

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
January 26, 2010 – Public Hearing
Town Office Building

RECEIVED

2010 FEB -4 P 3:41
Anne E. J. [Signature]
HEBRON TOWN CLERK

Members Present: L. Hinman, F. Zitkus, N. Wood, T. Piggott

Member Absent: J. Podell

Alternates Present: G. Gotowala, D. Casoni, P. Harrington

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The public hearing was called to order at 7:03 p.m.

L. Hinman seated P. Harrington for J. Podell.

Petition 2009-23 Application of David and Clara O'Brien for a Special Permit approval to construct a new year-round dwelling in accordance with the provisions of Sections 5.3.4 and 8.1 of the Hebron Zoning Regulations. Property is located at 56 Ames Road, Hebron, CT (Assessor's Map #65C, Parcels #9 & 10) AL District: C. O'Brien stated that they are proposing to build a single family dwelling with a walkout basement. They are looking to put solar panels on the back of the roof. The applicant presented a landscape plan that was done by a landscape architect. In addition, they presented pictures of the wall that is presenting down by the Lake and the plants that are presently there. They went over what they are proposing to plant in that area.

F. Zitkus questioned what measures would be taken for erosion control. D. O'Brien stated that there will be hay bales and a silt fence.

M. O'Leary went over his report dated 1/20/10. M. O'Leary reported that there were two reports received from the Town Engineer, dated 1/18/10 and 1/26/10. Also, a report, dated 1/22/10 was received from the Chatham Health District where S. Knauf noted that the driveway water treatment infiltration system is located within 75 of a drinking well and does not meet the requirements shown in DEP's storm water management. A better solution for this problem would be to create a grass swale along the front of the house.

The public hearing on Petition 2009-23 closed at 7:20 p.m.

The public hearing adjourned at 7:20 p.m.



Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
January 26, 2010 – Regular Meeting
Town Office Building

RECEIVED
2010 FEB -4 P 3:42
Anne D. Hayes
HEBRON TOWN CLERK
Rest

Members Present: L. Hinman, F. Zitkus, N. Wood, T. Piggott

Member Absent: J. Podell

Alternates Present: G. Gotowala, D. Casoni, P. Harrington

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:20 p.m.

L. Hinman seated P. Harrington for J. Podell.

Approval of Minutes – January 12, 2010: It was noted on Page 3, 6th paragraph, last sentence it should say "...they feel are important." In addition, on Pages 3 and 4, "Woods" should be "Wood".

N. Wood moved and T. Piggott seconded a motion to approve the minutes of January 12, 2010 as amended. The motion passed unanimously.

Action on Pending Application:

Petition 2009-23 Application of David and Clara O'Brien for a Special Permit approval to construct a new year-round dwelling in accordance with the provisions of Sections 5.3.4 and 8.1 of the Hebron Zoning Regulations. Property is located at 56 Ames Road, Hebron, CT (Assessor's Map #65C, Parcels #9 & 10) AL District: N. Wood moved and F. Zitkus seconded a motion to approve Petition 2009-23 Special Permit Application of David and Clara O'Brien for a new year-round home at 56 Ames Road with the following conditions:

1. The plans shall be amended to include the approval letters from the Wetland Agency and Planning and Zoning Commission.
2. Address all items as noted in the Chatham Health District report dated January 22, 2010 by replacing the driveway infiltrators with a grass swale in front and to the side of the house for the purpose of filtering stormwater runoff from the driveway.
3. Include on the Plan a method to direct all construction traffic to the construction entrance.

4. Prior to building permits being issued: a) submit a final plan adhering to all conditions of approval; b) file the Special Use Permit in the Town Clerk's Office.
5. Prior to the issuance of a Certificate of Occupancy the following shall be completed: a) final site grading, stormwater mitigation measures, required landscaping, paved driveway apron, topsoil and seeding; b) adequate erosion and sediment control measures are in place; and, c) a suitable potability test for the well water.

The motion passed unanimously.

New Business:

Workshop Topics:

Informal Discussion with Jim Celio re: Potential Lakeview Estates Subdivision: J. Celio stated that this was discussed with the Commission in 2003. J. Celio presented a timeline of what has evolved from 2003 until now. J. Celio noted that this parcel is just under 124 acres with three potential subdivision scenarios. J. Celio indicated that at the time they started this, they were informed by Birmingham Utilities that there was enough water. This was not the case and have since received a well water waiver exemption in May of 2007.

J. Celio noted that there was some discussion regarding a roundabout, but the Amston Lake Tax District stated that they did not want to participate in this.

J. Celio stated that this will be a medium to high end subdivision. With the regulations in place, there could be in excess of 130 units, but this would not make sense. The Grossman family asked for a reasonable plan of 32 lots.

J. Celio noted that in May 2007, the Special Permit Determination of Suitability was approved by the Commission. J. Celio went over the changes that have been made to the proposal noting that they moved the cul de sac to another part of the property. There will be 29 lots on the cul de sac and three lots off of Route 85 with a common driveway serving those three lots. J. Celio also noted that the open space that was approved with the Determination of Suitability as increased. There will be 69 acres of open space with the project.

F. Zitkus noted that an open space piece to the south of the property would be nice so that it can connect to another piece.

The Commission felt there was no need for the applicant to reapply for a determination of suitability as the plan has improved from the last time it was discussed with the Commission.

Other New Business: The Commission discussed the request made by the Lions Club regarding the proposed concert they would like to have as a fund raiser. It was noted that

the regulations as they stand do not allow the sale of alcohol so they would have to be changed and you cannot write the regulations for one individual group.

M. O’Leary stated that out of 46 fairs in Connecticut, only 9 allow the sale of alcohol. M. O’Leary provided the Commission with information on other fairs in Conn. F. Zitkus raised a concern about having to change the regulations and would not want to encourage this type of thing in Hebron. It was the consensus of the Commission that this is not a particularly good idea. M. O’Leary stated that he will write a letter to the Board of Selectmen.

M. O’Leary noted that he received a call from the Conn. Renaissance Fair requesting to be able to sell alcohol at their fair. The Lions Club told them to call M. O’Leary. M. O’Leary stated that he did not receive anything in writing.

The meeting adjourned at 8:15 p.m.

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

Tricia Schiavi
Board Clerk