

**TOWN OF HEBRON  
PLANNING & ZONING COMMISSION  
April 14, 2009 – Public Hearing  
Town Office Building**

RECEIVED

2009 APR 24 P 12:09  
Ann E. Schiavi  
HEBRON TOWN CLERK

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

Member Absent: B. Raymond

Alternates Present: T. Piggott, G. Gotowala

Staff Present: M. O'Leary, Town Planner

Guests: M. Tarbell, J. Celio, H. Houston, R. Macrina

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

L. Hinman seated T. Piggott for B. Raymond.

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: L. Hinman stated that the Conservation Commission has tabled this application.

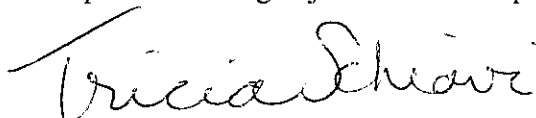
M. Tarbell stated that they have added the spot grades that were discussed in the Town Engineer's report. M. Tarbell noted that they will be adding a couple of posts with a rail so that the trucks do not go over the edge as requested by T. Armata.

M. Tarbell went over the changes that were made to the island behind the pharmacy. M. O'Leary stated that both applicants have signed the application form. J. Celio indicated that there is an agreement between Dunkin Donuts and the Hebron Pharmacy regarding the parking for this area.

M. O'Leary stated that a Town Engineer report dated 4/9/09 was received.

This petition will be continued to 4/28/09.

The public hearing adjourned at 7:27 p.m.



Tricia Schiavi  
Board Clerk

**TOWN OF HEBRON  
PLANNING & ZONING COMMISSION  
April 14, 2009 – Regular Meeting  
Town Office Building**

RECEIVED

2009 APR 24 P 12:09  
Ann E. Prober  
HEBRON TOWN CLERK  
anti

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

Member Absent: B. Raymond

Alternates Present: T. Piggott, G. Gotowala

Staff Present: M. O'Leary, Town Planner

Guests: C. Aubin, J. Tarquinio, A. Fitzpatrick, R. Calarco, H. Reardon

The meeting was called to order at 7:29 p.m.

L. Hinman seated T. Piggott for B. Raymond.

Approval of Minutes – March 24, 2009 Public Hearing: It was noted on Page 1, 1<sup>st</sup> paragraph, last sentence, “how” should be “house”.

F. Zitkus moved and J. Podell seconded a motion to approve the minutes of March 24, 2009 Public Hearing as amended. The motion passed with N. Wood abstaining.

March 24, 2009 Regular Meeting: It was noted on Page 3, 6<sup>th</sup> paragraph, 1<sup>st</sup> sentence “passed” should be “past” and it should read “Route 66 to Route 85”.

F. Zitkus moved and J. Podell seconded a motion to approve the minutes of March 24, 2009 Regular Meeting as amended. The motion passed with N. Wood abstaining.

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 is tabled until 4/28/09.

New Business:

Set Public Hearing Date:

Petition 2009-7 Application of the Board of Education for Special Permit approval for parking of school buses, 347 Gilead Street, R-1 District: It was decided to hold a public hearing on 4/28/09.

Informal Discussion with John Tarquinio re: Rural Business District: J. Tarquinio informed the Commission about his business and how it has grown over the last 17 years to the point where they have run out of storage area. They have had to store some inventory outside.

L. Hinman stated that the Plan of Conservation and Development encourages these kinds of activities in Town and tries to retain these kinds of businesses. L. Hinman indicated that the options are to change the zone or an overlay zone where there are permitted uses that changes who has the impetus to come to the Commission.

J. Podell questioned if an overlay zone was put in place would the owner be looking to add a building that would fit into the character of the area. J. Tarquinio stated that he would be looking to put up another building hopefully in the future.

Sign Application:

New Free-Standing Sign, 22 Main Street (Douglas Library), HG District: M. O'Leary stated that this sign will be in the exact same location as the existing sign. G. Richmond noted that the color will be the same as the trim on the building.

M. O'Leary stated that this sign fits in the parameters as to what is around in this district. G. Richmond noted that there is no lighting being proposed.

F. Zitkus moved and J. Podell seconded a motion to accept the free-standing sign at 22 Main Street as presented. The motion passed unanimously.

Discussion with Parks and Recreation Director re: Picnic Pavilion at East Street Park: R. Calarco stated that they went out to bid and received bids from 8 companies. R. Calarco went over the various bids that were received; the Commission reviewed the bids and provided R. Calarco with their feelings and comments on these bids.

Sign Application:

New Free-Standing Sign, 555 Church Street, AV District: F. Zitkus suggested the address be put on the sign and the phone number be put in the base of the sign. L. Hinman stated that the planter is part of the sign and the sign should be six feet above grade. With the planter the sign will be 8 feet above grade.

J. Podell stated that she would like to see the address on the sign along with the phone number and make the lettering for the name of the business smaller.

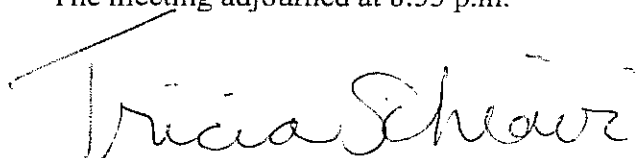
The Commission noted that they would like to see the sign 6 feet maximum from existing grade and all the information should be on the sign. F. Zitkus noted that the Commission needs to know the finish on the sign. N. Wood indicated that the applicant needs to be more specific about the colors of the sign and more information is needed on the posts and lighting.

M. O'Leary stated that he will request that the applicant come to the next meeting.

CRCOG Regional Planning Commission Appointee: This item will be tabled until the next meeting.

PZC Letter to CL&P: L. Hinman drafted a letter requesting that the wires in the center of town be put underground when the center is being improved.

The meeting adjourned at 8:55 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