

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
May 25, 2010 – Public Hearing
Town Office Building**

RECEIVED

2010 JUN -7 P 3:06
Ann C. Moore
HEBRON TOWN CLERK

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

Member Absent: T. Piggott

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

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The public hearing was called to order at 7:06 p.m.

Petition 2010-3 Application of the Hebron Planning and Zoning Commission to amend Sections 5.1.1 (District Use Regulations: Residence 1 (R-1) – Residential Uses) and 7.1.2 (Non-conforming Uses – Change) of the Hebron Zoning Regulations re: Rural Business Uses. Said application is on file in the Office of the Town Clerk: M. O'Leary summarized the amendments to the regulations. M. O'Leary noted that the overall purpose of the amendment as written is to allow any presently existing legal, non-conforming use to make an application to the PZC to become a conforming use as "Rural Business Use". Such application would require a public hearing and neighbors would have to be notified of the request. As required by the proposed amendment, the application would have to be very detailed as to site plans, architectural treatment, and buffering requirements. The intent of the process is to insure that the proposed use, if allowed, can be operated in such a manner where it would not negatively impact the surrounding neighborhood. M. O'Leary indicated that this amendment would apply only to properties that presently contain legal non-conforming uses.

M. O'Leary read the response and comments from CRCOG regarding the proposed amendment. CRCOG found no apparent conflicts with this application.

It was noted that this change would affect eight existing businesses in Town. Those businesses are: 409 Church St. – Carbon Tools, 33 East St. – Fireside Supply, 326 Gilead St. – Country Carpenters, 344 Gilead St. – Windcrest Farms, 250 Main St. – Sheridain Kennels, 43 West Main St. – Hebron Veterinarian, 224 West Main St. – J&B Farm & Pet Supply, and 589 West Main St. – Estate of Ralph Savy.

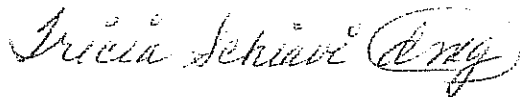
R. Boardman questioned the hours of operation in the regulations and wanted to know if the regulations address noise, parking, light enforcement and refuse pick up. L. Hinman

stated that there are noise standards in the regulations under the Performance Standards Section.

M. O'Leary stated that as far as the hours of operation are concerned, the regulation state that the hours cannot go beyond 8 a.m. – 8 p.m. and the Commission has the right to restrict the hours based on the location and specific approved use.

The public hearing on Petition 2010-3 closed at 8:05 p.m.

The public hearing adjourned at 8:05 p.m.

A handwritten signature in cursive script that reads "Tricia Schiavi" followed by a stylized flourish or initial.

Tricia Schiavi
Board Clerk

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
May 25, 2010 – Regular Meeting
Town Office Building**

RECEIVED

2010 JUN -7 P 3:06
Auntie [Signature]
HEBRON TOWN CLERK

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

Member Absent: T. Piggott

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

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 8:10 p.m.

Approval of Minutes – April 27, 2010 Public Hearing: It was noted on Page 1, first sentence should read as follows: “.....that the Commission consider reviewing this application under the amended section....”

F. Zitkus moved and N. Wood seconded a motion to approve the minutes of April 27, 2010 Public Hearing as amended. The motion passed unanimously.

April 27, 2010 Regular Meeting: F. Zitkus moved and J. Podell seconded a motion to approve the minutes of April 27, 2010 Regular Meeting as presented. The motion passed unanimously.

May 11, 2010 Regular Meeting: N. Wood moved and F. Zitkus seconded a motion to approve the minutes of May 11, 2010 as presented. The motion passed unanimously.

Action on Pending Application:

Petition 2010-3 Application of the Hebron Planning and Zoning Commission to amend Sections 5.1.1 (District Use Regulations: Residence 1 (R-1) – Residential Uses) and 7.1.2 (Non-conforming Uses – Change) of the Hebron Zoning Regulations re: Rural Business Uses. Said application is on file in the Office of the Town Clerk: F. Zitkus moved and J. Podell seconded a motion to approve Petition 2010-3 Application of the Hebron Planning and Zoning Commission to amend Sections 5.1.1 and 7.1.2 of the Hebron Zoning Regulations as presented. The motion passed unanimously.

The reasons for this approval are this would allow existing legal non-conforming uses to become legal uses with an approved special application and this may help the legal non-

conforming use to become more compatible with the surrounding neighborhood due to the many additional architectural design standards proposed in the amendment.

F. Zitkus moved and N. Wood seconded a motion to add a Sign Application for 7 Liberty Drive to the agenda. The motion passed unanimously.

New Business:

Sign Application – 7 Liberty Drive: J. Celio stated that he is requesting to mount a sign on the side of the building and one in the back of the building. There will be two new businesses opening in this building. The signs will be the same colors, materials and size.

F. Zitkus moved and J. Podell seconded a motion to accept the sign application for 7 Liberty Drive with the following conditions:

- 1) The applicant shall submit complete sign calculations to the Town Planner for approval.
- 2) The sign application fees shall be submitted.
- 3) The signs shall adhere to the approved sign theme for this development.

The motion passed unanimously.

Informal Discussion with Jim Celio re: Signage – 17 Main Street: J. Celio stated that the signs presently on this building are not readable and people do not know that businesses existing this building. M. O’Leary suggested a hanging sign.

J. Celio stated that he would like to come before the Commission with options for signs for this building. It was the consensus of the Commission that they would be open to suggestions.

Discussion re: POCD Implementation Follow-Up: This was tabled until a future meeting. It was decided to invite the Conservation Commission to a future PZC meeting to discuss this issue.

The meeting adjourned at 8:45 p.m.



Tricia Schiavi
Board Clerk