

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION**

RECEIVED

REGULAR MEETING

Tuesday, September 14, 2010, 5:45 p.m.,

Meeting to start at the west end of the improved portion of Slocum Road

2010 OCT -5 A 8:15
Ann E. Hughes
HEBRON TOWN CLERK
list

I. Call to Order / Roll Call

Secretary Frank Zitkus called the meeting to order at 5:55 p.m.

PZC Members Present: Natalie Wood and Frank Zitkus (both Unimproved Road subcommittee members)

Guests present: Michael O'Leary, Town Planner and Teri Nofer, Conservation Commission Unimproved Road Subcommittee representative

Due to the lack of a Planning and Zoning Commission quorum, Secretary, F. Zitkus, cancelled the regular meeting of the Commission. Those present for this meeting decided to walk the improved portions of both Slocum Road and West Street. No minutes of the walks will be taken.

II. Site Walk – Walk the unimproved portion of Slocum Road

The walk was cancelled due to lack of quorum.

III. Site Walk – Walk the unimproved portion of West Street beginning at the end of Old Slocum Road

The walk was cancelled due to lack of quorum.

IV. New Business

A. Set Public Hearing Date

1. Petition 2010-7, Application of Town of Hebron Parks and Recreation, to approve park and recreation offices at Burnt Hill Park, 148 East Street, R-1 District

The Public Hearing Date was not set due to lack of quorum.

V. Adjournment

The Regular Meeting was adjourned at 6:00 p.m. due to lack of quorum.

Respectfully Submitted,

Frank Zitkus
Frank Zitkus, PZC Secretary

TOWN OF HEBRON
UNIMPROVED ROADS SUBCOMMITTEE

NOTES

These are not minutes of the Unimproved Roads Subcommittee as no formal meeting of the Subcommittee was posted. Members of the Subcommittee were present for a Planning and Zoning Regular Meeting held on September 14, 2010 to walk the unimproved portions of Slocum Road and West Street. Due to a lack of a PZC quorum, the PZC meeting was cancelled. However, the Subcommittee members present (Natalie Wood and Frank Zitkus of PZC and Teri Nofer of the Conservation Commission) and the Town Planner, Michael O'Leary, decided to walk these unimproved roads. These are notes, for informational purposes, from the two site walks.

Site Walk – Walk the unimproved portion of Slocum Road

The site walk began at 6:07 p.m. at the west end of Slocum Road. Town Planner M. O'Leary presented topographical and area maps of the unimproved portion of Slocum Road, identifying abutting and nearby parcel owners. F. Zitkus noted the two abutting parcels to the north, the State of Connecticut (part of Salmon River State Forest) and the Hill's Farmland Preservation parcel. To the south are two abutters, the Town of Hebron (open space) and the State (State Forest). The State parcels abut improved roads Slocum and Blackman while access to the Farmland Preservation parcel abuts the improved western end of Slocum Road. The Town Open Space abuts the western unimproved end of Slocum Road. Attributes of the unimproved road were noted. The unimproved portion of Slocum Road is 3,380' in length, commencing at both ends of the improved portions of Slocum Road. Heading east on the site walk, the road elevation descends steadily and in some areas steeply towards the Fawn Brook crossing. Stonewalls abut the roadway intermittently with significant and specimen trees alongside and within the unimproved road. The road is stony, narrow and washed out in this downgradient portion of the walk, otherwise the walking condition of the unimproved road is passable to good. Upon reaching the Fawn Brook, significant trails heading north and south from the roadway along Fawn Brook were noted. The walk continued uphill to the east end of the unimproved road. Some washout has occurred in the roadway resulting in portions of the roadway being abutted by moderate slopes. A former foundation is observed in the State Forest as well as a well-preserved headstone of John Nolton Rollo, 1777. This plot has been demarcated by a stonewall circle and an American flag. The walk ends with a somewhat washed out incline to Slocum road.

Those in attendance ended this walk at 6:50 p.m. and traveled to the next site walk.

Site Walk – Walk the unimproved portion of West Street

Town Planner M. O'Leary presented topographical and area maps of the unimproved portion of West Street identifying abutters and nearby parcel owners. F. Zitkus noted the abutter to the north, south and east of the unimproved road is the State of Connecticut (Salmon River State Forest). An abutter to the west of the unimproved road, Lowrey, appears to have frontage along a road in Marlborough.

The walk commenced, heading west at 7:00 p.m. This flat entrance from Old Slocum Road is flanked by stonewalls to the south. The roadway then bends to the north and upgradient. To the south of this bend, Willimantic Turnpike, an abandoned or discontinued road in Marlborough, is observed. This former road extends into the State Forest. Along the eastern side of the unimproved

road there is a significant drop in elevation, perhaps offering a view in the colder months. A wetlands and small brook are also to the east of the roadway. The unimproved road ends with an incline to the gated, southern end of West Street. This walk ended at 7:15 p.m.

Respectfully Submitted,



Frank Zitkus, PZC Secretary and Unimproved Roads
Subcommittee Member