town services to meet the needs of the current and projected population.

As noted in the 2000 *Plan of Conservation and Development*, a principal function of local government is to provide community services, facilities and infrastructure that meet town needs. Lebanon's Town Government is conducted by 54 elected and 93 appointed officials, and approximately 275 full or part-time employees (80% school, 20% other). There are 18 standing Town boards and commissions, and over a dozen ad-hoc committees. [See *Lebanon Town Government Organizational Chart* in appendix.]

The following recommendations are an outgrowth of discussions with each department.

Town Hall

Constructed in 1969, Lebanon Town Hall contains 6,888 square feet maintained by the Board of Selectmen. In 2007, renovations in the form of asbestos abatement, installation of outside perimeter drainage, reconstruction of the parking lot, and installation of energy efficient indoor and outdoor lighting fixtures were conducted. Expansion of town government since 1969 has caused the downstairs meeting room space to be diminished to make room for additional offices.



Consideration should be made to relocate overflow town offices to adjacent Community Center lower level or attic.

Community Center/Town Pool

Constructed in 1970, the 4,000 square foot Community Center is maintained by the Board of Selectmen and used for civic and municipal meetings, and private functions by fee for residents. The Town Pool is located directly behind this facility. In 2006, renovations were conducted to the lower level. In 2010 the Town completed construction of the Alden Tavern parking lot adjacent to the Community Center to accommodate overflow parking.



Consideration should be made to accommodate overflow municipal offices in the lower level and/or attic space should Town Hall needs arise.

Town of Lebanon 2010 Plan of Conservation and Development

Senior Center

Constructed in 2008, the 6,450 square foot Senior Center is operated by the Commission on Aging and open to those of qualifying age. The facility contains meeting rooms and activity spaces, a commercial kitchen and other areas utilized by Lebanon's seniors. Programs offered include but are not limited to luncheons, health screening, computers, exercise, games, dancing and guest lectures. Senior van service dispatch is operated from this location.



Complete driveway loop from Senior Center to Dr. Manning Drive to improve access. Once the grant-required-age-restrictions expire in 2013, allow utilization of facility by other organizations (i.e., recreation) during off-peak hours.

Public Works Facility

Constructed in phases beginning in 1950, the town garage contains 6,600 square feet of buildings which house the highway garage offices, and truck, material and equipment storage. Senior vans are also housed at this site. The town garage is in poor condition, lacking potable water, with seasonal septic issues. The site is located at a major focal point for those entering or exiting the Town Center and contains a pond. The facility is not large enough to accommodate the existing (9) trucks, salt and sand storage, and staff parking. Many of the truck bays, including the repair facility, are too small to accommodate large vehicles. The site is environmentally sensitive, with salt and sand storage left uncovered and exposed to the elements.



Consideration should be made for the construction of an updated facility sized to accommodate current and future needs with proper water and sanitary facilities. The existing site should be redeveloped for economic development, location of a new Post Office or a greenway entrance to Town Center. Consideration should also be made to provide satellite sand/salt shed facilities.

Town of Lebanon 2010 Plan of Conservation and Development

Jonathan Trumbull Library

Constructed in 1967, with an addition completed in 1974, the Jonathan Trumbull Library contains 7,500 square feet. The library is open five (5) days a week for 38 hours, which is up from four (4) days a week and 30 hours in 2000. In 2009, the library had a collection of 48,210 books, periodicals, videos, tapes, DVD's and CD's. Since 2000, circulation has grown by 60% with 80,148 items loaned out and 44,000 library visits in 2009. Parking is limited and shared with the First Congregational Church and users of the Town Green. A 2010 Library Space Needs Study determined a need for added library space.



Consideration should be made to construct an addition to the existing facility along with additional parking to accommodate current and future user needs, and to increasing library hours to include Fridays and all-day Saturdays.

Fire Safety Complex

Constructed in 1988, the 17,000 square foot facility houses the Fire Department, Fire Marshal, Police Department, Cemetery Sexton and function hall with commercial kitchen. An addition to the facility was constructed in 2007 to enlarge the truck bays and create Fire Department offices and a training facility. The function hall and kitchen are available to the community for rent at a fee and was renovated in 2010. The function hall is also used as Lebanon's sole voting station and for occasional meetings. The parking lot is undersized. The Town's Dog Pound is located to the rear of the property and is shared with the Town's of Bozrah, Franklin and Sprague. The Fire Department is currently looking into the possibility of building a substation(s) to facilitate emergency services.



Consideration should be made to acquire land for future substation(s) and hire a full-time staff person(s) to man the stationhouse during the day.

Town of Lebanon 2010 Plan of Conservation and Development

Schools

Lebanon's public school system is comprised of three (3) facilities, which include an elementary, middle and high school. For the 2008-09 school year there was a total of 1,546 students. This represents a 2.9% or 44 student increase over 2000. It is estimated that 97.4% of Lebanon's school-age children attend public schools.

