

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
April 28, 2009 – Public Hearing
Town Office Building

RECEIVED
2009 MAY -5 P 3:39
Ann E. [Signature]
HEBRON TOWN CLERK

Members Present: L. Hinman, F. Zitkus, J. Podell, B. Raymond (7:10 p.m.), N. Wood (8:00 p.m.)

Alternates Present: G. Gotowala, T. Piggott

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The public hearing was called to order at 7:00 p.m.

L. Hinman seated G. Gotowala for N. Wood and 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: M. Tarbell stated that they have received approval from the Conservation Commission. M. Tarbell noted that they will be maintaining the drainage structures two times per year. This will be the responsibility of the three owners of the adjacent parcels to maintain. This note has been added to the plans.

B. Raymond arrived at 7:10 p.m.

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

M. O'Leary stated that a report, dated 4/22/09, was received from the Town Engineer. Also, a memo, dated 4/27/09, was received from the Conservation Commission indicating their approval of this application.

M. O'Leary went over his report dated 4/28/09.

The public hearing on Petition 2009-3 closed at 7:15 p.m.

Petition 2009-6 Application of Joseph D. Morin for approval of a Special Permit application for conversion to a year-round dwelling, application submitted under the provisions of Sections 5.3.3(d) and 8.1 of the Hebron Zoning Regulations, premise located at 5 Elsmere Road, AL District: C. Dutch stated that basically everything is staying the same with this property. The driveway is already paved and there is a garage.

There are no proposed changes other than converting to year-round. This application meets all the requirements for a conversion.

L. Hinman questioned if there were any plans to take down any trees. C. Dutch stated that there are no plans to take down any trees. F. Zitkus questioned if there will be any proposed additions to this house. C. Dutch stated that they are not proposing any additions.

M. O'Leary stated that an inspection report was received indicating no potential problems. Also a report from Home Designs dated 3/9/09 was received.

M. O'Leary went over his report dated 4/22/09. M. O'Leary stated that no letter was received from the water company.

The public hearing on Petition 2009-6 closed at 7:20 p.m.

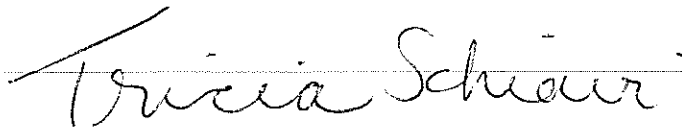
Petition 2009-7 Application of the Town of Hebron Board of Education on land owned by the Hebron Lions Agricultural Society for approval of a Special Permit application for the parking of school buses as a governmental service in the Residential-1 District, application submitted under the provisions of Sections 5.1.3(f) and 8.1 of the Hebron Zoning Regulations premise located at 347 Gilead Street, R-1 District: E. Cruz stated that they were before the Commission last year regarding the parking of buses at the Lions Fairgrounds. E. Cruz noted that this has been a very successful collaboration. The bus company is very happy with the arrangement.

R. Lee stated that the resident that expressed a concern last year has indicated that his fears did not come true and he was fine with what the Lions are doing in this arrangement

M. O'Leary went over his report dated 4/22/09.

The public hearing on Petition 2009-7 closed at 7:30 p.m.

The public hearing adjourned at 7:30 p.m.



Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
April 28, 2009 – Regular Meeting
Town Office Building

RECEIVED

2009 MAY -5 P 3:39
Alvin E. Dugger, Jr.
TOWN CLERK

Members Present: L. Hinman, F. Zitkus, J. Podell, B. Raymond, N. Wood (8:00 p.m.)

Alternates Present: G. Gotowala, T. Piggott

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:30 p.m.

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

Approval of Minutes – April 14, 2009 Public Hearing: F. Zitkus moved and J. Podell seconded a motion to approve the minutes of April 14, 2009 Public Hearing as presented. The motion passed with B. Raymond abstaining.

April 14, 2009 Regular Meeting: F. Zitkus moved and J. Podell seconded a motion to approve the minutes of April 14, 2009 Regular Meeting as presented. The motion passed with B. Raymond 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: J. Podell stated that it is nice to see business owners working together.

