

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
January 12, 2010 – Regular Meeting
Town Office Building**

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Carl A. Pommeroy
HEBRON TOWN CLERK

Members Present: J. Podell, T. Piggott, N. Wood (7:08 p.m.)

Members Absent: L. Hinman, F. Zitkus

Alternate Present: G. Gotowala

Staff Present: M. O’Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:02 p.m.

J. Podell seated G. Gotowala for F. Zitkus.

Approval of Minutes – December 8, 2009 Organizational Meeting: T. Piggott moved and G. Gotowala seconded a motion to approve the minutes of December 8, 2009 Organizational Meeting as presented. The motion passed unanimously.

December 8, 2009 Regular Meeting: T. Piggott moved and G. Gotowala seconded a motion to approve the minutes of December 8, 2009 Regular Meeting as presented. The motion passed unanimously.

New Business:

Petition 2009-24 Application of Richard Calarco on property owned by the Town of Hebron to modify recreation fields at Hebron Elementary School, application made under Section 5.1.3 k of the Hebron Zoning Regulations, 110 Church Street, R-1 District: R. Calarco stated that this field was part of the overall master plan study for the number of fields that were needed.

T. Fenton stated that they are trying to create a full size field at Hebron Elementary School. T. Fenton noted that they will be filling some of the sloped area and removing the existing baseball fence. The field will be 180 feet by 330 feet. The filling will require approximately 9,000 cubic yards of fill.

N. Wood arrived at 7:08 p.m.

T. Fenton stated that the Board of Education is very receptive to this proposal. They did request that there be a walking path around the field for physical education classes. T. Fenton noted that there will be minimal clearing needed for this field. It is intended to build this field over the summer and possibly during April vacation, they could bring the fill onto the site.

M. O'Leary stated that staff has required that the clearing be minimal because of the neighbor to the south.

T. Piggott moved and G. Gotowala seconded a motion to approve the application of Richard Calarco on property owned by the Town of Hebron to modify recreation fields at Hebron Elementary School with the condition that to the extent possible the tree line shall be modified with minimal impact to the neighboring property owner. The motion passed unanimously.

Informal Discussion with Director of Parks & Recreation re: Dept. Offices at Burnt Hill Park: R. Calarco stated that they are interested in moving the Parks and Recreation Dept. offices from the Town Hall to the new Parks Maintenance Building at Burnt Hill Park. R. Calarco noted that with some re-engineering there is a room that went from 400 square feet to 1,200 square feet. They are looking to centralize their operations. R. Calarco also noted that the recreation supplies are now stored at this facility. This will also free up space at the Town Hall.

Discussion re: 1/7/10 Letter from Glastonbury Auto Body Concerning Permitted Use: M. O'Leary stated that this letter is asking the Commission for an opinion of permitted uses at the former Treasure Factory building on Church Street and North Pond Road. The owner of Glastonbury Auto Body would like to have a supplemental location to his main location on Hebron Avenue in Glastonbury. This building will be used as a place for him to store vehicles he has towed. M. O'Leary noted that this building is in the Amston Village District as well as the aquifer protection zone. The regulations for the aquifer zone stated that there are no auto repairs, auto body work and similar heavy uses. The Amston Village District regulations allow a variety of uses from residences, retail and offices. There are no auto repairs allowed but they do allow warehousing and storage.

J. Podell raised a concern about leakage from the towed vehicles.

M. O'Leary stated that this use will need a special permit application.

1/5/2010 Letter re: Nail Salon Use: M. O'Leary stated that this request is for a nail salon to replace the empty doctor's office in the Hebron Commons multi-tenant building. This business falls under the personal services classification, which is 1 parking space for each 200 square feet. This space was approved as a medical office with parking required at the rate of 1 space for each 150 square feet of use. M. O'Leary noted that the owner of this business indicates that she will direct her employees to park in the off site parking at the fire department.

N. Wood raised a concern about the volume of traffic during peak hours.

After much discussion, it was the consensus of the Commission to allow the nail salon with the following conditions: 1) employee parking in the rear or off site; 2) limit the number of stations to a maximum of 3 manicure and 3 pedicure.

Recommendation on Griswold Lane Acceptance: M. O'Leary stated that they received a letter, dated 1/12/10 from the Town Engineer who is recommending the final acceptance as a town road. It is noted in the Town Engineer's letter that the common driveway to lots 6 and 7 was originally surfaced with a stone penetration treatment, which subsequently required repair. In addition, they will not be able to confirm the acceptability of this repair until next spring. So the Town Engineer is recommending that the required maintenance bond also be held as a guarantee that acceptable repairs are made to the common driveway.

N. Wood moved and G. Gotowala seconded a motion to recommend to the Board of Selectmen the acceptance of Griswold Farm Subdivision road as a public road on the condition that the maintenance bond be retained until such time as they can verify that the repairs to the common driveway are acceptable to the Town Engineer. The motion passed unanimously.

Follow-Up from All Boards Meeting: N. Wood provided the Commission with a brief update from the meeting.

Discussion of Rural Business Uses Amendment to Section 8.11: The Commission was provided a draft that was prepared by M. O'Leary which included comments from the Commission from the previous meeting. It was decided to discuss this at a future meeting when there is a full Commission present.

Discussion Regarding POCD Implementation: J. Podell suggested that each member define their top 3-5 priorities and come back with those at a future meeting.

Discussion of Salmon River Watershed Recommendations: M. O'Leary provided the Commission with what was recommended by the Salmon River Watershed report. It was decided that Commission members will choose the top 3 priorities that fall under the Commission's purview that they feel are important.

The meeting adjourned at 8:35 p.m.

At 8:46 pm N. Woods moved and T. Piggott seconded a motion to reconvene the meeting and add a brief discussion item to the agenda regarding a letter received from the Lion's club. The motion passed unanimously.

J. Podell asked the Town Planner to provide a brief background. M. O'Leary distributed an e-mail received by the Town from Robert Lee, representing the Lion's club. The correspondence was for the purpose of asking the Commission's opinion on the Lion's Club idea of using the fairgrounds for a 1 to 2 day concert during the summer which would involve the sale of wine and beer. The e-mail contained the reasons that the club is researching this issue. A letter from the Lion's Club president was also distributed indicating that the club had voted and had authorized this effort of studying a possible concert event. M. O'Leary also distributed a packet he had assembled containing the original zoning approval for the fairgrounds which prohibited the storage of alcoholic beverages on the fairgrounds.

T. Piggott indicated a concern over the traffic such an event would generate. The rest of the Commission concurred. J. Podell expressed concern that this type of event did not seem like a good fit for a small town like Hebron. There was general agreement from the Commission on this statement. It was discussed that if the process continued, the Zoning Regulations would have to be amended at a public hearing, and then likely the Lion's application would require another public hearing. N. Woods indicated that this would get the Town's residents' opinion on the issue, which the Commission thought would be critical to any decision. The Commission then discussed the concern that such an amendment to the regulations would potentially open up similar requests from other organizations as a zoning regulation cannot be written for one particular group or club.

While the Commission members' initial reaction was that this was not a positive idea, they asked the Town Planner to gather data from other towns, similar to Hebron, that allow such events. The Commission concluded that the matter should be raised again when that information is available and when all regular Commission members are in attendance.

The meeting adjourned at 9:07 p.m.

A handwritten signature in cursive script that reads "Tricia Schiavi". The signature is written in dark ink and is positioned above the printed name and title.

Tricia Schiavi
Board Clerk

