

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
October 14, 2008 – Regular Meeting
Town Office Building

RECEIVED

2008 OCT 21 P 3:41
Carla A. Pomroy
HEBRON TOWN CLERK

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

Member Absent: B. Raymond

Alternates Present: T. Piggott, B. Casoni

Staff Present: M. O'Leary, Town Planner

Guests: P. Demar

The meeting was called to order at 7:30 p.m.

L. Hinman seated B. Casoni for B. Raymond.

Approval of Minutes – September 30, 2008 Public Hearing: F. Zitkus moved and N. Wood seconded a motion to approve the minutes of September 30, 2008 Public Hearing as presented. The motion passed with J. Podell abstaining.

September 30, 2008 Special Meeting: It was noted on Page 2, 8th paragraph, "Moore" should be "Murphy", and "send" should be "sent". Also on Page 2, 9th paragraph, 2nd sentence, "something" should be "a farmer's market". On Page 3, last sentence add the following "among other reasons."

F. Zitkus moved and B. Casoni seconded a motion to approve the minutes of September 30, 2008 Special Meeting as amended. The motion passed with J. Podell abstaining.

Action on Pending Applications:

Petition 2008-13 Special Permit Application of PDA Builders, LLC of Colchester, CT for approval to construct a new year-round single-family dwelling; application is submitted under Sections 5.3.4 and 8.1 of the Hebron Zoning Regulations, premise is located at 3 Hillsdale Road, AL District: N. Wood moved and F. Zitkus seconded a motion to approve Petition 2008-13 Special Permit Application of PDA Builders, LLC of Colchester to construct a new year-round single-family dwelling at 3 Hillsdale Road with the following conditions:

1. The plans shall be amended to include the following: a) include a Zoning Data Table verifying that area, frontage, coverage, height and yard requirements are satisfied; b) indicate all trees over 6 inches in caliper that will be saved and provide a means of

protection during construction; c) revised landscaping plan to replace the burning bush plants with another species; and, d) the paved parking area in the ROW of Hillsdale Road shall be removed and area properly seeded so that the curb line of Hillsdale Road is extended and continued up to the abutting neighbor's driveway.

2. Prior to building permits being issued: a) submit a final plan adhering to all conditions of approval; b) file the Special Use Permit in the Town Clerk's Office; c) record on the Hebron land records a revised boundary adjustment map and revised deeds reconfiguring the lots as proposed; and, d) address all items in the Health District's memo of 9/9/08.

3. During construction, the schedule of construction and the erosion and sedimentation control notes as stated on the plan shall be adhered to at all times in the field.

4. Prior to the issuance of a Certificate of Occupancy all corner pins, drywells, required landscaping, paved driveway apron, and topsoil and seeding shall have been installed and a final as-built plan shall be submitted verifying compliance with the approved plan.

5. The trees identified on the plan to be saved and outside the proposed clearing limits shall be retained as a buffer between the properties.

The motion passed unanimously.

The reasons for this approval are the proposed house on the lot has been constructed with attention to the 1 ½ story requirement, where the average of all sides fell within the limits of the regulations and the purpose and intent of the regulations was met.

New Business:

Set Public Hearing Date:

Petition 2008-18 – Subdivision Application of Celio Development, LLC at 465 Old Slocum Road: It was decided to hold a public hearing on 12/9/08.

Other New Business:

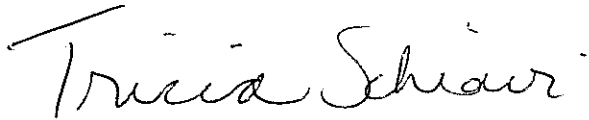
October 2, 2008 Letter from Mohegan Land Trust re: Transfer of Properties to Town; and October 3, 2008 Letter from Town Attorney re: Proposed Mohegan Land Trust Transfer: It was decided to table this as the Board of Selectmen will be receiving these letters at their meeting of 10/16/08.

October 2, 2008 Notice of Public Hearing – Water Diversion Application of the CT Water Company: M. O'Leary provided this to the Commission for their information.

CIP Requests – 2009/2010 FY: It was decided to work with other departments on the plotter and M. O'Leary will draft up something for the Commission's review.

PZC Workshop Discussions: M. O'Leary provided the Commission with draft changes he prepared for the Special Accessory Use regulations. The Commission reviewed these proposed changes and provided M. O'Leary with their comments.

The meeting adjourned at 9:00 p.m.

A handwritten signature in cursive script that reads "Tricia Schiavi".

Tricia Schiavi

Board Clerk

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Calvin Thompson
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P. Demar stated that he has added plantings to the plan. There will be some plantings of white pine trees and they will replace some of the trees that will be coming out. There will also be foundation plantings along the house. P. Demar noted that they have provided the erosion control and construction schedule details on the plan.

P. Demar stated that the house is essentially one floor with the exception of the wing on the side which is a 1 ½ story structure. From the street, it would appear as a one story dwelling. P. Demar indicated that there are no plans of full basement windows. P. Demar noted that he is proposing a double door for a basement entry. The total average height around the entire dwelling is 18.6'.

M. O'Leary went over his report, dated 10/14/08. M. O'Leary noted that a report, dated 10/13/08, from the Town Engineer was received.

October 14, 2008 Public Hearing – Page 2

The public hearing on Petition 2008-13 closed at 7:30 p.m.

The public hearing adjourned at 7:30 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