

PLANNING AND ZONING COMMISSION
AGENDA
PUBLIC HEARINGS / REGULAR MEETING
Tuesday, January 11, 2011
Town Office Building, 15 Gilead Street, Hebron, CT

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Ann E. Hughes
HEBRON TOWN CLERK

PUBLIC HEARINGS

- I. **Petition 2010 - 11**, Subdivision and Special Permit Applications of Grayville Estates of Hebron, LLC on property owned by Anna Rudko of Colchester, CT, for approval of a Subdivision under the Hebron Subdivision Regulations and approval of three (3) rear lots under Sections 6.5 and 8.1 of the Hebron Zoning Regulations on 87 acres of land, premise located with frontage on the west side of Old Colchester Road and the south side of Grayville Road (Assessor's Map #18, Parcel #11), R1 District.
Public hearing continued from 12/14/10. (Latest Hearing Closure Date: January 18, 2011)
- II. **Petition 2010 - 8**, Special Permit Application of Nicholas Lulick to permit a conversion of an existing 1st floor three-car garage to a 1st floor 2-bedroom apartment with a detached three-car garage, in accordance with Sections 5.7.2(b) and 8.1 of the Hebron Zoning Regulations on 1.02 acres of land located at 25 Wall Street, HG District. **(Latest Hearing Closure Date: February 15, 2011)**

REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes – December 14, 2010 - Public Hearing / Regular Meeting
- III. Recognition of Guests
- IV. Action on Pending Applications
 - A. **Petition 2010-6**, Subdivision and Special Permit Applications of James Grossman, for approval of a Re-Subdivision and an Open Space Subdivision including Rear Lots, west side of Hillcrest Drive, the south side of Lake Road, and the east side of CT RT 85 (Church Street), R1 District and also included within the SSD and AP Overlay Districts. *(Latest Action Date: February 17, 2011)*
 - B. **Petition 2010-11**, Subdivision and Special Permit Applications of Grayville Estates of Hebron, LLC, for approval of a Subdivision and approval of three (3) rear lots, located with frontage on the west side of Old Colchester Road and the south side of Grayville Road, R1 District.
 - C. **Petition 2010-8**, Special Permit Application of Nicholas Lulick to permit a conversion of an existing 1st floor, three-car garage to a 1st floor, two-bedroom apartment with a detached three-car garage, 25 Wall Street, HG District.
- V. New Business
 - A. New Applications - None
 - B. Set Public Hearing Date - None
 - C. New Business
 1. Letter dated December 15, 2010 from James Celio re acceptance of Root Lane
 2. Appointments to CRCOG Regional Planning Commission
 3. Other New Business
- VI. Adjournment

Next Meetings: January 19, 2011 - Special Meeting of Road Subcommittee
January 25, 2011 - Regular Meeting / Public Hearings

 - PZC – O.S. title of insurance
 - PZC – non-conforming uses

February 8, 2011 - Workshop / Regular Meeting