

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
**March 24, 2009 – Public Hearing**  
**Town Office Building**

RECEIVED  
2009 MAR 30 P 3:36  
*Ann E. Hughes*  
TOWN CLERK

Members Present: L. Hinman, F. Zitkus, J. Podell, B. Raymond

Member Absent: N. Wood

Alternate Present: G. Gotowala

Alternates Absent: T. Piggott, B. Casoni

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

Petition 2009-3 Application of Hayden O. Houston, Jr. c/o Hebron Pharmacy for a Special Permit approval for an addition to the existing Hebron Pharmacy Building and related site improvements in accordance with the provision of Sections 5.5.2 and 8.1 of the Hebron Zoning Regulations. Property is located at 117 Main Street, GB District: J. Celio presented a history of the area and how they have evolved. J. Celio stated that the applicant's desire is to have this addition to provide additional services to the Town and how his second business.

M. Tarbell stated that the applicant wants to construct a 25' by 50' addition to the building which encroaches into the parking lot that exists. They will take that parking alignment and shift it to the west. M. Tarbell went over the drainage that presently exists. M. Tarbell noted that there was a concern about the pipe going under the building. The Town Engineer has not addressed this issue as of yet. M. Tarbell indicated that they are proposing to reroute the drainage around the building. M. Tarbell also indicated that it is very flat on this property and that they will be adding a drainage swale as requested by staff.

M. Tarbell stated that there will be 1,165 square feet of additional impervious surface with this project. M. Tarbell indicated that 63 parking spaces are required and there are 76 spaces now given an easement by S. Lesinski to use five of his spaces at Tae Kwon Do, which brings the number up to 80 or 81 spaces.

M. Tarbell stated that they will be widening the access drive for the Dunkin Donuts and will be adding an island around the back of the building.

F. Zitkus questioned if there was any landscaping proposed around the addition. M. Tarbell stated that they will be proposing some shrubs to be around the addition. F. Zitkus questioned if there will be any additional lighting. J. Celio stated that the front of the addition will have recessed canopy lighting that will be full cut off.

M. O'Leary stated that this project is doing all the things that staff requested in this area using common parking areas.

M. O'Leary went over the key items in his 3/22/09 report. M. O'Leary noted that there needs to be some type of pedestrian walkway for safe travel between businesses.

M. O'Leary stated that a report dated 3/23/09 from the Town Engineer was received. Also, a memo dated 3/24/09 from S. Knauf was received and a letter dated 3/17/09 from the EDC was received.

S. Kauffman spoke in favor of this project.

The public hearing on Petition 2009-3 was continued to 4/14/09.

Petition 2009-5 Application of Carolyn Bogue (Trustee) on land owned by Caroline L. Liebler Trust for approval of a Subdivision and Special Permit application to permit one rear lot, applications are submitted under the provisions of the Hebron Subdivision Regulations and Sections 6.5 and 8.1 of the Hebron Zoning Regulations on a 44.61 acre parcel of land, premise located on the west side of Gilead Street approximately 750 north of Porter Road (Assessor's Map #44, Lot #12) R-1 District: F. Zitkus stated that his sister is an abutter to this property so he will be sitting out.

L. Hinman seated G. Gotowala for F. Zitkus.

E. Bogue stated that he is looking to building a home on this property, which has been owned by his grandmother for years. E. Bogue noted that the property around the Mohegan Land Trust is wetlands. L. Hinman questioned if the applicant would be willing to have a conservation easement along the stonewalls on the property. E. Bogue indicated that he has no desire to remove the stonewalls, but actually will be repairing one of them.

M. O'Leary went over his report dated 3/22/09. M. O'Leary stated that a memo dated 3/18/09 was received from J. Soderberg. Also, a memo dated 3/24/09 was received from S. Knauf. The Town Engineer submitted a report dated 3/24/09 and a letter was received dated 3/9/09 from the State of Conn. DOT.

The public hearing on Petition 2009-5 closed at 8:30 p.m.

L. Hinman unseated G. Gotowala for F. Zitkus and seated G. Gotowala for N. Wood.

Petition 2009-4 Application of Scott Lesinski for a Special Permit approval for a Child Day Care Center and related site improvements in accordance with the provision of Sections 5.5.2, 8.1 and 8.12 of the Hebron Zoning Regulations. Property is located at 111 Main Street, GB District: S. Lesinski provided an updated site plan for the Commission. S. Lesinski indicated that he would like to maximize the use of the building and fulfill the

need for before and after school care for children ages 5-13. S. Lesinski stated that he would like to do a full time summer camp and he is under application with the State of Conn. Dept. of Public Health for a licensed daycare. S. Lesinski went over the fenced area in the back that the State did not have a problem with. S. Lesinski noted that he has no intention of having play equipment. They are not proposing any additional lighting on the site.

F. Zitkus questioned the square footage of the building. S. Lesinski stated that the building is 4,160 square feet of gross floor area.

M. O'Leary went over his report dated 3/20/09. Also, a memo dated 3/24/09 was received from S. Knauf.

J. Celio spoke in favor of this application as an abutting business owner.

The public hearing on Petition 2009-4 closed at 8:50 p.m.

The public hearing adjourned at 8:50 p.m.



