

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
October 26, 2010 – Public Hearing
Town Office Building

RECEIVED

2010 NOV -2 P 3:23
Ann E. Hughes
HEBRON TOWN CLERK
ASD

Members Present: J. Podell, F. Zitkus, T. Piggott

Member Absent: L. Hinman

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

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The public hearing was called to order at 7:04 p.m.

Petition 2010-7 Application of the Hebron Parks and Recreation Department on land owned by the Town of Hebron for a Special Permit approval to modify the interior of the existing Park Operations Building to include the Parks and Recreation Department offices and meeting space in accordance with the provisions of Sections 5.1.3(k) and 8.1 of the Hebron Zoning Regulations. Property is located at 148 East Street, Burnt Hill Park, Hebron, CT (Assessor's Map #25, Parcel #42), R-1 District: R. Calarco stated that they would like to move forward and consolidate the office operation to have everything at Burnt Hill Park. R. Calarco noted that there will be no outside changes and will work with M. O'Leary on the signage in the front. R. Calarco indicated that the building is handicap accessible and the restrooms are accessible.

R. Calarco stated that he worked with J. Summers and R. Blais to ensure that all codes have been met. They are hoping to move by mid January. It will cost approximately \$33,000 for the move and will be funded through money that the Parks and Recreation Commission have put aside for this move.

F. Zitkus questioned what the hours would be. R. Calarco stated that the office hours would be every weekday from 8:00 a.m. to 3:00 p.m.

M. O'Leary reported that a report, dated 10/25/10 was received from S. Knauf of the Chatham Health District. M. O'Leary went over his report, dated 10/22/10. M. O'Leary noted that the Town Engineer verbally informed him that he had no comments.

The public hearing on Petition 2010-7 closed at 7:15 p.m.

The public hearing adjourned at 7:15 p.m.



Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
October 26, 2010 – Regular Meeting
Town Office Building

RECEIVED

2010 NOV -2 P 3: 23
Ann E Hughes
HEBRON TOWN CLERK
A. S. W.

Members Present: J. Podell, F. Zitkus, T. Piggott, N. Wood (8:10 p.m.)

Member Absent: L. Hinman

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

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:15 p.m.

F. Zitkus moved and T. Piggott seconded a motion to add the approval of the August 24, 2010 minutes to the agenda. The motion passed unanimously.

Approval of Minutes – August 24, 2010: F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of August 24, 2010 as presented. The motion passed unanimously.

Approval of Minutes – August 31, 2010: T. Piggott moved and F. Zitkus seconded a motion to approve the minutes of August 31, 2010 as presented. The motion passed unanimously.

Approval of Minutes – September 28, 2010: It was noted on Page 1 under “New Business” delete the heading “Set Public Hearing Date” and “Petition 2010-7” as they are duplicates.

F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of September 28, 2010 as amended. The motion passed unanimously.

Approval of Minutes – October 20, 2010: It was decided to table these minutes until the 11/9/10 meeting.

R. Calarco stated that the various sports organizations would like to have a storage shed for their equipment at the Burnt Hill Park. R. Calarco noted that he is looking for guidance from PZC. R. Calarco indicated that he does not necessarily want three different sheds around the park.

The Commission noted that they would consider one storage building and would not be in favor of multiple of storage units.

Action on Pending Applications:

Petition 2010-7 Application of the Hebron Parks and Recreation Department on land owned by the Town of Hebron for a Special Permit approval to modify the interior of the existing Park Operations Building to include the Parks and Recreation Department offices and meeting space in accordance with the provisions of Sections 5.1.3(k) and 8.1 of the Hebron Zoning Regulations. Property is located at 148 East Street, Burnt Hill Park, Hebron, CT (Assessor's Map #25, Parcel

#42), R-1 District: F. Zitkus noted that there will be meetings after hours so there will be activity at night in a residential zone. F. Zitkus indicated that the public has not said anything about this.

F. Zitkus moved and T. Piggott seconded a motion to approve Petition 2010-7 Application of the Hebron Parks and Recreation Department for a Special Permit approval to modify the interior of the existing Park Operations Building to include the Parks and Recreation offices and meeting space at 148 East Street, Burnt Hill Park. The motion passed unanimously.

The reasons for this approval are this move frees up valuable Town Office Building space, Parks and Recreation offices will be in the same building as the maintenance staff and this will be more efficient use of space.

New Applications:

Sign Application – Ace Hardware, 81 Main Street, GB District: S. Hoffman stated that after redesigning the building, there is now a spot for a sign on the building. M. O’Leary stated that the sign is 37 square feet. The existing wall sign is 9.2 square feet which would be a total square footage of wall sign of 46.2 square feet. The regulations allow for 1 square foot of wall sign area per lineal foot of building frontage or a total of 87 square feet of wall sign.

S. Hoffman noted that Benjamin Moore paints is a big part of his business and they require certain colors for their signs. S. Hoffman indicated that he has worked with Town staff to make this sign look nice.

F. Zitkus moved and T. Piggott seconded a motion to accept the sign application at 81 Main Street for Ace Hardware as presented. The motion passed unanimously.

Set Public Hearing Date:

Petition 2010-8 Special Permit Application of Nicholas Lulick to convert first floor of garage to apartment, HG District: It was decided to schedule the public hearing for 11/9/10.