F. Zitkus moved and B. Raymond seconded a motion to approve 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 and related site improvements with the following conditions:

1. The plan should contain a note requiring the periodic maintenance of the water quality measures and storm drainage features including the swale to be re-constructed north of the property.
2. The Planning and Zoning Commission approves an exception to allow the required parking to be located off the property it serves as per Section 8.3.5 (d) of the Zoning

Regulations, provided: a. The proposed landscaped area as shown on the proposed plans dated 4-12-09 are constructed and replanted as shown on the proposed Landscaping Plan dated 4-2-09. b. The owner of record of the Dunkin Donuts parcel and the Hebron Business Park parcel must sign a parking easement or letter of agreement to provide the written permission to allow this off-site parking on their properties; and, this document shall appear on the approved site plan of record. c. A revised plan shall be filed with the Town for the Hebron Business Park Parcel containing the revised parking calculations showing the dedication of 10 parking spaces to the Hebron Pharmacy parcel and such plan shall be filed in the Hebron Business Park record file and be appended to the approved site plan for that parcel. d. A concrete sidewalk shall be constructed along the private roadway from the curb cut of the Hebron Business Park parcel through the Tae Kwon Do parcel (as depicted on the approved plans) and a detail added to the Notes and Details sheet acceptable to the Town Engineer; and, said sidewalk shall be constructed prior to occupancy of the building addition.

3. The plan scales should be corrected to show a 1" = 20' scale.
4. A stop sign shall be installed at the Private Road /Tupper's Pass intersection.
5. Clarify on the plans the parking required and provided for 117 Main St.
6. Complete the Zoning Data Table for 117 Main Street by including the "Provided" percent of landscape area.
7. The application involved no additional signs. Any additional sign must be submitted to the Commission for approval.
8. All outside lighting on this site shall be full cut-off fixtures.
9. The applicant shall submit a revised plan adhering to the Town Engineer comments in his letter of April 22, 2009.
10. Prior to any site disturbance and prior to the issuance of a building permit, the following items shall occur: a) An erosion and sedimentation control bond shall be submitted to the Town in an amount equal to the cost of all erosion and sedimentation control devices and acceptable to the Town Engineer; b) All modifications required by this approval and all approval letters from all land use agencies including the conditions of approval shall be added to the final plans; c) Four copies of the complete set of final plans shall be submitted to staff for Commission signature; and, d) A preconstruction meeting shall be held with the project engineer, site contractor, applicant and the Town staff.
11. Prior to issuance of a Certificate of Completion a certified As-Built Plan shall be submitted verifying that all site improvement have been completed including: a)

modifications to existing curb cuts; b) all parking areas; c) all drainage improvements and associated grading and stabilization; d) sidewalks; and, e) landscaping plan improvements; and, the site shall be in compliance with the Erosion and Sediment Control Plan. A Performance Bond, in an amount approved by the Town Engineer, shall secure any other minor items incomplete as of that time.

The motion passed unanimously.

The reasons for this approval are the application meets the regulations, provides for desirable business, office and medical space. It also provides a sidewalk connection to other parking areas and landscaping has been enhanced.

Petition 2009-6 Application of Joseph D. Morin for approval of a Special Permit application for conversion to a year-round dwelling, application submitted under the provisions of Sections 5.3.3(d) and 8.1 of the Hebron Zoning Regulations, premise located at 5 Elsmere Road, AL District: F. Zitkus moved and G. Gotowala seconded a motion to approve Petition 2009-6 Application of Joseph D. Morin for approval of a special permit application for conversion to a year-round dwelling at 5 Elsmere Road with the following conditions:

- a) The applicant shall apply for a building permit for a Conversion to Year Round to allow the Building Official to confirm that all building codes are met. This shall occur within six months of approval.
- b) All existing plumbing fixtures will be replaced with low-flow water conservation fixtures as deemed necessary by the Building Official.
- c) A letter from the CT Water Company will be provided indicating the house is served by a year-round water supply.
- d) Following completion of the above items, a Special Use certification shall be filed in the land records certifying that the structure has been approved as a year-round dwelling.