Lebanon Elementary School contains 72,000 square feet and serves grades PK-4. Built in 1936, additions were made to the facility in 1956, 1966, 1983 and 2005.

Lebanon Middle School contains 70,500 square feet and serves grades 5-8. Built in 1959 to serve grades 7-12, additions were made to the facility in 1977, 1981 and 2005.

Lyman Memorial High School was constructed in 1992 to serve grades 9-12 and contains 117,000 square feet. The Town of Columbia contracts with Lebanon to send 110+/- students to Lyman High School. Lyman contains a vocational agricultural science center, which in addition to Lebanon students, serves those from Andover, Bozrah, Colchester, Chaplin, Columbia, Hampton, Hebron, Franklin, Marlborough, Salem, Scotland and Sprague.

With recent additions made to the elementary and middle schools, it is anticipated that Lebanon's public schools possess enough capacity to handle a modest increase in the number of students over the next decade. This assumes no sizeable in-migration or the advent of newly mandated state education requirements.

In addition to its public schools, Lebanon contains the Lebanon Cooperative Nursery School (ages 3 and 4), Red Sneakers childcare/kindergarten (ages 3-6), and a dozen in-home day cares.

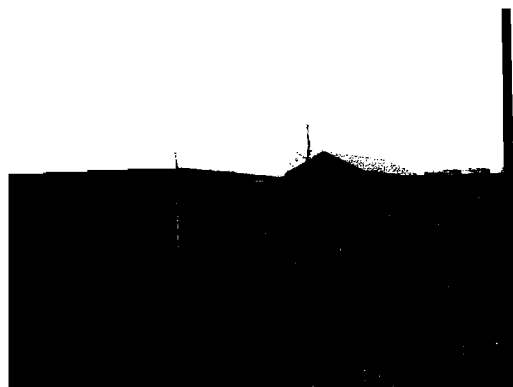
Land for a new school is not projected to be necessary during the Plan period.



Lebanon Elementary School



Lebanon Middle School



Lyman Memorial High School

Town of Lebanon 2010 Plan of Conservation and Development

Recreation Facilities

The 2000 POCD recreation objective is adopted into this Plan: *“Seek to provide adequate land to meet active recreation needs, while ensuring that existing active recreation areas are properly managed for maximum use.”*

In addition to the recreation fields located at the schools, the Recreation Commission along with a part-time Recreation Coordinator manages the Aspinall Recreation Complex and the Community Center Pool and run a variety of programs throughout Town.

In 2008, the Recreation Commission prepared an *Active Recreation Needs Analysis* which identifies three (3) recreation projects that are ready for construction in order to meet current and projected population needs. These include:

1. Construct three (3) ball fields at Tyler Field off Bascom Road;
2. Renovate Aspinall Recreation Complex; and,
3. Construct three (3) soccer fields at the West Town Street Senior Center property.

In addition, the *Active Recreation Needs Analysis* notes that the Recreation Commission requires adequate funding for current and future maintenance and staffing needs.

Funding consideration should be made to (1) implement Tyler Field construction; (2) renovate Aspinall Recreation Complex; (3) construct West Town Street Field; and, (4) hire a full-time Recreation Coordinator.

Solid Waste Facility

Lebanon’s Transfer Station and former landfill occupy 12+/- acres of a town-owned 141-acre site on Exeter Road near the Franklin town line. The former landfill was closed and capped in the 1990’s. Residents have the option of transporting their household waste to the Transfer Station and paying a per-bag fee or contracting with a private hauler. The Transfer Station accepts recyclables, bulky waste, metals, yard waste, tires and spent oil and antifreeze. The Town joins with other area municipalities to provide hazardous material waste collection once or twice per year outside of Town. Waste is transferred from Lebanon to resource recovery plants in Lisbon and Preston. The Town leases the remaining open land for corn and hay production.

Consideration should be made to sponsoring hazardous material waste collection within the Town of Lebanon on an annual or biannual basis and to upgrade the Solid Waste Facility such as modifications to facilitate single-stream recycling, adding compactors to the facility, and recycling of certain electronic items.

Cemeteries

Most of Lebanon’s cemeteries are managed by the Cemetery Commission and a part-time Sexton. The Town’s cemeteries are anticipated to reach capacity during this planning period.

Town of Lebanon 2010 Plan of Conservation and Development

A new 5+ acre cemetery site is necessary to be acquired to meet Lebanon's short and long-term needs.

Old Fire House

The old fire house is located at 900 Trumbull Highway and is used for Public Works storage. The site is limited in size (1/4 acre) and lacks parking, water and septic. The facility is structurally sound and the roof was last replaced in 1993.

No change in use is proposed.

Police Services

Police services are conducted by a Resident State Trooper and four (4) part-time Police Officers with support from State Police Troop K in Colchester.

Assuming Lebanon's crime rate remains low, no changes are proposed.

