

PLANNING AND ZONING COMMISSION
AGENDA
PUBLIC HEARINGS / REGULAR MEETING
Tuesday, December 14, 2010, at 7:00 P.M.
Town Office Building, 15 Gilead Street, Hebron, CT

RECEIVED

2010 DEC 10 A 10:30
Ann E. Hughes
HEBRON TOWN CLERK

PUBLIC HEARINGS

- I. **Petition 2010-6**, Subdivision and Special Permit Applications of James Grossman on property owned by James Grossman of Delray Beach, FL and Agnes Stern of Boca Raton, FL, for approval of a Re-Subdivision under the Hebron Subdivision Regulations and an Open Space Subdivision including Rear Lots under Sections 8.18 and 8.1 of the Hebron Zoning Regulations on 123.8 acres of land, premises located with frontage on the west side of Hillcrest Drive, the south side of Lake Road, and the east side of CT RT 85 (Church Street) (Assessor's Map #10, Parcel #20 and Assessor's Map #2, Parcel #2), R1 District and also included within the SSD and AP Overlay Districts. **Hearing continued from 11-9-10 – (Latest Hearing Closure Date: 12-14-10)**
- II. **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. **(Latest Hearing Closure Date: 1/18/11)**

REGULAR MEETING

- I. Call to Order/Roll Call
- II. Approval of Minutes – November 9, 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.
 - 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.
- V. New Business
 - A. New Applications
 1. Sign Application, Gina Marie's Restaurant, 71 Main Street, GB District

**PLANNING AND ZONING COMMISSION
AGENDA (cont.)
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B. Set Public Hearing Date - None

C. New Business

1. 2011 PZC Meeting Schedule (Draft)
2. Other New Business

VI. Adjournment

Next Meetings: January 11, 2011 - Regular Meeting / Workshop
 • 2010-8 – Lutick
 January 25, 2011 - Regular Meeting / Public Hearings

/dmg