

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
December 14, 2010 – Public Hearing
Town Office Building

RECEIVED

2010 DEC 29 P 12:04
Carla A. Thompson
HEBRON TOWN CLERK

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

Member Absent: T. Piggott

Alternate Present: G. Gotowala

Staff Present: M. O'Leary, Town Planner

Guests: Attendance Sheet on File

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

L. Hinman seated G. Gotowala for T. Piggott.

Petition 2010-6 Subdivision and Special Permit Applications of James Grossman on property owned by James Grossman of Delray Beach, FL and Agnes Stern of Boca Raton, FL for approval of a Re-Subdivision under the Hebron Subdivision Regulations and an Open Space Subdivision including Rear Lots under Sections 8.18 and 8.1 of the Hebron Zoning Regulations on 123.8 acres of land, premises located with frontage on the west side of Hillcrest Drive, the south side of Lake Road and the east side of CT Rte. 85 (Church Street) (Assessor's Map #10, Parcel #20 and Assessor's Map #2, Parcel #2) R-1 District and also included within the SSD and AP Overlay Districts: M. Tarbell went over the inclusion of a conservation easement along Route 85 and the wetlands corridor that exists near the Fire Department. M. Tarbell then went over the open space calculations he prepared.

M. Tarbell went over the changes that were made to the plans for the extension of the cul-de-sac as a result of the discussion at the last public hearing so that the adjacent land owner would have access for future development and a 40 foot access so there can be access to the open space by the adjacent land owner.

M. O'Leary stated that a letter dated 12/10/10 was received from the Town Engineer where he noted that Lots 16, 28 and 29 have roof drains that discharge overland up gradient of a road or adjacent property and indicated that alternative discharges should be provided. In addition, any drive over 10% should be paved and should be indicated on the Site Development Plan. Also, since the total area of land disturbance for the project will exceed five acres, the project is subject to the requirements of the Conn. DEP "General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities". M. O'Leary went over his memo dated 11/30/10. M. O'Leary noted that an email dated 11/9/10 was received from J. Wilcox and a letter dated 11/9/10 from B. Swanson.

L. Hinman stated that a letter dated 12/14/10 was received from Anthony Stankelis (see attached).

George Schober pointed out that Rhonda Ostrager originally requested a 50 foot strip for her land locked parcel. The Town was concerned with a 50 foot strip and a potential road going through that parcel. G. Schober noted that a 40 foot strip is not unreasonable for R. Ostrager to develop one lot.

A resident from 178 Deepwood Drive questioned if there was any provision in the regulation for further development through Hillcrest Drive. M. O'Leary stated that there is a regulation that has a maximum limit on a dead end road. The Commission can waive that limit. M. O'Leary indicated that from the beginning of an intersection to the end there can be no more than 20 lots on the cul-de-sac.

Paula Verrier, 97 Hillcrest Drive, questioned if there were any updates on the traffic report. L. Hinman stated that there was not an update on the traffic report. P. Verrier indicated that she spoke with the Resident State Trooper who checked his records and noted that as far as accidents there were three accidents from 2000 to present and nine incidents in the last three years on Hillcrest Drive. P. Verrier provided copies of pictures taken of the area of concern.

Meliss Swanson, 40 Hillcrest Drive, voiced her opposition to this development and wanted to know the highest speeds that were recorded during the traffic study. M. Swanson stated that she would prefer to have the entrance to the development come off of Route 85. M. Swanson suggested having speed bumps on Hillcrest Drive and Deepwood Drive or suggested hiring another police officer to manage speeders in the area.

Margaret Cone, 122 Hillcrest Drive, noted that there are people from Colchester that use Hillcrest Drive as a short cut.

Tina Jeter, 17 Turner Road, raised a concern about the safety of Hillcrest Drive.

Andrew Stanulonis, 52 Hillcrest Drive, requested that the Commission look into the water issues further.

Peter Martin, 170 Deepwood Drive, noted that they were told a while back that they could not drill any new wells. P. Martin stated that the water system has since been improved but is still not correct. P. Martin questioned if the water study for this development was anew one or was an older study used.