Lebanon Post Office

The Post Office is located on a 1/4-acre site with limited parking at 562 Exeter Road. A new facility is needed to accommodate current and projected population on a site located near the Town Center. (The Town may be able to facilitate a new post office by redeveloping the site which currently houses the Public Works Facility should it be relocated.)

Transportation

Lebanon contains 56 square miles and is the 10th largest community in size in Connecticut. Lebanon contains 120 miles of road, including 91 miles of Town roads (of which 15 is gravel or unpaved) and 29 miles of State roads. Any road improvements should seek to maintain the rural character of the community.

Unpaved roads should be preserved in order to maintain a visible component of the Town's scenic and rural character. To date only Smith Road has been classified under the Town's *Scenic Road* ordinance. The following roads are recommended for future Scenic Road designation:

- Bogg Lane
- North and West Town Streets
- Bender Road, Goshen Hill Road, and Tobacco Street Extensions
- Babcock Hill, Barstow, Briggs, Church, Cook Hill, Fowler, Randall, Roger Foote, Sisson, Taylor Bridge, Village Hill and York Roads

Town of Lebanon 2010 Plan of Conservation and Development

With respect to safety and utility of Town roads and bridges, the Selectmen currently recommend the reconstruction of Leonards Bridge Road (Phase V) and Bascom Road, and replacement of the McGrath Road Bridge over the Yantic River

The Conservation Commission should assist property owners in the scenic road designation process. The Town should petition Connecticut DOT to include the installation of bicycle lanes where feasible when resurfacing Routes 87, 207 and 289.

Utilities, Water and Sewer

Electricity reaches Lebanon's homes and businesses through either Connecticut Light & Power (CL&P) or Bozrah Light and Power Company. (CL&P is the highest taxpayer in Town, owning 450+/- acres of land.) Water is provided to most homes and businesses by private wells. Exceptions to this rule are at Amston Lake, Frankel Acres, Carriage Drive, and Norwich's Deep River Reservoir which provides service to limited properties along Norwich Avenue.

In the late 1990's the Town lobbied for and received purveyor of water status from the Department of Public Health. With this authority, the Town must approve any proposed public water supply, with the exception of south of Norwich Avenue.

In 2009, the Town established a Water Pollution Control Authority to sewer or offset environmental concerns at Amston Lake. The Town voted to sewer Amston Lake in 2010. Sewers are anticipated to be in place by 2013.

Energy

An Energy Task Force Advisory Committee was established in 2008 to apply for and oversee grants to support local public awareness and education projects that support clean renewable energy. Lebanon has taken the EPA Community Challenge pledge to reduce total energy use 10% by 2013 and conducted an energy audit of town buildings. In 2010, the Town erected a wind turbine at the Middle School to provide partial school electric needs.

Renewable energy modules should be integrated into the vo-ag curriculum, and senior center and library programming. The Town should purchase Energy Star equipment.

Town Services

Lebanon operates without a Town Charter or professional town administrator. As the Town is required to deal with an increasing array of local, state and federal mandates, consideration should be made to establish a Town Charter and enact an alternative form of government, e.g., town administrator or manager.

Consider establishment of a Charter Study Committee.

Section 3: Agriculture

GOAL: To encourage the continued dominance of land-based agriculture as the primary land use in Lebanon by protecting farmland for current and future generations; promoting agriculture-based economic opportunities; and, allowing agricultural uses and related activities to thrive as the Town grows.

Lebanon is Farm Country! It's historical and agricultural roots are inseparable. Lebanon's farms continue to provide food and fiber necessary to sustain the masses, just as it did at the time of our nation's founding. Maintaining a significant agricultural base is a central theme of Lebanon's *2010 Plan of Conservation and Development*.

The Town understands that without municipal planning and support, agriculture could become a thing of the past. Maintaining and growing Lebanon's agricultural base is not only good for the tax base but is paramount to providing and protecting valuable open space and scenic vistas, tourism and local economy, jobs, wetlands and wildlife habitat, and public health.

Existing Conditions

Lebanon remains one of Connecticut's largest agricultural communities despite residential growth pressures. Agriculture and its ancillary businesses are the dominant economic activity and consumers of land in Lebanon, representing seven (7) of the top nine (9) taxpayers. Its presence dominates the overall character of Town.

Lebanon has one of the highest concentrations of prime and important farmland soils in the State comprising 23,928 acres or 67% of Town. Approximately 10,000 acres in Lebanon are in active agricultural use, with the majority of this land or 6,000 acres unprotected from future development. According to the University of Connecticut's Center for Land Use Education and Research, between 1995 and 2006 Lebanon lost 2.9% (or 212 acres) of its agricultural fields. This former farmland now contains residential development or has grown fallow. The 2007 Agricultural Census reports 122 farms in Lebanon.

In addition to a large number of traditional farms in Lebanon there are a growing number of smaller farms as more and more residents choose to invest in their land. It is no coincidence that new smaller farms continue to sprout up as more and more Nutmeggers choose to buy locally grown products after more than half a century consuming mostly processed and non-local foods.