

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
July 14, 2009 – Public Hearing
Town Office Building

RECEIVED
2009 JUL 20 P 2:18
Michelle A. Pomponi
HEBRON TOWN CLERK

Members Present: L. Hinman, J. Podell, N. Wood (7:13 p.m.)

Members Absent: F. Zitkus, B. Raymond

Alternates Present: T. Piggott, G. Gotowala

Alternate Absent: B. Casoni

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

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

L. Hinman seated T. Piggott for B. Raymond and G. Gotowala for F. Zitkus.

Petition 2009-9 Application of Kathleen McConnell-Gleason for a Special Permit approval to convert a seasonal dwelling to a year-round dwelling in accordance with the provisions of Sections 5.3.3(d) and 8.1 of the Hebron Zoning Regulations. Property is located at 11 St. Ronan Road, Hebron, CT (Assessor's Map #64, Parcel #316) AL District: G. McConnell stated that they are applying for a special permit to make this residence year round. M. O'Leary noted that this is a 50 ft. x 150 ft. lot that is 7,396 square feet in area. The house is one story in height with a deck in the front and there is a shed on the property. There is a paved apron that leads to a grassy area for parking.

M. O'Leary stated that a home inspection report was submitted stating that all conditions were met or exceeded current housing codes.

The public hearing on Petition 2009-9 closed at 7:10 p.m.

Petition 2009-10 Application of the Hebron Zoning Enforcement Official to amend Section 5.1.1(l) of the Hebron Zoning Regulations regarding Accessory Apartments regulations. Said application is on file in the Office of the Town Clerk: M. O'Leary stated that the overall purpose of the proposed amendment is to clarify and to be able to enforce the fact that the building, after the creation of an accessory apartment, still is clearly defined and is a single-family home both under the zoning regulations and the building code.

M. O'Leary noted that the wording in paragraph 2 is to underscore the requirement that any accessory apartment within a single family home still meets the definition of a single family dwelling as defined by the building code. Also the proposed wording change in paragraph 6 is to clarify that there shall be no separation in habitable space between the single family home and the apartment unit. The two living spaces need to be joined or at a minimum have common walls and accessibility.

N. Wood arrived at 7:13 p.m.

The public hearing on Petition 2009-10 closed at 7:15 p.m.

The public hearing adjourned at 7:15 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

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION**

**July 14, 2009 – Regular Meeting
Town Office Building**

RECEIVED
2009 JUL 20 P 2: 18
Carl A. Pompanin
HEBRON TOWN CLERK

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

Members Absent: F. Zitkus, B. Raymond

Alternates Present: T. Piggott, G. Gotowala

Alternate Absent: B. Casoni

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:15 p.m.

L. Hinman seated T. Piggott for B. Raymond and G. Gotowala for F. Zitkus.

Approval of Minutes – June 23, 2009: J. Podell moved and N. Wood seconded a motion to approve the minutes of June 23, 2009 as presented. The motion passed unanimously.

Action on Pending Applications:

Petition 2009-9 Application of Kathleen McConnell-Gleason for a Special Permit approval to convert a seasonal dwelling to a year-round dwelling in accordance with the provisions of Sections 5.3.3(d) and 8.1 of the Hebron Zoning Regulations. Property is located at 11 St. Ronan Road, Hebron, CT (Assessor's Map #64, Parcel #316) AL District: J. Podell moved and T. Piggott seconded a motion to approve Petition 2009-9 application of Kathleen McConnell-Gleason for a special permit approval to convert a seasonal dwelling to a year-round dwelling at 11 St. Ronan Road with the following conditions:

1. The applicant shall apply for a building permit for a conversion to year-round and complete all required work, as identified by the Building Code, to bring the dwelling into compliance with current building codes. This shall occur within six months of approval.
2. All existing plumbing fixtures will be replaced with low-flow water conservation fixtures as deemed necessary by the Building Official.

3. The applicant shall provide a letter from the water company indicating that the water service meets year-round requirements.
4. Following completion of the above items, a Special Use certification shall be filed in the land records certifying that the structure has been approved as a year-round dwelling.

The motion passed unanimously.

