

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
**August 18, 2009 – Regular Meeting**  
**Town Office Building**

RECEIVED  
2009 AUG 25 P 3:49  
*Carl A. Thompson*  
HEBRON TOWN CLERK

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

Members Absent: J. Podell, B. Raymond

Alternates Present: G. Gotowala, T. Piggott (7:25 p.m.)

Staff Present: M. O'Leary, Town Planner

Guests: J. Celio, J. Hooker, T. Billard, M. Tarbell, R. Mihok

The meeting was called to order at 7:10 p.m.

L. Hinman seated G. Gotowala for B. Raymond.

Approval of Minutes – July 14, 2009 Public Hearing: It was noted on Page 2, 2<sup>nd</sup> sentence “f” should be “of”.

N. Wood moved and G. Gotowala seconded a motion to approve the minutes of July 14, 2009 Public Hearing as amended. The motion passed unanimously.

July 14, 2009 Regular Meeting: It was noted on Page 4, 3<sup>rd</sup> paragraph should read as follows: “While the business as it stands could presently fit under Section 5.1.1, it probably would be better and have far more compatibility under Section 8.11. The property owner validated her intention to file under Section 8.11 since that would be the safer way to go.”

N. Wood moved and G. Gotowala seconded a motion to approve the minutes of July 14, 2009 Regular Meeting as amended. The motion passed unanimously.

August 13, 2009 Special Meeting: N. Wood moved and G. Gotowala seconded a motion to approve the minutes of August 13, 2009 as presented. The motion passed unanimously.

New Business:

Petition 2009-15 Site Plan Application of Robert H. Hawley to add second story to year-round house at 50 Hillsdale Road, AL District: M. O'Leary noted that this application requires that the Commission approve all modifications to existing year round dwellings that modify or add a second story addition to the building. The applicant owns a single story cape on a 15,000 square foot lot and the owner plans to add a second story by way

of a partial rear dormer. There will be no change to the footprint of the house. M. O'Leary noted that this application meets the regulations of height, size and floor.

F. Zitkus moved and N. Wood seconded a motion to approve Petition 2009-15 Site Plan Application of Robert H. Hawley to add second story at 50 Hillsdale Road with the condition that the proposed additions' materials and colors match the existing materials and colors. The motion passed unanimously.

The reason for this approval is the application meets the zoning regulation Section 5.3.2B.

Set Public Hearing Date:

Petition 2009-13 Special Permit Application of Kimberly Reed to create a rear lot, 120 Church Street, R-1 District: It was decided to hold a public hearing on 9/22/09.

T. Piggott arrived at 7:25 p.m.

L. Hinman seated T. Piggott for J. Podell.

Request from James R. Celio to Discuss MLB Requirements: J. Celio stated that in 2005 the Commission modified the MLB requirements. J. Celio noted that he has a client whose family has owned 3.8 acres of land for over 50 years. This parcel contains no wetlands, steep grades, ledge, and drainage issues and has extended frontage on both an existing town road and state road, but cannot support three building lots under the current MBL requirements.

J. Celio indicated that he is requesting that the Commission consider a modification to the current MBL requirements. Specifically to permit the MBL required area to cross into the side and rear yard areas of any proposed lot.

J. Hooker spoke about how his parents presently live in their own home and his family would like to subdivide this property in order to allow his parents to stay in their own home.

It was decided that the Commission would discuss this issue at their next workshop on 9/8/09.

Discussion of Potential Road Abandonments: M. O'Leary stated that the Board of Selectmen wanted a wider range of opinion on this issue and requested that the PZC and Conservation Commission provide an opinion on this. The Board of Selectmen also suggested that there be a committee to look at this. M. O'Leary noted that the Conservation Commission will be conducting site walks on these roads. The Commission would like to attend these site walks.

R. Mihok stated that he is the owner of land on Schoolhouse Road. R. Mihok noted that the entire road is unimproved at the present time. R. Mihok indicated that there are two lots that are approved building lots and his main concern is to keep Schoolhouse Road as a town road.

D. Royson suggested taking a look at other alternatives besides discontinuing such as designating a scenic road.

J. Celio raised a concern with a parcel on Schoolhouse Road that has been in his family for over 50 years. He would like to be kept personally informed as to what is going on with this process.

T. Billard raised a concern about the discontinuance of Schoolhouse Road.

F. Zitkus stated that he would be interested in serving on a subcommittee regarding this issue. M. O'Leary will follow up with J. Mullaney on when his Commission will be doing their site walks.

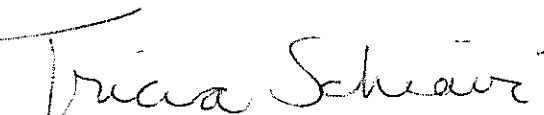
It was the consensus of the Commission to go forward with a subcommittee to look at this issue.

Discussion of Report re: Salmon River Assessment, The Nature Conservancy/Horsley-Written Group, Inc.: M. O'Leary stated that staff has met with this group and they have tried to understand the Town's process. He is looking for accuracy about what is being said about Hebron regulations. There are other factors and key regulatory items that they should be considering. Then this group will open it up to all land use commissions. They are also looking to do a regional type meeting in the fall to discuss these issues and invite all the key boards and commissions.

M. O'Leary noted that he will be putting together a report after he has had a chance to go through the report by Horsley-Written Group, Inc.

Discussion of Rural Business Uses Amendment Under Section 8.11: M. O'Leary will put together a draft outline for the 9/8/09 workshop.

The meeting adjourned at 8:50 p.m.

  
Tricia Schiavi  
Board Clerk