

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
December 9, 2008 – Public Hearing
Town Office Building

RECEIVED
2008 DEC 16 P 3:43
Carla A. Pomplun
HEBRON TOWN CLERK

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

Alternates Present: T. Piggott, G. Gotowala

Alternate Absent: B. Casoni

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

The public hearing was called to order at 7:00 p.m.

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: It was noted that the applicant withdrew this application.

Petition 2008-18 Application of Celio Development, LLC on land owned by Agnes C. Williams for approval of a Subdivision and a Special Permit application to permit a six-lot subdivision including a rear lot submitted under the provisions of the Hebron Subdivision Regulations and Sections 8.1 and 6.5 of the Hebron Zoning Regulations on a 37.66 acre parcel of land, premise located on the south side of Old Slocum Road approximately 1,900 feet west of its intersection with Buck Road (Assessor's Map #43, Lot #4), R-1 District: J. Celio stated that they are proposing six lots and that there is an existing house on the property. They will be building five new homes. The interior lots will be served by a private road. J. Celio noted that this will be a conventional subdivision and they are planning private conservation easements on the street. In addition, they are proposing a conservation easement along the boundary of the property. There is a stream corridor that bisects the property and a former pond hat will be put into a conservation easement. J. Celio indicated that they are trying to find some spots where agricultural pursuits could take place. The applicant is proposing a dry hydrant in this development.

J. Celio noted that this application will be before the Wetlands Commission this week.

J. Celio stated that the public open space area consists of 8 ½ acres and that this development will exceed the 20% requirement. J. Celio noted that they will take down as few trees needed for construction and sight lines. These lots have been approved by the Town Sanitarian for the septic systems.

F. Zitkus requested that the easement be extended up to and past the wetlands for Lots 5 and 6 and then past that.

M. O'Leary noted that the Town Engineer submitted a report dated 12/8/08. Also, a report dated 12/8/08 was received from S. Knauf, Chatham Health District.

M. O'Leary went over his report dated 12/5/08.

It was noted that this public hearing will remain open for Petition 2008-18 as the Wetlands Commission still needs to act on this. It will be continued to 1/13/09.

Petition 2008-20 Application of Claïressa A. Lenti for approval of a Special Permit application for conversion to a year-round dwelling, application submitted under the provisions of Sections 8.1 and 5.3.3 of the Hebron Zoning Regulations premise located at 142 Deepwood Drive, AL District: L. Lenti stated that they bought this as a seasonal home and would like to make it into a year-round dwelling. L. Lenti indicated that they have updated a lot of the features in the house.

L. Lenti noted that they have not decided if they will live there all year but would like to go to the house throughout the year when they want to.

It was noted that the Town Engineer had a concern about the driveway for the residence. The Amston Lake District discourages putting a hard surface because of the run off into the lake. L. Hinman stated that he did not believe that the Town Engineer meant to pave the entire driveway but just to have an apron.

M. O'Leary went over his report dated 12/4/08.

The public hearing on Petition 2008-20 closed at 8:03 p.m.


Petition 2008-19 Application of the Planning and Zoning Commission to amend Section 8.11 of the Hebron Zoning Regulations to amend the provisions of the Special Accessory Use 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: M. O'Leary stated that this section allows the Commission to approve certain home occupations, home offices, and small business uses in residential districts by Special Use permits. The changes that are proposed can be described as minor amendments to update this section of the regulations, add some more flexibility to the Commission in considering certain uses, and potentially allowing additional uses under this section.

M. O'Leary stated that prior to having this public hearing, this was referred to CRCOG and a response was received indicating that they have received the notice and that the staff reviewed this and has not apparent conflict with regional plans and policies or concerns of neighboring towns.

M. O'Leary went over his report dated 12/3/08 and the various changes that were being proposed. F. Zitkus noted that all of the changes being proposed have been discussed at the Commission's workshops.

The public hearing on Petition 2008-19 closed at 8:18 p.m.

The public hearing adjourned at 8:18 p.m.


Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
December 9, 2008 – Regular Meeting
Town Office Building

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

Alternates Present: T. Piggott, G. Gotowala

Alternate Absent: B. Casoni

Staff Present: M. O’Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 8:28 p.m.

Approval of Minutes – November 12, 2008 Regular Meeting: It was noted on Page 1 under Petition 2008-20 “Driver” should be “Drive”.

F. Zitkus moved and B. Raymond seconded a motion to approve the minutes of November 12, 2008 Regular Meeting as amended. The motion passed unanimously.

November 12, 2008 Public Hearing: N. Wood moved and J. Podell seconded a motion to approve the minutes of November 12, 2008 Public Hearing as presented. The motion passed unanimously.

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 application has been withdrawn by the applicant.

Petition 2008-18 Application of Celio Development, LLC on land owned by Agnes C. Williams for approval of a Subdivision and a Special Permit application to permit a six-lot subdivision including a rear lot submitted under the provisions of the Hebron Subdivision Regulations and Sections 8.1 and 6.5 of the Hebron Zoning Regulations on a 37.66 acre parcel of land, premise located on the south side of Old Slocum Road approximately 1,900 feet west of its intersection with Buck Road (Assessor’s Map #43, Lot #4), R-1 District: This application has been continued to 1/13/09.