Petition 2009-10 Application of the Hebron Zoning Enforcement Official to amend Section 5.1.1(l) of the Hebron Zoning Regulations regarding Accessory Apartments regulations. Said application is on file in the Office of the Town Clerk: J. Podell moved and G. Gotowala seconded a motion to approve Petition 2009-10 application of the Hebron Zoning Enforcement Official to amend Section 5.1.1(l) of the Hebron Zoning Regulations regarding accessory apartments regulations with an effective date of 7/17/09. The motion passed unanimously.

New Business:

New Application:

Petition 2009-12 Site Plan Modification Application of the Horton Brothers, LLC to modify Phasing Plan of the Village Green Master Concept Plan, south side of Main Street, Route 66: J. Celio stated that the purpose of this site plan modification was the bond requirement of the State Traffic Commission (STC) was no longer sustainable. As a result, a meeting was arranged with STC staff to discuss the bond requirements. The STC indicated that they would entertain a revision to the original STC permit to allow phasing that would be used to allow a smaller bond, which would be tied to the anticipated traffic impact created only by the development in that phase.

J. Celio noted that under the requirement the Town could produce and build 25,000 square feet of office space, 25,000 square feet of general retail, 35,000 square foot health club, and 44 residential units. The following is being proposed in Phase I: 9,000 square feet of office space, 9,000 square feet of general retail, 15,000 square feet of medical office space, 5,000 square feet of bank space, 35,000 square foot health club, and 44 residential units. The STC will reduce the bond requirement for the future and post the bond based on the activity that will be generated off site.

M. O'Leary noted that a report, dated 7/14/09 was received from the Town Engineer. M. O'Leary went over his report, dated 7/10/09 and noted that he sent a letter, dated 6/23/09, to J. Celio.

J. Podell moved and N. Wood seconded a motion to approve the Site Plan Modification Application of the Horton Brothers, LLC, to Modify Phasing Plan of the Village Green Master Concept Plan, south side of Main Street Rt. 66. with the following conditions:

1. The area shown as Phase 1, on drawings dated July 10, 2009 and drawn by Megson & Heagle, is approved as the only area of the development that is approved for zoning purposes and which may now proceed to final Site Plan application review of the Hebron Planning and Zoning Commission.
2. Those areas of the Master Concept Plan outside of Phase 1 are not considered as final zoning approval, are approved as a planning concept only, and are not authorized to proceed with any further applications for Site Plan approval.
3. All other aspects of the original Master Plan approval containing the required development standards shall remain unchanged.

The motion passed unanimously.

Sign Permit – New Free-Standing Sign – 87 Main Street, GB District: R. Poulin stated that basically the same sign material and background of 17 Main Street will be used.

J. Podell questioned if there was any proposed lighting. R. Poulin stated that there is no proposed lighting for this sign.

N. Wood moved and J. Podell seconded a motion to approve the sign permit for a new free-standing sign at 87 Main Street with the following conditions:

1. Details of sign shall be as shown on Exhibit D.
2. Landscaping shall consist of non-invasive species.
3. Any lighting shall require a separate approval.

The motion passed unanimously.

Discussion of Potential Road Abandonments: J. Soderberg stated that he took a look at roads in Town that were either dirt or unimproved. J. Soderberg indicated that he brought this issue to the Board of Selectmen recently and they noted that they would like input from the PZC and the Conservation Commission on this issue. M. O'Leary suggested that the Commission go through the information that J. Soderberg provided and have another discussion at the next meeting about whether or not the Commission feels any of these roads should be discontinued.

Letter Requesting Zoning Determination of Home Business at 51 Hickory Drive: M. O'Leary noted that this business was approved under Section 5.1.1 by the previous Building Official. The business has grown over the years and it is now felt that it should fall under Section 8.11.

L. Edwards stated that she started out upholstering furniture but it has grown into upholstering the soft parts only of unique automobiles. L. Hinman questioned how many cars are worked on at one time. L. Edwards indicated that she rarely has two cars at once.

It was the consensus of the Commission that this business falls under Section 8.11, which will require a special permit approval.

Discussion Re: Tax Exemption for Agricultural Buildings: M. O'Leary requested the members to go over the draft letter he prepared to the Board of Selectmen regarding this issue and suggested that any changes they had be emailed to him.

The meeting adjourned at 8:35 p.m.


Tricia Schiavi
Board Clerk