

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
**September 22, 2009 – Public Hearing**  
**Town Office Building**

RECEIVED

2009 OCT -1 P 4: 56

*Calvin A. Pomroy*  
HEBRON TOWN CLERK

Members Present: L. Hinman, J. Podell, F. Zitkus, B. Raymond

Member Absent: N. Wood

Alternates Present: T. Piggott, G. Gotowala (7:05 p.m.)

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 N. Wood.

Petition 2009-13 Application of Kimberly Reed for approval of a Special Permit application to change a front lot to a rear lot under the provisions of Sections 3.3.12, 8.1 and 6.5 of the Hebron Zoning Regulations, premise located at 120 Church Street (Assessor's Map #12, Lot #55) R-1 District: B. Reed stated that they are looking for this change for the benefit of 126 Church Street so they can make that lot a little bigger to allow for horses. The parcel will increase from 2.36 acres to 4.15 acres.

F. Zitkus questioned if the applicant ever thought of putting a conservation easement on the property because of the steep slopes.

M. O'Leary stated that the rear lot as proposed meets the area and frontage requirement. The regulations also require rear lots to have 1 ½ times the building setback requirements. The proposed plan shows the rear lot would have a 75 foot front and rear yard setback and 30 foot side yard setbacks as required. This increase in the yard areas can be accomplished without any conflicts with existing buildings.

G. Gotowala arrived at 7:05 p.m.

M. O'Leary noted that he spoke to the Town Sanitarian and Town Engineer and they did not have any issues with this application.

The public hearing on Petition 2009-13 closed at 7:08 p.m.

Petition 2009-18 Application of Laura R. Edwards – Interiors Unlimited, LLC for approval of a Special Permit application to permit an upholstery – trim shop under the provisions of Section 8.1 and 8.11, Special Accessory Uses of the Hebron Zoning Regulations, premise located at 51 Hickory Drive (Assessor's Map #37, Lot #16) R-1 District: L. Edwards stated that she has had an upholstery shop at her home for six years. It started as small furniture upholstery but it turned into more of an automobile upholstery shop. L. Edwards indicated that she needs to have the vehicle on her property to do the work. L. Edwards noted that all the work is done inside her building. The hours of operation are 8:30 – 5:00 Monday through Friday and 8:30 – 12:00 on Saturday.

L. Edwards stated that she has not had any complaints about noise coming from her business. L. Edwards presented a letter in favor of the application from her neighbor directly across the street from her property.

M. O'Leary went over his report, dated 9/18/09. M. O'Leary noted that there is a site plan survey prepared that shows the property and existing improvements dated 8/12/09. There is a letter from the applicant that describes the business, the number of customers and additional background information. M. O'Leary indicated that a memo, dated 9/22/09, was received from S. Knauf.

Anna Hara spoke in favor of the application as well as D. St. Onge.


Annette Morrison stated that they do not have any problems with the business and she has never heard any noise or seen any traffic.

Nicholas Vesho felt that this business did not fall under Section 8.11 and stated that the true nature of this business was automotive repair. N. Vesho also felt that this business increases traffic and changes the rural characteristics of the neighborhood.

F. Zitkus questioned if there were any plans to extend the hours. L. Edwards stated that she had no plans to extend the hours of the business. F. Zitkus also questioned if there were any deliveries before 8:30 a.m. L. Edwards indicated that there are no deliveries before 8:30 a.m.

The public hearing on Petition 2009-18 closed at 7:25 p.m.

The public hearing adjourned at 7:25 p.m.

  
Tricia Schiavi  
Board Clerk

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
*September 22, 2009 – Regular Meeting*  
**Town Office Building**

RECEIVED

2009 OCT -1 P 4:56  
*Al P. Thompson*  
HEBRON TOWN CLERK

Members Present: L. Hinman, J. Podell, F. Zitkus, B. Raymond

Member Absent: N. Wood

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 7:25 p.m.

L. Hinman seated T. Piggott for N. Wood.

Approval of Minutes – September 8, 2009: It was noted on Page 2, 2<sup>nd</sup> paragraph, last sentence, add the following after “relax” “the MBL requirements”.

F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of September 8, 2009 as amended. The motion passed unanimously.

Action on Pending Applications:

Petition 2009-13 Application of Kimberly Reed for approval of a Special Permit application to change a front lot to a rear lot under the provisions of Sections 3.3.12, 8.1 and 6.5 of the Hebron Zoning Regulations, premise located at 120 Church Street (Assessor's Map #12, Lot #55) R-1 District: F. Zitkus moved and B. Raymond seconded a motion to approve Petition 2009-13 Application of Kimberly Reed for approval of a Special Permit application to change a front lot to a rear lot at 120 Church Street. The motion passed unanimously.

Petition 2009-18 Application of Laura R. Edwards – Interiors Unlimited, LLC for approval of a Special Permit application to permit an upholstery – trim shop under the provisions of Section 8.1 and 8.11, Special Accessory Uses of the Hebron Zoning Regulations, premise located at 51 Hickory Drive (Assessor's Map #37, Lot #16) R-1 District: B. Raymond stated that the character of the business is no different from a furniture upholsterer and he did not hear any evidence that this business has to do with automotive repair.