Petition 2008-20 Application of Claïressa A. Lenti for approval of a Special Permit application for conversion to a year-round dwelling, application submitted under the provisions of Sections 8.1 and 5.3.3 of the Hebron Zoning Regulations premise located at 142 Deepwood Drive, AL District: F. Zitkus moved and N. Wood seconded a motion to approve Petition 2008-20 Application of Claïressa A. Lenti for approval of a Special Permit application for conversion to a year-round dwelling at 142 Deepwood Drive with the following conditions:

1. The applicant shall apply for a building permit and complete all required work, as identified by the home inspection report and by the Building Official, to bring the dwelling into compliance with current building codes. This shall occur within six months of approval.
2. A paved driveway apron shall be provided according to Town specifications.
3. All existing plumbing fixtures will be replaced with low-flow water conservation fixtures as deemed necessary by the Building Official.
4. The applicant shall provide a letter from the water company indicating that the water service meets year-round requirements.
5. Following completion of the above items, a Special Use certification shall be filed in the land records certifying that the structure has been approved as a year-round dwelling. Until that occurs, the property is considered a seasonal cottage and cannot be occupied between October 15th and May 15th.

The motion passed unanimously.

The reason for this approval is it meets the subdivision regulations.

Petition 2008-19 Application of the Planning and Zoning Commission to amend Section 8.11 of the Hebron Zoning Regulations to amend the provisions of the Special Accessory Use 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: F. Zitkus moved and N. Wood seconded a motion to approve Petition 2008-19 Application of the Planning and Zoning Commission to amend Section 8.11 of the Hebron Zoning Regulations to amend the provisions of the Special Accessory Use Regulations with the changes noted in Section 8.11.2(d) and 8.11.4(c) 1 and 2. with an effective date of 12/15/08. The motion passed unanimously.

The reasons for this approval are attached.

New Business:

Informal Discussion re: Potential Subdivision on the Grossman Property – Hillcrest Drive, AL District: M. Tarbell gave a brief history of this property when it was originally laid out. M. Tarbell noted that a site walk was conducted in the spring where another wetland area was found.

M. Tarbell stated that there was 66.9 acres of open space in the old plan and 69 acres of open space in the new alternate plan. M. Tarbell indicated that there are two pockets of wetlands that are not vernal pools are uplands and are not connected to any other wetlands. M. Tarbell noted that he spoke to D. Dixon, NEMO and J. Ianni about wetlands mitigation. There are some invasive species in the wetlands which can be pulled out.

M. Tarbell stated that in the original plan they were going to have to create a crossing of the wetlands for the sewers. In the new plan, that does not need to happen.

Discussion re: Resolution of Planning and Zoning Commission on HomeCT Program: L. Hinman stated that he met with M. O'Leary and David Fink trying to identify affordable housing in Town. Housing prices have increased 70% since 2000 and the 25-34 age group is leaving the State because of affordable housing. L. Hinman indicated that there is a grant available to conduct a study to see if it is feasible to overlay affordable housing opportunities within the districts that the Town presently has. A resolution is needed from the Commission and the Board of Selectmen before the application can be filed.

J. Podell moved and N. Wood seconded a motion to adopt the following resolution:

The Planning and Zoning Commission hereby:

1. Endorses submission of the grant application for assistance under the Housing for Economic Growth Program referenced in section 8-13(m-x) of CGS; and
2. Certifies that it will consider the creation of one or more housing incentive zones. Such grant application is attached to and made apart of this record. The motion passed unanimously.

Draft of Façade Improvement Program, as part of the STEAP Grant Improvements: M. O'Leary stated that the Town was awarded almost \$500,000 for the sidewalks along the north side of Main Street and some of that money is set aside to put into a façade improvement program for some of the small businesses in Town that need improving. If a property owner is interested in upgrading, this program helps fund those improvements.

Once the program is adopted, the Town will make notice to everyone on Main Street. A committee will need to be formed. This committee will review those applicants and then an architect is hired by the Town who would work with the property owner and the Town on how to improve their property. This needs to be approved by the Board of Selectmen.

J. Podell stated that she would like to be on this committee if this is adopted.

Other New Business:

12/1/08 Letter to Jared Clark from Conn. River Coastal Conservation District: F. Zitkus moved and J. Podell seconded a motion that the Planning and Zoning Commission recommend to the Board of Selectmen and Board of Finance that the fiscal year 2009/2010 funding request from the Conn. River Coastal Conservation District be considered. The motion passed unanimously.

The meeting adjourned at 9:40 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

Hebron Planning & Zoning Commission Public Hearing December 9, 2008

Petition 2008-19

Amend Section 8.11 of Zoning Regulations, Special Accessory Uses

Reasons for approval:

The proposed change expands business opportunities within the Town and further protects residential neighborhoods while updating and clarifying uses allowed under the Special Accessory Use Regulations.

Compatibility with Plan of Conservation and Development:

Meets the Goal of Section 1.F – Plan of Residential Growth -

“Provide for residential growth, which is varied, safe and attractive, which meets the needs of future town residents and which protects the town’s significant natural features”.

Meets Objective 2 of Section 3.A. – Community Identity and Diversity –

“Retain current business and encourage new business to locate in Hebron, which are compatible to the Town’s character, which are conscious of preserving the environment and which can provide services to Town residents”.

Effective, 12/15/2008

