

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
April 27, 2010 – Public Hearing
Town Office Building

RECEIVED

2010 MAY -6 P 3:14
Carol A. Johnson
HEBRON TOWN CLERK

Members Present: J. Podell, F. Zitkus, T. Piggott, N. Wood (7:10 p.m.)

Member Absent: L. Hinman

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

Staff Present: M. O'Leary, Town Planner

Guests: J. Celio, J. Hooker, M. Tarbell, P. Braunwart

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

Petition 2010-2 Subdivision Application of John Hooker for approval of a 3-lot subdivision. Application is submitted under the Hebron Subdivision Regulations, premise is located at 1025 Gilead Street on east side of West Street and south side of Gilead Street (Assessor's Map #57, Parcel #6), R-1 District: J. Celio provided a letter that requested that the Commission consider reviewing this application the amended Section 6.4.2 MBL which would permit consideration of the proposed plan with the MBL areas for the proposed lots being located within a side or rear yard area. It was suggested that there be a conservation easement of 30 feet along West Street. J. Celio also provided a recalculation of the open space areas to remove the driveway openings. There is 24.7% of open space required by private conservation easement with a balance of \$8,207.07 in the fee in lieu of.

N. Wood arrived at 7:10 p.m.

M. Tarbell stated that based on meetings with the Town Engineer and Town staff, they decided to go with a mixture of closed drainage systems and swales along West Street. M. Tarbell noted that he added trees to the proposed plan, the concern noted in S. Knauf's memo has been revised in the plans. S. Knauf was informed of this change today when he called M. Tarbell's office and he noted that this was fine.

F. Zitkus discussed the fact that the well on the property was used by the schoolhouse and wondered if it was something that should be maintained as it is. J. Celio stated that this is a shallow well and he would be concerned about maintaining the well in its present configuration. The schoolhouse was across the street.

P. Braunwart stated that he felt that for safety purposes, he would like to see the well filled in.


J. Podell stated that she would like the tree clustered in some way along Route 94 so it does not look like a row of trees.

M. O'Leary stated that a Town Engineer report, dated 4/27/10 was received. In addition, a report, dated 4/27/10 was received from S. Knauf of the Chatham Health District. Also, a memo dated 4/27/10 was received from J. Soderberg.

M. O'Leary noted that an engineering report was provided by Tarbell and Heintz regarding the drainage on the property.

The public hearing on Petition 2010-2 closed at 7:33 p.m.

The public hearing adjourned at 7:33 p.m.


Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
April 27, 2010 – Regular Meeting
Town Office Building

RECEIVED
2010 MAY -6 3:14
Calvin D. Piggott
HEBRON TOWN CLERK

Members Present: J. Podell, F. Zitkus, T. Piggott, N. Wood

Member Absent: L. Hinman

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

Staff Present: M. O'Leary, Town Planner

Guests: J. Celio, J. Hooker, M. Tarbell, P. Braunwart

The meeting was called to order at 7:33 p.m.

Approval of Minutes – March 23, 2010 Public Hearing: F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of March 23, 2010 Public Hearing as presented. The motion passed unanimously.

March 23, 2010 Regular Meeting: F. Zitkus moved and N. Wood seconded a motion to approve the minutes of March 23, 2010 Regular Meeting as presented. The motion passed unanimously.

March 28, 2010 Special Meeting: N. Wood moved and F. Zitkus seconded a motion to approve the minutes of March 28, 2010 Special Meeting as presented. The motion passed unanimously.

April 6, 2010 Special Meeting: N. Wood moved and F. Zitkus seconded a motion to approve the minutes of April 6, 2010 Special Meeting as presented. The motion passed unanimously.

Action on Pending Applications:

Petition 2010-2 Subdivision Application of John Hooker for approval of a 3-lot subdivision. Application is submitted under the Hebron Subdivision Regulations, premise is located at 1025 Gilead Street on east side of West Street and south side of Gilead Street (Assessor's Map #57, Parcel #6), R-1 District: The Commission went over the requirement for the regulations for the MBL in regards to this proposed subdivision. It was determined that this property meets the requirements under Section 6.2.4 as there are no wetlands and the requirement does pose an unfair burden on the usability of the parcel.

F. Zitkus moved and T. Piggott seconded a motion to approve the location of the proposed MBL area, as allowed in Section 6.4.2 (b) of the Hebron Zoning Regulations, within the side and rear yard setbacks for the following reasons:

1. The subdivision has an overall land area of 10 acres or less.
2. In the opinion of the Commission the typical MBL requirements may pose an unfair burden on the usability of the parcel.
3. The resulting lots would be a size and shape compatible to the surrounding neighborhood.

The motion passed unanimously.

