

**PLANNING AND ZONING COMMISSION
AGENDA
PUBLIC HEARING / REGULAR MEETING
Tuesday, October 26, 2010, at 7:00 P.M.
Town Office Building, 15 Gilead Street, Hebron, CT**

PUBLIC HEARING

- I. **Petition 2010-7**, Application of the Hebron Parks and Recreation Department, on land owned by the Town of Hebron, for a Special Permit approval to modify the interior of the existing Park Operations Building, to include the Parks and Recreation Department offices and meeting space, in accordance with the provisions of Sections 5.1.3(k) and 8.1 of the Hebron Zoning Regulations. Property is located at 148 East Street, Burnt Hill Park, Hebron, CT (Assessor's Map #25, Parcel #42), R-1 District (**Latest Hearing Closure Date: 11-30-10**)

REGULAR MEETING

- I. **Call to Order/Roll Call**
- II. **Approval of Minutes** – August 31, 2010 - Special Meeting
September 28, 2010 - Regular Meeting
October 20, 2010 - Special Meeting
- III. **Recognition of Guests**
- IV. **Action on Pending Applications**
- A. **Petition 2010-7**, Application of the Hebron Parks and Recreation Department, for a Special Permit approval to modify the interior of the existing Park Operations Building, to include the Parks and Recreation Department offices and meeting space . Property is located at 148 East Street, Burnt Hill Park, Hebron, CT , R-1 District
- V. **New Business**
- A. New Applications
1. Sign Application – Ace Hardware, 81 Main Street, GB District
- B. Set Public Hearing Date
1. **Petition 2010-8**, Special Permit Application of Nicholas Lulick , to convert 1st floor of garage to apartment, HG District (**Latest Hearing Date: 12-30-10**)
2. Reschedule public hearing for **Petition 2010-6**, Grossman-Stern
3. **Petition 2010-9**, Application of the PZC to amend the Subdivision Regulations regarding certificates of title for lands to be transferred to the Town of Hebron
4. **Petition 2010-10**, Application of the PZC to amend the Zoning Regulations regarding non-conforming uses
5. **Petition 2010-11**, Application of Grayville Estates of Hebron,LLC for Subdivision and Rear Lot approvals for land located on south side of Grayville Road (**Latest Public Hearing Date: 12-30-10**)

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C. New Business

1. Request from Ford & Paulekas to extend the approvals for Loveland Farms (**Petition 2004-15**) through April 30, 2011
2. Recommendation on Open Space to be dedicated to the Town of Hebron
3. Informal discussion re: potential pizza restaurant at 37 Main Street
4. 2011-2012 Capital Improvement Program Requests
5. Draft 2009-2010 PZC Annual Report
6. Other New Business

VI. Adjournment.....

Next Meetings: November 9, 2010 - Regular Meeting / Workshop
 December 14, 2010 - Regular Meeting / Public Hearings

/dmg