

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION**

**May 26, 2009 – Public Hearing
Town Office Building**

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2009 JUN -2 P 3:35
Carol A. Pignone
HEBRON TOWN CLERK

Members Present: L. Hinman, F. Zitkus, B. Raymond, N. Wood, J. Podell (7:08 p.m.)

Alternates Absent: B. Casoni, T. Piggott, G. Gotowala

Staff Present: M. O'Leary, Town Planner

Guests: T. Hast, T. Hast, C. Perraud, R. Needleton

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

Petition 2009-08 Application of Thomas and Theresa Hast for a Special Permit approval for a new year-round single family dwelling in accordance with the provisions of Sections 5.3.4 and 8.1 of the Hebron Zoning Regulations. Property is located at the end of Meadowbrook Road (Assessor's Map #64, Parcel #585B) AL District: T. Hast stated that they are proposing to take the 6 acre lot and build a ranch style home with a detached garage. T. Hast noted that they will be staying out of the buffer zone for the wetlands.

T. Hast presented a floor plan with the elevations for the proposed home.

J. Podell arrived at 7:08 p.m.

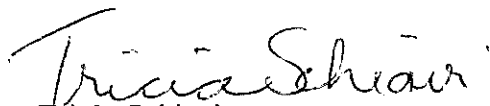
F. Zitkus requested that a 50 foot conservation easement be placed along the edge of the wetlands to protect the wetlands. T. Hast indicated that he would be willing to do this.

M. O'Leary noted that memos dated 5/26/09 were received from the WPCA and S. Knauf of the Chatham Health District. Also, a Town Engineer's report, dated 5/26/09 was received.

M. O'Leary went over his report dated 5/21/09.

The public hearing on Petition 2009-08 closed at 7:27 p.m.

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


Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
May 26, 2009 – Regular Meeting
Town Office Building

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Cale A. Pomponin
HEBRON TOWN CLERK

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

Alternates Absent: B. Casoni, T. Piggott, G. Gotowala

Staff Present: M. O’Leary, Town Planner

Guests: T. Hast, T. Hast, C. Perraud, R. Needleton

The meeting was called to order at 7:27 p.m.

Approval of Minutes – May 12, 2009: It was noted on Page 2, 1st paragraph, 2nd sentence should read as follows: “The Town of Lebanon had a study done on this topic and is considering adopting the ordinance as a way to maintain the agricultural viability in their town.”

F. Zitkus moved and N. Wood seconded a motion to approve the minutes of May 12, 2009 as amended. The motion passed with B. Raymond abstaining.

Action on Pending Applications:

Petition 2009-08 Application of Thomas and Theresa Hast for a Special Permit approval for a new year-round single family dwelling in accordance with the provisions of Sections 5.3.4 and 8.1 of the Hebron Zoning Regulations. Property is located at the end of Meadowbrook Road (Assessor’s Map #64, Parcel #585B) AL District: F. Zitkus moved and N. Wood seconded a motion to approve Petition 2009-08 Application of Thomas and Theresa Hast for a Special Permit approval for a new year-round single family dwelling at the end of Meadowbrook Road with the following conditions:

1) Prior to the issuance of building permit, the following information shall be provided to the Town:

a.) roof leader discharge point(s) and foundation drains and method to capture runoff shall be shown;

b.) a standard Town of Hebron cross-section for the Meadowbrook Road extension acceptable to the Town Engineer;

c.) details of the permanent repair of utility cuts into the existing pavement of Meadowbrook Road;

- d.) proposed contour information requested by the Town Engineer; and,
 - e.) an easement to the Town of Hebron allowing vehicle turnaround access on this lot.
2. All erosion and sedimentation control measures must be installed and maintained throughout the project.
 3. Prior to the issuance of a Certificate of Occupancy the proposed improvements to Meadowbrook Road shall have been completed to the satisfaction of the Town Engineer, the disturbed areas on the site have been restored or erosion control measure are still in place and functioning, and the turnaround easement shall have been filed on the Town land records.
 4. A Conservation Easement shall be shown 50 feet from the eastern edge of wetlands and 100 feet from the western edge of wetlands.
 5. The free-standing garage shall be one story in height and shall be in the same character as the house in architectural detail.

The motion passed unanimously.

The reasons for this approval are the application meets the regulations and that the conditions of approval help protect the wetlands and provides a benefit in terms of providing a turnaround.

New Business:

Letter from Cecile Perraud, requesting modification to the layout plan/driveway location for Lot #2, Hilding Heights Subdivision: C. Perraud stated that the original positioning of the house has been repositioned by the site engineer primarily for the purposes of maximizing the benefits of geo-thermal heating. These considerations were not in play at the time of the original driveway design.

N. Wood moved and J. Podell seconded a motion to approve the modification to the layout plan/driveway location for Lot #2 Hilding Heights Subdivision as outlined in the 2/09 site development plan revised 5/6/09 with the following conditions:

1. Prior to the issuance of building permits for Lot 2, the base for the common driveway shall be extended to the point of the intersection with the new driveway location.
2. The area of disturbance required for construction of the proposed driveway shall be restored. Erosion control blankets shall be used for those areas exceeding 3:1 slopes.

3. The details of the proposed driveway, the size and design of the driveway culvert, the design of the drainage swales along the proposed driveway, and driveway sightline shall be acceptable to the Town Engineer prior to the issuance of building permits.

The motion passed unanimously.

Discussion Regarding Agricultural Issues: M. O'Leary went over an email he had with P. Stahl of the Green Valley Institute. J. Podell questioned if there were any grants available to help pay for a study similar to the one Lebanon conducted. It was suggested that possibly this study could be funded from land acquisition and Town Engineer fees.

M. O'Leary will contact P. Stahl again to find out exactly how she will go about doing this study and what the actual deliverables will be. F. Zitkus noted that he will talk to the land acquisition committee regarding this matter.

Continued Discussion re: Potential Rural Business Overlay District: The Commission reviewed M. O'Leary's draft. N. Wood will send around the changes that she is proposing to this draft. M. O'Leary will provide the Commission with a map showing potential areas for this district.

Other New Business:

F. Zitkus moved and J. Podell seconded a motion to add a 90-day extension of filing mylars for the Williams Farm Subdivision to the agenda. The motion passed unanimously.

F. Zitkus moved and N. Wood seconded a motion to accept the formal request of a 90-day extension for the filing of the subdivision mylars as requested by J. Celio in a 5/26/09 letter for the Williams Farm Subdivision. The motion passed unanimously.

The Commission decided to cancel the 6/9/09 meeting.

The meeting adjourned at 8:40 p.m.



Tricia Schiavi
Board Clerk