

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
December 8, 2009 – Organizational Meeting
Town Office Building**

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2009 DEC 23 P 3:40
HEBRON TOWN CLERK

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

Alternates Present: G. Gotowala, P. Harrington

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:08 p.m.

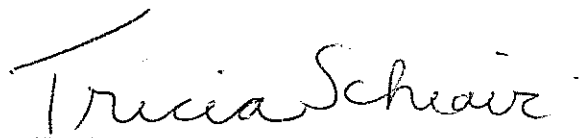
Election of Officers: F. Zitkus moved and J. Podell seconded a motion to nominate L. Hinman for Chairman. The motion passed with L. Hinman abstaining.

N. Wood moved and F. Zitkus seconded a motion to nominate J. Podell as Vice Chairman. The motion passed unanimously.

N. Wood moved and T. Piggott seconded a motion to nominate F. Zitkus as Secretary. The motion passed with F. Zitkus abstaining.

Review of By-Laws: It was the consensus of the Commission to continue with the by-laws.

The meeting adjourned at 7:11 p.m.



Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
December 8, 2009 – Regular Meeting
Town Office Building

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[Signature]
TOWN CLERK

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

Alternates Present: G. Gotowala, P. Harrington

Staff Present: M. O’Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 7:11 p.m.

Approval of Minutes – November 10, 2009 Public Hearing: It was noted on Page 2, 7th paragraph, “CROG” should be ‘CRCOG’.

F. Zitkus moved and T. Piggott seconded a motion to approve the minutes of November 10, 2009 Public Hearing as amended. The motion passed unanimously.

November 10, 2009 Regular Meeting: It was noted on Page 1, last paragraph, delete the first sentence and add the following “The reason for this approval is that it is compatible with Section 1F of the Plan of Conservation and Development, Objective #1.” On Page 4, 4th paragraph, after the last sentence add “as requested by the Commission.”

F. Zitkus moved and J. Podell seconded a motion to approve the minutes of November 10, 2009 Regular Meeting as amended. The motion passed unanimously.

Recognition of Guests: T. Habicht noted that there have been parking issues with the number of parking spaces at Hebron Commons. T. Habicht also noted that the egress in this area is horrific. T. Habicht indicated that when he utilized this space as the Daisy and Daffodils, they had 8 parking spaces. They parked at the Fire Dept. to utilize that space. T. Habicht indicated that this is the only retail space there and he does not want it to be hindered but would like it used for what it is supposed to be used for.

New Business:

Set Public Hearing Date:

Petition 2009-23 Application of David & Clara O’Brien to construct new year-round dwelling, 56 Ames Road, AL District: It was decided to hold a public hearing on 1/26/10.

Recommendation on Griswold Lane Acceptance: M. O'Leary stated that there is not yet a recommendation from the Town Engineer and suggested that this item be tabled.

Discussion of Rural Business Uses Amendment: N. Wood went over the change that she is proposing. The Commission went over the proposed draft prepared by M. O'Leary and the proposed changes by N. Wood.

It was decided that the Commission would discuss this again in January and M. O'Leary would provide maps for the Commission.

Discussion Regarding POCD Implementation: F. Zitkus reported that he and M. O'Leary attended the Salmon River Watershed Summit and briefly went over the recommendations in the report. It was noted that this could be an ongoing workshop item. J. Podell suggested that the recommendations in the report should be added to the implementation if they apply.

The Commission will look over the priorities and see if there is anything that needs to be changed and what items should be worked on during 2010.

The meeting adjourned at 8:35 p.m.



Tricia Schiavi
Board Clerk

