

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
November 12, 2008 – Regular Meeting
Town Office Building

RECEIVED

2008 NOV 19 P 3:35

Ann E. Thores
HEBRON TOWN CLERK

Members Present: J. Podell, B. Raymond, N. Wood, F. Zitkus, L. Hinman (7:08 p.m.)

Alternates Present: T. Piggott, G. Gotowala, B. Casoni

Guests: S. Tarca, R. Tarca, M. Friend, M. Hopper

The public hearing was called to order at 7:02 p.m.

Approval of Minutes – October 28, 2008: F. Zitkus moved and N. Wood seconded a motion to approve the minutes of October 28, 2008 as presented. The motion passed with B. Raymond abstaining.

Action on Pending Applications:

Petition 2008-17 Application of Larigold Works, Inc. to amend Section 8.22(C)(16)(c) of the Hebron Zoning Regulations to amend the parking requirements within the Planned Residential Development District regulations, application is made under Chapter 10 of the Hebron Zoning Regulations. A copy of the application is on file in the Office of the Town Clerk: This petition has been tabled to 12/9/08.

L. Hinman arrived at 7:08 p.m.

New Business:

F. Zitkus moved and B. Raymond seconded a motion to add a discussion on the Peters House designation to the agenda. The motion passed unanimously.

N. Wood moved and F. Zitkus seconded a motion to add an update on the Home Conn. Program to the agenda. The motion passed unanimously.

Set Public Hearing Date:

Petition 2008-20 Application of Claïressa Lenti for conversion to year-round, 142 Deepwood Driver, AL District: It was decided to hold a public hearing on 12/9/08.

October 27, 2008 Letter from Town Attorney re: Ostrager v. PZC: M. O'Leary noted that this letter was received informing the Commission that M. Ostrager has withdrawn his appeal regarding the rezoning of the CI district.

Historic Properties Commission – Peters House Designation: F. Zitkus moved and N. Wood seconded a motion that the Planning and Zoning Commission recommends to the Board of Selectmen and the Hebron Historic Properties Commission local historic designation of the Town owned Peters House at 150 East Street. The motion passed unanimously.

Update on Home Conn. Program: M. O’Leary provided the Commission with a status report on the program and how it has been implemented in some Towns. The statute (P.A. 07-4) was enacted in June 2007 to increase the supply of affordable homes by providing incentives to municipalities if they allow higher density housing to be created in responsible growth locations. M. O’Leary indicated that no municipality is mandated to take part in this program. It is totally voluntary. M. O’Leary noted that if the Town of Hebron wanted to take part in this program a resolution would need to be approved by the Board of Selectmen and the Planning and Zoning Commission.

M. O’Leary stated that he is hoping to have a meeting in the near future with the Town Manager about this.

Informal Discussion – Proposed Hebron Health & Aquatic Center in the Village Green District: M. Friend stated that the applicant is looking to put a health and aquatic center with an indoor and outdoor swimming pool. The parcel size is just over six acres. M. Friend went over the existing features of the site noting that the topography slopes from the existing road down to the west and grades are about 6%. M. Friend noted that there is a conservation easement in the back that exists that was part of the preliminary approvals with the Army Corp of Engineers. It encompasses the existing wetlands and a 50 foot area around the wetlands.

M. Friend stated that this project will be done in two phases. The building has been designed with various levels to accommodate the topography of the land to minimize grading. There will be a single entrance with a circular drive all the way around the building with parking. M. Friend indicated that they were able to tuck the cars into the grading and a stonewall and landscaping will help to hide the cars from the boulevard.

M. Friend stated that a parking study has been done to figure out how many spaces will be needed. This facility will need 137 parking spaces for the first phase.

M. Hopper passed out copies of his traffic study and went over the methodology of how he arrived at the number of parking spaces needed.

M. Friend stated that the site will be on sanitary sewers and be on the public water supply. M. Friend noted that they will provide an in-depth landscape plan when they file a formal application.

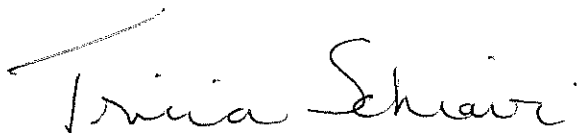
M. Hopper went over the first phase floor plan for the project. They are proposing the indoor and outdoor swimming pool in the first phase. In addition, there will be an exercise room upstairs and a climbing wall. M. Hopper indicated that there will be a maximum of 140 seats in the bleachers for the indoor pool in the spectator area. There will also be men's and women's locker rooms in this first phase. Upstairs there will be a traditional health club type room with free weights, etc.

M. Hopper went over the outdoor elevations and noted that they are proposing a stone base around the building with metal siding for the rest of the building, which is a commercial grade.

PZC Workshop Discussion: M. O'Leary went over the various improvements that have been made to the Hebron Green area.

L. Hinman stated that in terms of CIP, the next major piece of the improvements will be at the intersection of Routes 85 and 66.

The meeting adjourned at 9:17 p.m.



Tricia Schiavi
Board Clerk

**TOWN OF HEBRON
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Ann E. Decker
HEBRON TOWN CLERK

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The public hearing adjourned at 7:02 p.m.

Tricia Schiavi
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Board Clerk