

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
June 23, 2009 Regular Meeting
Town Office Building

RECEIVED

2009 JUL -2 P 12:16
Anne Oakes
HEBRON TOWN CLERK
ASD

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

Member Absent: N. Wood

Alternates Present: T. Piggott, G. Gotowala

Alternate Absent: B. Casoni

Guests: T. Fenton, R. Calarco, P. Stahl

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

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

Approval of Minutes – May 26, 2009 Public Hearing: It was noted that “Needleton” should be “Neddleton”.

F. Zitkus moved and B. Raymond seconded a motion to approve the minutes of May 26, 2009 Public Hearing as amended. The motion passed unanimously.

May 26, 2009 Regular Meeting: It was noted that “Needleton” should be “Neddleton”.

F. Zitkus moved and B. Raymond seconded a motion to approve the minutes of May 26, 2009 Regular Meeting as amended. The motion passed unanimously.

New Business:

Petition 2009-11 Application of Town of Hebron for modification to Site Plan for a picnic pavilion and sign, 150 East Street, R-1 District: R. Calarco stated that they are looking for the final approval for the picnic pavilion.

T. Fenton stated that there is a site plan modification for the pavilion and an application for a sign for the park. The pavilion will be located in the northwest corner of the park. The size of the sign will be 30 x 68, which is smaller than originally requested.

R. Calarco noted that this pavilion should be done by the end of July.

T. Fenton went over the proposed sign for the park. It will be similar to the sign in the center of Town.

F. Zitkus moved and J. Podell seconded a motion to accept the modification to the site plan for a picnic pavilion and the sign as presented. The motion passed unanimously.

Set Public Hearing Date:

Petition 2009-9 Application of Kathleen McConnell-Gleason for Special Permit to convert seasonal to year-round, 11 St. Ronan Road, AL District: It was decided to hold a public hearing on 7/14/09.

Petition 2009-10 Application of the Zoning Enforcement Officer to amend Section 5.1.1(l) of the Hebron Zoning Regulations re: Accessory Apartments: It was decided to hold a public hearing on 7/14/09.

Continued Discussion re: Agricultural Issues: P. Stahl, UConn, noted that in order for a farm to be constituted a farm, they have to have either an income or an expense of \$15,000. P. Stahl noted that the study would cost approximately \$2,500. P. Stahl indicated that she would have to take a look at the Grand List and Assessor cards to come up with a better figure.

Continue Discussion re: Potential Rural Business Overlay District: The Commission went over the changes that were made and incorporated by M. O'Leary.

Sign Permit – 277 Church Street, Temporary Free-Standing Sign: M. O'Leary noted that an application was received for a sign at The Ice Cream Stop which is located in a multi-tenant retail building. The request is for a free-standing seasonal sign, 48" x 36", advertising The Ice Cream Stop tenant only.

M. O'Leary noted that the sign that was at this location was destroyed in a truck accident several years ago and never replaced.

F. Zitkus moved and J. Podell seconded a motion to approve the sign application for a free-standing temporary sign at 277 Church Street with the following conditions:

1. The temporary sign will be permitted only for the 2009 season, and in no case shall be allowed following approval of a permanent free standing sign for this plaza;
2. The sign shall not be placed to create any sight line obstruction;
3. There shall be no other free-standing temporary signs nor banners, balloons, or other features attached to this sign or on the exterior of the building advertising businesses in this plaza.

The motion passed unanimously.

Update of Main Street Commercial Revitalization Plan – Sidewalk and Façade Improvement Projects: M. O'Leary presented the preliminary plans for this revitalization project which includes Gina Marie's, Hebron Ace Hardware, and Mawson Chiropractic.

The meeting adjourned at 9:12 p.m.

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

Tricia Schiavi
Board Clerk