

TOWN OF HEBRON
PLANNING AND ZONING COMMISSION

REGULAR MEETING

Tuesday, July 13, 2010, 6 p.m.,

Meeting to start at intersection of Paper Mill Road and Stone House Road

I. Call to Order / Roll Call

Chairman Lew Hinman called the meeting to order at 6:02 p.m.

PZC Members Present: L. Hinman, and Unimproved Road Subcommittee members Natalie Wood and Frank Zitkus

Guests present: Michael O'Leary, Town Planner

II. Site Walk – Walk the unimproved portion of Paper Mill Road beginning at its intersection with Stone House Road

Town Planner M. O'Leary presented aerial, topographical and wetland maps of the unimproved portion of Paper Mill Road and abutting two parcels. F. Zitkus noted that the abutting parcels, one to the east and one to the west of the unimproved road belong to members of the Holcombe family. Attributes of the unimproved road were noted. The unimproved portion of Paper Mill Road, 1,615' in length, commences at the intersection of Paper Mill Road and Stone House Road. Heading south, the road begins with a sharp decline with moderate erosion noted. The road condition quickly improves and remains in good, compact and, perhaps, travelable condition to its end. At this point, the unimproved road meets with the discontinued portion of Paper Mill Road. F. Zitkus stated that parcels of land that abut the discontinued portion of Paper Mill Road are owned by Zacher or members of Holcombe Family. M. O'Leary indicated that many parcels along and near Paper Mill are under conservation easement protection. The Committee intends to walk the discontinued portion of Paper Mill Road at a later date. The unimproved section of Paper Mill Road is forested with areas of adjacent stone walls. The Committee ended its walk at 6:22 p.m. and traveled to the next site walk.

III. Site Walk – Walk the unimproved portion of Robinson Road (Town Road) at its intersection with Loveland Road

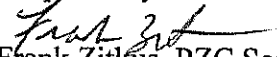
Members met at the intersection of Robinson Road and Loveland Road at 6:35 p.m. Town Planner M. O'Leary presented aerial, topographical and wetland maps of the unimproved portion of Robinson Road and abutting three parcels. The three abutters are King and Novac to the north and Robinson to the south. The unimproved Robinson Road begins in driving condition to the King residence which utilizes this portion of the road for access. Just east of the King residence, the road declines in evaluation and over a watercourse that emits from the Novac pond to the north. The pond is partially and poorly dammed. A "culvert" over the watercourse is in poor condition and is in need of significant and, very likely, costly improvement. From this location, the roadway condition levels out and somewhat improves, but is damp in some locations. It is evident, however, that the unimproved road has been maintained to a degree with gravel in some areas by abutter Robinson who may intend to subdivide a portion of the parcel south of the unimproved road and

west of Robinson Pond (In an earlier preliminary, approved application to the Commission, access to this potential subdivision would be just south of this unimproved road). Several large trees and some stonewalls were noted adjacent to the unimproved road as it inclined very steeply to its end where it meets a parcel of land preserved for farmland operations. Upon return to Loveland Road, abutter Novac met the Commission and stated his desire for the road not to be discontinued.

IV. Adjournment

The Commission ended this walk at 7:12 p.m. and adjourned.

Respectfully Submitted,


Frank Zitkus, PZC Secretary