F. Zitkus moved and T. Piggott seconded a motion to approve Petition 2010-2 Subdivision Application of John Hooker for approval of a 3-lot subdivision at 1025 Gilead Street on the east side of West Street and south side of Gilead Street with the following conditions:

1. A performance bond for site improvements in an amount acceptable to the Town Engineer shall be submitted to the Town in a form acceptable to the Town Attorney. The Bond shall be submitted prior to the filing of subdivision mylars or the subdivision mylars shall contain a notation that no lots may be sold and no building permits shall be issued until the bond for the incomplete work is submitted. The Subdivision Bond shall include an amount, at a minimum, necessary to complete the following improvements: a) drainage improvements in the West Street right-of-way; b) street tree landscaping along CT Route 94; c) pins and monuments; and, d) as built plans.
2. An erosion and sediment control bond in an amount acceptable to the Town Engineer shall be submitted to the Town in a form acceptable to the Town Attorney prior to site work.
3. Prior to the filing of the subdivision mylars with the Town Clerk, the 4% subdivision inspection fee as required by Town Ordinance shall be submitted.
4. Prior to the filing of subdivision mylars, the executed easements as shown on the subdivision plans shall be submitted to the Town.
5. A preconstruction meeting shall be held with the Town staff, the engineer of record, and the site contractor prior to site work, and after final plans addressing all conditions of approval have been submitted to the Town for signature.
6. The edge of the conservation easements shall be marked in the field each 50 feet with plaques obtained through the Town.

7.The Conservation easement along West Street shall be established at 30 feet from the right-of-way line.

8.The removal of the driveway and the building on Lot #1, and the remaining area loamed and seeded, shall occur prior to the issuance of a building permit for that lot.

9.The installation of the drainage improvements along West Street shall occur prior to the issuance of any building permits.

10.The plans shall be modified as noted in the Town Engineer's letter dated April 27, 2010.

11.The plans shall be modified as noted in the Chatham Health District's Report dated April 27, 2010.

12.A notation shall be placed on the Site Development Plan indicating that each individual plot plan grading shall be designed by the engineer responsible for the plot plan, and shall be reviewed by the Town Engineer prior to the issuance of any building permits, to minimize surface drainage impact from each lot from affecting the abutting lot and to ensure that surface water drainage is not impounded by site improvements.

13.A fee-in-lieu of open space, in the amount of \$ 8,207, shall be paid to the Town. A minimum of one-third of the fee shall be paid to the Town before the sale of each individual lot or before the issuance of a building permit for each individual lot, whichever is sooner. A notice to this effect shall be placed on the Subdivision Plans filed in the Town Clerk's Office.

14.All modifications required by the Commission shall be included on the final plans and copies of all letters of approval from all land use agencies shall be added to the final plans prior to signature by the Commission.

15.The street trees shall be grouped into two clusters. One closest to the corner of West Street and Rt. 94 shall be grouped into a cluster of three. One near the east property line shall be grouped into a cluster of two.

The motion passed unanimously.

The reasons for this approval are the application meets the Town's subdivision regulations and will adequately be compatible with the surrounding neighborhood due to the addition of the conservation easement and street trees.

The Commission recessed at 7:45 p.m.

The Commission reconvened at 7:48 p.m.

New Business:

Set Public Hearing Date:

Petition 2010-3 Application of Hebron PZC to amend Sections 5.1.1 and 7.1.2 of the Hebron Zoning Regulations re: Rural Business Uses: It was decided to hold a public hearing on May 25, 2010.

Workshop Topics:


Discussion re: POCD Implementation and May 11th Workshop: M. O'Leary stated that letters were sent to the Board of Selectmen and Conservation Commission to have them review the list of objectives that might be in their area of concern. The Board of Selectmen will be coming to the 5/11/10 workshop. M. O'Leary provided the Commission with a copy of the power point presentation he prepared the last time he met with the BOS. The Commission reviewed this previous presentation and provided M. O'Leary with some changes and comments.

Notice of All Boards Meeting – May 8, 2010: J. Podell and N. Wood will attend this meeting.

Recommendation of State Open Space Grant Application re: Kinney Road Parcel: M. O'Leary stated that this application is due Monday and the Town is in the process of purchasing this property. The Commission went over a draft letter prepared by M. O'Leary.

Road Abandonment Committee – Schedule Next Meetings: F. Zitkus and N. Wood noted that they have walked three roads so far and would like to walk another one. It was decided to tentatively walk the cul-de-sac at the end of Crouch Road on 5/4/10 at 6:00 p.m. They will meet as a full subcommittee on 5/18/10 at 7:00 p.m.

The meeting adjourned at 8:58 p.m.


Tricia Schiavi
Board Clerk