

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
August 24, 2010 Regular Meeting
Town Office Building

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2010 SEP 10 A 9:53
Carl A. Pomroy
HEBRON TOWN CLERK

Members Present: J. Podell, F. Zitkus, T. Piggott, N. Wood (7:35 p.m.)

Member Absent: L. Hinman

Alternate Present: G. Gotowala (7:08 p.m.)

Alternates Absent: P. Harrington, D. Casoni

Staff Present: M. O'Leary, Town Planner

Guests: M. Harder, M. Foote, J. Mullaney, T. Gauthier

The meeting was called to order at 7:05 p.m.

Approval of Minutes – August 3, 2010: F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of August 3, 2010 as presented. The motion passed unanimously.

G. Gotowala arrived at 7:08 p.m.

J. Podell seated G. Gotowala for L. Hinman.

New Business:

Petition 2010-5 Application of Hebron Fire Department to modify outdoor lighting, 44 Main Street, GB District: M. O'Leary stated that the Hebron Fire Dept. received approval from CIP and the Town budget vote to improve their outdoor lighting at the Main Street location. Presently the only outside lighting is from wall packs mounted to the building, which provides insufficient light for the firemen to get their gear out of their cars and general activity in the parking area at night. M. O'Leary noted that the Fire Dept. is proposing to use the same pole lights as the Town has used at the Town Hall and along the Hebron Green. In addition, they are proposing to replace the existing wall packs with full-cutoff wall mounted lights. M. O'Leary indicated that as a result all of the lighting on the site will be full cutoff fixtures and in a style that is consistent with newer lighting projects on Town properties and along Main Street.

F. Zitkus moved and T. Piggott seconded a motion to approve Petition 2010-5 Application of Hebron Fire Department to modify outdoor lighting at 44 Main Street as presented. The motion passed unanimously.

Request for PZC Recommendations from Historic Properties Commission on Designation of Historic Property: M. O'Leary stated that the HPC has referred to the Commission three properties in Town that they propose to designate as historic properties (780 Gilead Street, 44 Porter Road, 80 Hardy Road). M. Foote noted that all of these properties are private residences. M. O'Leary added that all three property owners are in favor this designation.

M. O'Leary drafted a letter for the Commission's review regarding these designations of historic properties.

F. Zitkus moved and T. Piggott seconded a motion that the Hebron Planning and Zoning Commission supports the Hebron Historic Properties Commission's effort to designate 780 Gilead Street, 80 Hardy Road, and 44 Porter Road as historic properties as per Section 7-147q of the Connecticut General Statutes based on the findings as specified in this letter dated 8//24/10. The motion passed unanimously.

Discussion with Conservation Commission on Plan of Conservation and Development Objectives: J. Podell stated that the Commission previously met with the Board of Selectmen regarding some of these items.

J. Mullaney stated that the Conservation Commission feels that wildlife/plant life and natural features are most important. J. Mullaney indicated that they need to update the natural resources inventory. The last time it was updated was in 1989. J. Mullaney also indicated that they were thinking of inviting a speaker to help the Commission with this update. They could also turn to UConn or the USDA to help. J. Mullaney noted that they will probably have to obtain a grant to help fund this update.

N. Wood arrived 7:35 p.m.

M. O'Leary suggested using a summer intern to help do some groundwork and research.

F. Zitkus suggested identifying areas where invasive plants are and how to manage them.

J. Mullaney stated that once they have the natural resource inventory updated, they can hold education workshops for the public.

J. Podell suggested having signs and markers on the Airline Trail and other areas around Town identifying different plants and species. J. Podell indicated that the Conservation Commission could get a group like the Scouts involved in a project like this. J. Podell also suggested having people from the community who would be willing to lead walks and have Parks and Recreation schedule speakers and have them offer programs such as a National Trails Day. J. Podell encouraged the Conservation Commission to talk to R. Calarco about this.

J. Podell suggested putting together an outline of what a water quality monitor program would look like and N. Wood could bring that to the high school to see if any teachers would be interested in this.

T. Gauthier noted that they have addressed the benefits of stream corridors through their update of the upland review. They have gone from 100 foot buffers to 200 and 300 foot buffers.

It was noted that some of the private open space objectives are being done through the Open Space Land Acquisition Committee. The open space inventory does not include properties such as golf courses, Hemlock's, Camp Hi Ho Ti, cemeteries, and the Lions Fairgrounds. F. Zitkus stated that the OSLAC could try to analyze some of these properties.

It was suggested that scenic vistas could be added to the natural resources inventory. J. Mullaney noted that an announcement could be made to see if people have any features that are unique to their property.

F. Zitkus stated that Marlborough has a trails plan in their POCD. This work could be done with the Parks and Recreation.

Discussion of Rural Road Standards: M. O'Leary stated that this issue came up when the Commission was looking at roads to be discontinued. The purpose of this would be to develop road standards that would seek to make the roadway safe to travel but at the same time try to preserve the existing rural character of the road taking into consideration such things as stonewalls along the right of way, and tree lines and canopies that existing along these roads.

It was decided that this item would be discussed at a future meeting.

The meeting adjourned at

A handwritten signature in cursive script that reads "Tricia Schiavi" followed by a stylized flourish.

Tricia Schiavi
Board Clerk