

**TOWN OF HEBRON**  
**PLANNING & ZONING COMMISSION**  
**September 28, 2010 – Regular Meeting**  
**Town Office Building**

RECEIVED

2010 OCT -7 P 3:42  
Ann E. Z. Res  
HEBRON TOWN CLERK  
A. Wood

Members Present: L. Hinman, F. Zitkus, T. Piggott, N. Wood (7:05 p.m.)

Member Absent: J. Podell

Alternates Absent: G. Gotowala, D. Casoni, P. Harrington

Staff Present: M. O'Leary, Town Planner

The meeting was called to order at 7:03 p.m.

Approval of Minutes – August 24, 2010: F. Zitkus moved and T. Piggott seconded a motion to table this approval until the next meeting. The motion passed unanimously.

N. Wood arrived at 7:05 p.m.

New Business:

Set Public Hearing Date:

Petition 2010-7 Application of Town of Hebron Parks and Recreation to approve park and recreation offices at Burnt Hill Park, 14New Business:

Set Public Hearing Date:

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: It was decided to schedule the public hearing for 10/26/10.

Discussion of Road Abandonment Committee: The Commission went over the notes F. Zitkus prepared from their latest site walk and set the following tentative dates for another site walk: 10/12, 10/13 or 10/20.

Discussion of Workshop Topics: M. O'Leary provided the Commission with a copy of a 2009 letter from the Town Attorney suggesting that the Town regulations contain a requirement that the Town require warranties of title for any land (open space, roads, conservation easements, etc.) that are required to be deeded to the Town. M. O'Leary noted that he will incorporate the proposed wording from the Town Attorney into the appropriate section of the regulations and put an item on the next agenda to schedule a public hearing on this issue.

M. O'Leary provided the Commission with a May 2009 letter from the Town Attorney regarding his request for an opinion on performance bonds. M. O'Leary indicated that he questioned whether the PZC should bond private roadway/driveway improvements the same as public road improvements. M. O'Leary stated that in the Town Attorney's letter he indicates that the enabling legislation is different for each of these situations; however, the Town Attorney seems to think that the Town could employ such bonding requirements.

M. O'Leary stated that he will meet with the Town Attorney and T. Fenton to pull together some language from other Towns and draft something for the Commission's review.

M. O'Leary passed out copies of the Town of Marlborough's language for performance bonds.

M. O'Leary stated that the Town Attorney has provided some suggested language to correct the current language in the Zoning Regulations as to termination of legal non-conformities that are not consistent with Conn. case law. M. O'Leary will place this on the next agenda to schedule for a public hearing.

Notice of Grant Award – Hebron Incentive Housing: M. O'Leary stated that the Town previously applied for money under the State's Incentive Housing program to study the Main Street and Village Green areas specifically, as well as other business districts, to see if housing could be incorporated in a mixed use design. M. O'Leary reported that the Town received \$20,000 and the Commission will be the primary group involved in this study. M. O'Leary noted that the typical format is to prepare an RFP for a consulting firm to work on the study. L. Hinman and N. Wood volunteered to be on the interview committee for this consulting firm. M. O'Leary will provide a draft of the RFP for the next meeting.

The Commission discussed the Implementation Guide for the Plan of Conservation and Development and looked at what items needed to be priorities.

N. Wood moved and T. Piggott seconded a motion to remove Items 12 and 13 in favor of developing #11 as a Main Street plan and if there is any consideration in regards to a big box store or fast food chain that it be addressed through the design standards. The motion passed unanimously.

N. Wood moved and F. Zitkus seconded a motion to modify Item #8 to include maximum impervious surface including a consideration of maximum number of parking spaces. The motion passed unanimously.

Other New Business: M. O'Leary reported that the bids have been opened for the next sidewalk project, which includes concrete walks along the north side of Main Street. M.

O'Leary noted that this project is funded by a STEAP grant. The bids came in very favorable to the Town. As a result of this, the Town will most likely be able to proceed with the final step of that STEAP grant which is some street tree landscaping along Main Street.

It was decided to cancel the 10/12/10 meeting.

The meeting adjourned at 8:05 p.m.

A handwritten signature in cursive script that reads "Tricia Schiavi". The signature is written in black ink and is positioned above the printed name and title.

Tricia Schiavi  
Board Clerk