

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
**May 12, 2009 – Regular Meeting/Workshop**  
**Town Office Building**

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2009 MAY 21 P 3:48  
*Ann Piggott*  
HEBRON TOWN CLERK

Members Present: L. Hinman, F. Zitkus, J. Podell, N. Wood (7:05 p.m.)

Member Absent: B. Raymond

Alternate Present: T. Piggott

Alternates Absent: G. Gotowala, B. Casoni

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

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

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

Approval of Minutes – April 28, 2009 Public Hearing: F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of April 28, 2009 Public Hearing as presented. The motion passed unanimously.

April 28, 2009 Regular Meeting: It was noted on Page 5, last paragraph, 1<sup>st</sup> sentence should read as follows: "...seconded a motion to add to the agenda a request for a 90-day...."

F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of April 28, 2009 Regular Meeting as amended. The motion passed unanimously.

N. Wood arrived at 7:05 p.m.

New Business:

May 1, 2009 Letter from CME Associates re: One Year Extension of Special Permit Approval of Drake Petroleum, Inc. at 70 Main Street: M. O'Leary noted that this was approved two years ago by a special use permit. They are requesting a one year extension and fully intend to pull their permits this summer.

F. Zitkus moved and J. Podell seconded a motion to accept the 5/1/09 request of CME Associates, Inc. for a one year extension of the Special Permit Approval of Drake Petroleum at 70 Main Street. The motion passed unanimously.

Workshop:

Discussion Regarding Agricultural Issues: J. Nichols stated that she was approached by the agricultural producers regarding adopting the \$100,000 exemption for farm buildings. The Town of Lebanon had a study done on this top and adopted the ordinance as a way to maintain the agricultural viability in their town. It also helps the producers stay in business.

J. Nichols noted that studies have been done across the United States on what the costs to the communities would be for every dollar of revenue brought in for residential development. It was found that for every dollar of revenue about \$1.19 is used to support residential development. When it comes to commercial/industrial land it costs about \$.29 in expenditures and for farm land it costs about \$.31 in expenditures.

F. Zitkus provided the Commission with a copy of a farm land local tax reduction program summary.

J. Podell stated that she felt it was critical to bring this issue to the Board of Selectmen. It would be helpful for the farmers to sell themselves to the Town. J. Podell suggested having a farm day in Hebron where the farms would be open to visitors and they could show the townspeople what they have. This would also help sell the idea that these farms are an asset to the Town and they need to be kept.

L. Hinman stated that this program should be brought to the Board of Selectmen's attention and he offered to draft a memo to the Board once M. O'Leary contacts the Green Valley Institute about the Lebanon report.

The Commission recessed at 7:50 p.m.

The Commission reconvened at 8:10 p.m.

Continued Discussion re: Potential Rural Business Overlay District: M. O'Leary went over the rural and agricultural overlay district regulations that he prepared from various towns throughout the United States. The Commission went over this document and provided comments. M. O'Leary will rework this document including the Commission's comments.

The meeting adjourned at 9:05 p.m.



Tricia Schiavi  
Board Clerk