J. Podell stated that automotive upholstery is not the same as automotive repair. M. O'Leary indicated that automotive repair is licensed and governed by the State of Connecticut. If it was a repair facility, it would need to be licensed by the State and this business does not come under the definition of automotive repair by the State of Connecticut.

B. Raymond stated that after reviewing the information submitted by N. Vesho he found nothing to support the character of the business as an automotive repair business or support the conclusion of unusual traffic patterns.

F. Zitkus moved and B. Raymond seconded a motion to approve Petition 2009-18 Application of Laura R. Edwards – Interiors Unlimited, LLC for approval of a Special Permit application to permit upholstery – trim shop under the provisions of Section 8.1 and 8.11 Special Accessory Uses at 51 Hickory Drive with the following conditions:

1. The use permitted is an upholstery business including upholstery of small furniture, fabricating of slipcovers, and upholstery of vehicle interiors. No other business use or repair activity is permitted.
2. All work shall be performed within the accessory garage building; the only use of the paved driveway area shall be parked vehicles.
3. A 2 square foot sign is permitted as shown on the plans, with no illumination.
4. All of the standards and criteria for Home Occupations as found in Section 8.11 shall be conditions of this approval.

The motion passed unanimously.

New Business:

New Application:

Petition 2009-16 Site Plan Application of Troy Kelsey, exterior building improvements and site changes, 71 Main Street, GB District: D. Rioux stated that this application stems from the façade improvement program and pertains to Gina Marie's Restaurant. The owners would like to make the building have a little more curb appeal and make the facility handicap accessible by putting a ramp to the front of the building. Also, the porch will be flush with the interior of the building. D. Rioux indicated that the applicant would like to add a dining deck to the west side and there will be one curb cut to share with Hebron Ace Hardware and one on the west side. The parking lot will be striped and will be provided with some landscaping areas and handicap parking spaces. The owners plan on residing the building at a later date.

D. Rioux provided the Commission with the colors the owners are considering.

L. Hinman commented that the handicap parking spaces seemed inconvenient as the location of the ramp is on the other side of the parking lot.

D. Rioux stated that lighting and signing will come at a later date.

M. O'Leary noted that the wetland agent approved this application as the addition to the back of the building will be in a regulated area.

M. O'Leary went over his report dated 9/2/2009. M. O'Leary stated that a memo, dated 8/31/09 was received from the WPCA.

F. Zitkus questioned if there was proposed lighting on the new deck. D. Rioux stated that it is not part of this application.

J. Podell moved and F. Zitkus seconded a motion to approve Petition 2009-16 Site Plan Application of Troy Kelsey exterior building improvements and site changes, 71 Main Street. The motion passed unanimously.

Petition 2009-19 Site Plan Application of Steven Hoffman, exterior building improvements, 81 Main Street, GB District: D. Brancard stated that this is primarily a façade improvement. The roof will be continued around to the right side of the building to provide for additional display and handicap parking. They will be replacing the windows with divided lights. There will be a new roof, clapboard siding and a peaked roof over the left side of the building. The trim will be white and the siding will be gray.

S. Hoffman stated that he will be coming in with a separate application for a sign.

M. O'Leary went over his report dated 9/22/09.

J. Podell moved and F. Zitkus seconded a motion to approve Petition 2009-19 Site Plan Application of Steven Hoffman for exterior building improvements at 81 Main Street. The motion passed unanimously.

Set Public Hearing Date:

Petition 2009-20 Application of John Hooker to amend Section 6.4 of the Hebron Zoning Regulations re: MBL Requirements: It was decided to hold a public hearing on 10/27/09.

Informal Discussion re: 12 Main Street and Permitted Uses in HG District: J. Celio submitted a letter dated 9/18/09 regarding information related to a potential change of use application for 12 Main Street. J. Celio noted that there has been some interest in someone being an owner/occupant of 12 Main Street where they will be living in the

apartment upstairs and have their business downstairs. J. Celio questioned if parking would have to be installed and would it have to be installed now. J. Celio indicated that the interested person would like to open a coffee shop with fresh baked good, homemade soups, stews and sandwiches. They would like to be open from 6 a.m. or 7 a.m. to about 2 p.m. Wednesday through Sunday.

L. Hinman raised a concern about how the parking will work as there may be a rush between 1-2 p.m. for lunch. There are presently five parking spaces in the front of the building. J. Celio provided pictures of the back of the property where a parking lot could be built if necessary.

M. O'Leary stated that this needs to come in as a special permit application.

Other New Business:

Letter dated 9/22/09 for 90-Day Extension at 190 West Main Street: F. Zitkus moved and J. Podell seconded a motion to approve a second 90 day extension requested for 190 West Main Street mini-estate subdivision. The motion passed unanimously.

The meeting adjourned at 9:10 p.m.



Tricia Schiavi  
Board Clerk