The motion passed unanimously.

The reason for this approval is this application meets the regulations.

Petition 2009-7 Application of the Town of Hebron Board of Education on land owned by the Hebron Lions Agricultural Society for approval of a Special Permit application for the parking of school buses as a governmental service in the Residential-1 District, application submitted under the provisions of Sections 5.1.3(f) and 8.1 of the Hebron Zoning Regulations premise located at 347 Gilead Street, R-1 District: F. Zitkus moved and G. Gotowala seconded a motion to approve Petition 2009-7 Application of the Town of Hebron Board of Education on land owned by the Hebron Lions Agricultural Society

for approval of a special permit application for parking of school buses at 347 Gilead Street with the following conditions:

- a) If any lighting is added in the future, it shall be full cut-off lighting.
- b) No fuel storage shall occur on site. No Fueling of buses shall occur on site. No repairs may be performed on site; however, safety maintenance may be performed.
- c) Performance standards of Section 5.6.3 of the Zoning Regulations shall apply to this application.

The motion passed unanimously.

The reasons for this approval are it provides efficient Town government services, reduced infrastructure and operational costs and savings in fuel costs to the Town.

New Business:

Sign Application – New Free-Standing Sign, 555 Church Street, AV District: M. O’Leary stated that he spoke to the business owner and expressed to him the concerns that were raised by the Commission at the last meeting. M. O’Leary indicated that he agreed to reduce the overall height of the sign to 6 feet and will take the address sign off. However, he would like to keep the phone number on the sign. He is also more agreeable to reducing the font size on the sign. He also will put the light below the planter.

J. Podell suggested that the letters in the sign be in upper and lower case, which makes it more readable.

J. Podell moved and F. Zitkus seconded a motion to approve the sign application with the following conditions:

1. Sign shall not exceed six feet in height from existing grade. A revised sketch shall be submitted to Town Planner
2. There shall be no separate sign on the planter.
3. The indirect lighting shall not glare onto the roadway and shall be located within the planter.
4. The planter shall contain landscape materials which shall be maintained by the owner.
5. The text size of the phone number on the sign shall be smaller in size than the text of the business name.

6. The color of the sign shall conform to the green and beige color samples provided with the application, however, the colors will have a matte finish.
7. Applicant shall submit the final design to the Town Planner for his final approval.

The motion passed unanimously.

Set Public Hearing Date:

Petition 2009-8 Application of Thomas & Theresa Hast for approval of a Special Permit application for a new year-round dwelling in accordance with the provision of Section 5.3.4 and 8.1 of the Hebron Zoning Regulations, premise located at 585B Meadowbrook Road, AL District: It was decided to hold a public hearing on 5/26/09.

L. Hinman left the meeting at 7:53 p.m.

J. Podell seated T. Piggott for L. Hinman.

Discussion re: Rural Business District: J. Podell suggested that the EDC be invited to attend the workshop on this discussion.

T. Piggott stated that the local farmers would like to come to a meeting to discuss what they are looking support for.

M. O'Leary provided the Commission with some information on overlay zones.

N. Wood arrived at 8:00 p.m.

M. O'Leary will start outlining for the Commission information for them to review for the next workshop.

CRCOG Regional Planning Commission Alternate: T. Piggott volunteered for this appointment.

J. Podell unseated G. Gotowala for N. Wood.

Naming of Road for McCarthy Subdivision: N. Wood moved and F. Zitkus seconded a motion to accept the name suggested by the applicant on their 4/20/09 memo called Pump Hill Road for the McCarthy Subdivision. The motion passed unanimously.

Other New Business:

F. Zitkus moved and B. Raymond seconded a motion to add a request for a 90-day extension for McCarthy Subdivision. The motion passed unanimously.

90-Day Extension for McCarthy Subdivision: N. Wood moved and T. Piggott seconded a motion to accept the request of the 4/24/09 letter from Ted Crawford for a 90 day extension for statutory filings as requested by the applicant. The motion passed unanimously.

The meeting adjourned at 8:30 p.m.

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

Tricia Schiavi
Board Clerk

