

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
March 9, 2010 – Regular Meeting
Town Office Building**

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HEBRON TOWN CLERK
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Members Present: L. Hinman, F. Zitkus, N. Wood, J. Podell

Member Absent: T. Piggott

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

Staff Present: M. O'Leary, Town Planner

Guests: J. Celio, M. Carofano

The meeting was called to order at 7:05 p.m.

Approval of Minutes – February 9, 2010: It was noted on Page 2, last paragraph, "L. Hinman" should be "F. Zitkus". Also on Page 3 under condition #5, "hose" should be "house".

N. Wood moved and F. Zitkus seconded a motion to approve the minutes of February 9, 2010 as amended. The motion passed unanimously.

New Business:

New Applications:

Petition 2010-1 Site Plan Application of Mark Carofano requesting approval of a new retail space/business service, located at 32-2 Main Street, GB District: M. Carofano stated that he is requesting a change from a business service use to an aromatherapy store and workshop. M. Carofano noted that the workshops he will be offering will be from 7:00-9:00 p.m. In addition, there will only be one employee at the most in the store.

M. O'Leary went over his memo dated 3/5/10. M. O'Leary stated that there is less sparking required for this business than what was required for the former hair salon. This application meets the zoning regulations for parking.

F. Zitkus moved and J. Podell seconded a motion to approve Petition 2010-1 with the following conditions:

1. That all employee parking occur behind the building or on the off site spaces as shown on the approved site plan.

2. That any workshops occur after 7 p.m. as presented by the applicant.
3. That any change to the use or the percentage of building space used for retail is subject to approval by the Town.

The motion passed unanimously.

Set Public Hearing Date:

Petition 2010-2 Subdivision Application of John Hooker requesting approval of a 3-lot subdivision located at intersection of Gilead Street and West Street, R-1 District: It was decided to hold a public hearing 3/23/10.

Referral to Planning & Zoning Commission under 8-24 of the CGS re: Potential Purchase of Open Space of Mussman Property: L. Hinman stated that this has been approved by the OSLAC and the BOS.

F. Zitkus noted that this parcel does abut the open space areas.

J. Podell moved and N. Wood seconded a motion to recommend to the Hebron Board of Selectmen and the Town of Hebron to purchase the two Mussman properties as open space for the following reasons:

1. It is consistent with the Open Space Plan and the Plan of Conservation and Development.
2. The property connects to other large state-owned and town-owned open space parcels, thereby expanding the area for public use and access.
3. Abuts the Airline Trail and Airline Trail Spur, therefore, a purchase would provide a protective buffer to both trails.
4. Provides an additional area of passive recreational use, as the property appears to contain a trail connecting the Airline Trail Spur to the Heron Hill Road cul-de-sac area.
5. Expands the area protecting the Raymond Brook Marsh, a state-wide Wetland of Special Concern.
6. Provides an undisturbed area of wildlife protection, especially for migratory birds.
7. The parcel be a suitable site for a potential future Town-owned drinking water supply.

The motion passed unanimously.

Discussion of Rural Business Uses Amendment: M. O'Leary provided draft language for the Commission to review. These changes would apply only to those that presently have a non conforming business use in a residential zone. The Commission will review these changes and discuss this at the next meeting.

Request for Proposals – Salmon River Watershed Project: M. O'Leary stated that there are 10 towns within the watershed of which four are core towns. Only those four towns applied to be pilot towns of which only two can be chosen. M. O'Leary reported that he received a phone call stating that they selected Colchester and East Hampton as the pilot towns as those towns could most benefit from the consultation work. Hebron is considered a model town as far as the regulations.

Discussion of Salmon River Watershed Recommendations: M. O'Leary stated that there was a public workshop in Hebron a couple of weeks ago. There will be four more that will target the land use commission members, town engineers and local decision makers. The consultation will be at these workshops.

CFPZA Annual Meeting Announcement: M. O'Leary reported that this annual meeting will be 3/18/10 at the Aqua Turf Country Club.

Discussion re: POCD Implementation: M. O'Leary suggested waiting to hear more about the Salmon River Watershed report. L. Hinman suggested writing a letter reminding some of the other boards and commissions regarding this. M. O'Leary will draft this letter for the next meeting. In addition, M. O'Leary will update the POCD implementation list for the next meeting.

The meeting adjourned at 8:00 p.m.



Tricia Schiavi
Board Clerk