Tricia Schiavi  
Board Clerk

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
**March 24, 2009 – Regular Meeting**  
**Town Office Building**

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TOWN CLERK

Members Present: L. Hinman, F. Zitkus, J. Podell, B. Raymond

Member Absent: N. Wood

Alternate Present: G. Gotowala

Alternates Absent: T. Piggott, B. Casoni

The meeting was called to order at 8:55 p.m.

L. Hinman seated G. Gotowala for N. Wood.

Approval of Minutes – March 10, 2009 Public Hearing: F. Zitkus moved and B. Raymond seconded a motion to approve the minutes of March 10, 2009 Public Hearing as presented. The motion passed unanimously.

March 10, 2009 Regular Meeting: It was noted on Page 4, 5<sup>th</sup> paragraph add the following at the end of the first sentence, “and that open space be established along the entire length of the brook.”

F. Zitkus moved and J. Podell seconded a motion to approve the minutes of March 10, 2009 Regular Meeting as amended. The motion passed unanimously.

Action on Pending Applications:

Petition 2009-3 Application of Hayden O. Houston, Jr. c/o Hebron Pharmacy for a Special Permit approval for an addition to the existing Hebron Pharmacy Building and related site improvements in accordance with the provision of Sections 5.5.2 and 8.1 of the Hebron Zoning Regulations. Property is located at 117 Main Street, GB District: This petition was continued until 4/14/09.

Petition 2009-5 Application of Carolyn Bogue (Trustee) on land owned by Caroline L. Liebler Trust for approval of a Subdivision and Special Permit application to permit one rear lot, applications are submitted under the provisions of the Hebron Subdivision Regulations and Sections 6.5 and 8.1 of the Hebron Zoning Regulations on a 44.61 acre parcel of land, premise located on the west side of Gilead Street approximately 750 north of Porter Road (Assessor’s Map #44, Lot #12) R-1 District: F. Zitkus recused himself from this discussion and deliberation. It was noted that the Commission still encourages the applicant to provide a conservation easement around the stonewalls.

B. Raymond moved and J. Podell seconded a motion to approve Petition 2009-5 Application of Carolyn Bogue (Trustee) on land owned by Caroline L. Liebler Trust for approval of a Subdivision and Special Permit application to permit one rear lot on premise located on the west side of Gilead Street with the following conditions:

1. Section 6.5.3 of the rear lot regulation requires a minimum 12 foot wide drive. This should be specified on the plan as well as a driveway cross section capable of supporting fire vehicle access, acceptable to the Town Engineer.
2. The plans should specify that an address sign, meeting the requirements of the Fire Dept., be placed at the driveway curb cut.
3. All required subdivision improvements including lot pins, driveway, address signs and all erosion and sediment control requirements shall be installed and noted on a final as built plan submitted to the Town prior to the issuance of a Certificate of Occupancy.
4. Items 1 and 3 in the Town Engineer report dated 3/24/09.

The motion passed unanimously.

The reasons for this approval are the regulations have been complied with, the concerns of the Commission were answered and it is consistent with the plans.

L. Hinman unseated G. Gotowala for F. Zitkus and seated him for N. Wood.

Petition 2009-4 Application of Scott Lesinski for a Special Permit approval for a Child Day Care Center and related site improvements in accordance with the provision of Sections 5.5.2, 8.1 and 8.12 of the Hebron Zoning Regulations. Property is located at 111 Main Street, GB District: F. Zitkus moved and J. Podell seconded a motion to approve Petition 2009-4 Application of Scott Lesinski for a Special Permit approval for a child day care center and related site improvements at 111 Main Street with the following conditions:

1. Landscaping shall be evergreen.
2. Reserved drop off and pick up parking spaces shall be signed in some manner with the approval of Town staff.

The motion passed unanimously.

The reasons for this approval are this application meets the regulations, provides proper screening for the proposed fencing and provides services to the community that are much needed in an appropriate manner.

New Business:

New Applications:

Sign Application – 27 Main Street – Northeast Connecticut Dental: M. O’Leary stated that the proposed sign matches the sign that is presently there and the size is well underneath the requirements.

F. Zitkus moved and J. Podell seconded a motion to approve the sign application according to the plan dated 3/23/09 with the dimensions 2’ x 6’ with the same color and materials as the existing free standing sign. The motion passed unanimously.

Nature Conservancy Meeting re: Stormwater Quality and the Salmon River: F. Zitkus and G. Gotowala will be attending this meeting.

Update on Citgo Station and Water Main Extension: M. O’Leary reported that there was a public information meeting held at the Douglas Library where the water company, Drake Petroleum and DEP attended to discuss what will be done to remediate the problem in this area and the solution for the water.

M. O’Leary stated that there are plans to extend the water main from Liberty Drive all the way down to Pendleton Drive to the end, up Wall Street passed the orthodontist where the Conn. Water Company will take it from there all the way down Route 66 and Route 85. M. O’Leary noted that this will begin in May and will take approximately two months to complete.

Workshop Topics: M. O’Leary noted that J. Tarquinio would like to attend the next meeting to discuss the concept that is in the Plan of Conservation and Development about a rural business district.

The meeting adjourned at 9:30 p.m.



Tricia Schiavi  
Board Clerk