Petition 2010-6 Reschedule Public Hearing for Grossman-Stern: It was decided to reschedule this public hearing for 11/9/10.

Petition 2010-10 Application of the PZC to amend the Zoning Regulations regarding non-conforming uses: It was decided to schedule the public hearing for 12/14/10.

Petition 2010-11 Application of Grayville Estates of Hebron, LLC for Subdivision and Rear Lot approvals for land located on south side of Grayville Road: It was decided to schedule the public hearing for 12/14/10.

Request from Ford and Paulekas to extend the approvals of Loveland Farms (Petition 2004-15) through April 30, 2011: S. Consoli stated that the buyer they previously had fell through. Webster Bank has since moved forward and completed the foreclosure. Since the foreclosure, they have been in discussions with a couple of buyers.

S. Consoli stated that they have been trying to get some little things done first and then work on the big items that need to be completed. S. Consoli indicated that they are looking for a six month extension which will bring them through April, 2011. M. O’Leary stated that he and B. Therrien have been meeting with representatives from Webster Bank regarding preserving what is up at Loveland Farms. S. Consoli noted that fixing the Tyvek and storm drains have been approved by Webster Bank. The next thing would be to secure a contractor for snow plowing for the winter.

J. Podell stated that she would like to see some timeframes or conditions on this extension. F. Zitkus mentioned items that were discussed back in February. M. O’Leary stated that there is one unit with siding and windows but the door is open and another unit where a window is not secure and it has fallen out.

S. Deptulski, 52 Barbers Way, stated that nothing has been done in two years to these units. The unit next to his is unsecure and is open to wildlife and there are animal droppings in the unit and when you walk around it smells musty.

F. Zitkus moved and T. Piggott seconded a motion that the mandatory completion date, as set forth in the CT General Statutes, for the Loveland Farms Special Permit and Site Plan approval for a Planned Residential Development, Petition 2004-15, is hereby extended to April 30, 2011. Prior to the new expiration date, the application shall return to the Hebron Planning and Zoning Commission with a status report and if possible a detailed construction schedule for approval by this Commission that shall first address the correction of the existing deficiencies at the Loveland Farms site as identified by the Town of Hebron, and secondly shall address in detail the build out of the remainder of the site as originally approved. The above extension is conditioned upon bi-monthly reports from the owner on the items discussed at the PZC meeting of 10/26/10. The motion passed unanimously.

Recommendation of Open Space to be Dedicated to the Town of Hebron: M. O’Leary stated that the open space in question was required by the PZC to be transferred to the Mohegan Land Trust as part of a subdivision approval a number of years ago. The owner and the MLT never completed the transfer and the land still remains in the owner’s name. M. O’Leary indicated that after many conversations and corrections to the deed, the owner is prepared to transfer the land to the Town. M. O’Leary reminded the Commission that the Mohegan Land Trust no longer exists and the open space that previously belonged to them has since been transferred to the Town.

F. Zitkus moved and T. Piggott seconded a motion that:

Under Section 8-24 of the CGS, the Commission has reviewed the proposed open space owned by Hayden Houston which he is proposing to dedicate to the Town of Hebron. The Commission recommends acceptance by the Town of Hebron for the following reasons:

- It is consistent with the Open Space Plan and the Plan of Conservation and Development;
- It is consistent with past open space dedications made to the Town and as required by the PZC during the planning and zoning process;

- It was previously designated to be dedicated to the Mohegan Land Trust who are no longer operating;
- It would allow for the continuation of an existing north-south open space corridor approved by the PZC on abutting subdivision plans; and,
- It would serve to protect an area of steep slopes above the Jeremy River corridor.

The motion passed unanimously.

Informal Discussion re: Potential Pizza Restaurant at 37 Main Street: M. O’Leary stated that there is someone interested in putting a take out pizza restaurant in the old Mobil station. M. O’Leary noted that there have been a number of inquiries for this space. There are presently five parking spaces and under the regulations, the proposed use would need at least 12 or 13 parking spaces. This would be considered a restaurant and not retail space even though there will not be any tables.

The Commission felt that this would be considered a restaurant under the regulations and would need more than five parking spaces.

2011-2012 Capital Improvement Program Requests: J. Podell reported on how CIP met to discuss and review the CIP program policy and how it is being recommended to the Board of Selectmen to raise the threshold for CIP projects to \$100,000. The idea would be to bond the projects that are in CIP but have not been entirely funded in order to clean them up and start with a clean slate.

J. Podell suggested that the Town could hire a firm to do an assessment and master plan of Main Street. F. Zitkus stated that an update of the resource inventory could be a project for CIP. Wetlands Commission could be the primary group and the PZC could support them.


Draft 2009-2010 PZC Annual Report: The Commission reviewed the draft annual report.

F. Zitkus moved and N. Wood seconded a motion to approve the 2009-2010 PZC Annual Report as presented. The motion passed unanimously.

Other New Business:

Change of Use – Liberty Drive – Unit 3: J. Celio submitted a letter requesting a proposed change to the use of Unit 3 at 7 Liberty Drive from professional office space to an Antique Consignment Sales Shop. It was decided that this would need a formal application because of the change of use.

The meeting adjourned at 8:57 p.m.


Tricia Schiavi
Board Clerk

