

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
September 8, 2009 – Regular Meeting
Town Office Building

Members Present: J. Podell, F. Zitkus, N. Wood

Members Absent: L. Hinman, 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 7:05 p.m.

J. Podell seated G. Gotowala for L. Hinman and T. Piggott for B. Raymond.

Approval of Minutes – August 18, 2009: It was noted on Page 2, add the following at the end of the last paragraph, “F. Zitkus stated that each unimproved road should be closely reviewed as the roads may provide for current and future open space access and may act as a recreation trail or a safe place to walk. On Page 3, 7th paragraph, 1st sentence should read as follows: “....tried to under the Town’s development review process.” Also on Page 3, at the end of the 8th paragraph add the following, “F. Zitkus suggested that the Nature Conservancy recommendations include the prohibition of non native invasive landscape and prohibition of septic systems within 100 feet of wetlands.”

F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of August 18, 2009 as amended. The motion passed unanimously.

New Business:

Petition 2009-16 Site Plan Application of Troy Kelsey, Exterior Building Improvements and Site Changes, 71 Main Street, GB District: M. O’Leary stated that this is an application that was driven by the Façade Improvement Program. This application is going to be going forward with exterior improvements but also the owner would like to do other improvements, which require Wetlands Commission approval. They will be back in 2 weeks after meeting with Wetlands Commission.

Set Public Hearing Date:

2009 SEP 14 A 8:21
Received
Hebron Town Clerk
C. J. O'Leary

RECEIVED

Petition 2009-18 Special Permit Application of Laura Edwards to allow a home business Section 8.11, 51 Hickory Drive, R-1 District: It was decided to hold a public hearing on 9/22/09.

Continuation of Discussion re: MBL Requirements: M. Tarbell went over the impact there would have been on subdivisions presently in Town with the new requirement. M. Tarbell indicated that they are requesting that the Commission relax on smaller parcels and allow them to go into the side and rear setbacks.

M. O'Leary went over some draft language he prepared for discussion purposes. The Commission decided to have the applicant present an application to amend the MBL requirements.

Request from James Celio to Discuss Potential Uses in HG District: J. Celio questioned the parking requirements for 12 Main Street as the business that was previously there was a frame shop and did not receive a lot of traffic. J. Celio noted that he has been receiving phone calls from potential small business owners regarding smaller retail uses that would be over the 1,000 square foot requirement. J. Celio questioned if the square footage could be enlarged in the HG District and could the uses model what is in the Village Green regulations.

J. Podell suggested that J. Celio come back to the Commission informally with businesses that would be interested in coming to Town to see if their business would fit into the regulations.

August 24, 2009 letter from Richard Case re: Lot 481 Wood Acres Road: M. O'Leary stated that there is a parcel of land that is partially in Hebron and partially in Colchester off Wood Acres Road. The part that exists in Hebron is about 4,800 square feet and extends into Colchester. The parcel is 12,000 square feet overall. The requirements in Amston Lake require a minimum of 10,000 square feet to build a new residence. Most of the land in Colchester is wetlands. The only buildable part is in Hebron. M. O'Leary noted that Attorney Case has spoken to the Town Attorney regarding this issue.

It was the consensus of the Commission that combining this lot is not in the best interest of Hebron and the Commission did not want to set a precedent. M. O'Leary noted that he will discuss this with the Town Attorney.

Town Attorney Letter dated August 25, 2009: The Commission would like to table discussion on this letter regarding abandonment of roads until they have had an opportunity to walk the sites.

Discussion of Rural Business Uses Amendment Under Section 8.11: M. O'Leary went over the proposed language he drafted to amend this section of the regulations. The Commission felt more comfortable with what M. O'Leary prepared. M. O'Leary

requested that the Commission provide him with any comments on this before the next workshop.

Petition 2009-17 Site Plan Application of Countryside Realty, LLC. Exterior Building Improvements, 30 Main Street, GB District: M. O'Leary stated that this is an application through the Façade Improvement Program. The architect that the Town hired as part of this program met with the Façade Improvement Committee and the owner and went out to look at the building. The owner would like to give the building a face lift. There are no site plan changes, just building façade changes. M. O'Leary noted that this has been approved by the Façade Improvement Committee.

F. Zitkus moved and T. Piggott seconded a motion to approve Petition 2009-17 site plan application of Countryside Realty, LLC for exterior building improvements at 30 Main Street with the condition that the additional siding and roofing match current materials and colors. The motion passed unanimously.

The meeting adjourned at 9:10 p.m.

Tricia Schiavi
Board Clerk