Mathias Nolte, 47 Lake Road, raised a concern with the entrance to the development being on Hillcrest Drive and requested that another entrance be considered for this development. M. Nolte also raised a concern about the water availability.

Paula Verrier provided a copy of a proposal she prepared on another access to the development instead of from Hillcrest Drive.

David Morrison, 130 Blackman Road, noted that the traffic study should be done where the four roads intersect instead of just on Hillcrest Drive.

M. Tarbell stated that the Town of Hebron hired their own consultant to review the traffic study and did not have any problems with the conclusion or analysis. M. Tarbell noted that their traffic study was done in the winter because that was when they originally submitted the application. After it was withdrawn and resubmitted, they did another study.

M. Tarbell showed a previous plan that was worked on regarding an access road from Route 85 where they looked at the grade, amount of clearance, potential for erosion control, limits of clearing, impact to the topography, and the detriment to the environment for 12 foot high detention basins. M. Tarbell noted that it would have been very difficult for them to receive an approval from DEP for an access from Route 85. M. Tarbell indicated that there would have to be 10 foot cuts and a potential for ground water to bleed out. In addition, 15 acres for 2,000 foot of road would be needed and 3,800 feet for a road would be required from Route 85. According to the regulations, the roads can only be 2,000 feet.

M. Tarbell stated that based on his experience when there is a public water supply in the vicinity, the State would have evaluated a lot of information before granting a waiver. J. Celio indicated that it took over 2 ½ years for the waiver to be granted and was not granted lightly. M. O'Leary stated that the Town Sanitarian and the Health Department felt that all the lots meet the standards of the health code and can be approved by the Chatham Health District.

David Spear stated that they limit their study to the new intersection being created. They look for adverse geometry and sight lines.

The public hearing for Petition 2010-6 closed at 9:15 p.m.

The Commission recessed at 9:15 p.m.

The Commission reconvened at 9:27 p.m.

Petition 2010-11 Subdivision and Special Permit Application of Grayville Estates of Hebron, LLC on property owned by Anna Rudko of Colchester, CT for approval of a Subdivision under the Hebron Subdivision Regulations and approval of three (3) rear lots under Sections 6.5 and 8.1 of the Hebron Zoning Regulations on 87 acres of land, premise located with frontage on the west side of Old Colchester Road and the south side of Grayville Road (Assessor's Map #18, Parcel #11), R-1 District; A. Webster went over where the conservation easements were on the proposed plan. A. Webster noted that Phase I is four lots accessed by two common driveways and Phase II is 14 remaining lots with one common driveway for three lots from a new Town road which will access the remaining lots. A. Webster then went over where the open space parcels were located on the proposed plan. The total acreage for open space is 20 acres, which is greater than the required 20%. The easement area is 8.7 acres.

Antoinette Webster stated that they are seeking waivers for the Town road width and length. The road length will be 2,100 feet and the width will be 24 feet. In addition, a waiver is being requested for the common driveway serving three lots. This is to avoid sight line disturbance and additional curb cuts off the Town road.

Antoinette Webster presented sheets in the plans that were changed due to comments from Town staff. A. Webster pointed out an additional conservation easement that was requested by the Conservation Commission.

F. Colantonio went over the concerns noted in S. Knauf's memo dated 12/13/10 and noted that he hopes to get the revisions to S. Knauf tomorrow for him to review.

F. Zitkus noted that he would like to add a conservation easement along the road to pick up the stonewalls through Lots 1-4.

N. Wood left the meeting at 10:05 p.m.

M. O'Leary went over his report dated 12/7/10. M. O'Leary noted that a legal notice of actions was received from the Conservation Commission where they approved the regulated activity for this application subject to review and approval of the storm water calculations by the Town Engineer. Also, an email from A. Tierney dated 12/8/10 was received indicating that a 24 foot road for a rural subdivision was favorable. A memo dated 12/13/10 from S. Knauf was received.

G. Colantonio went over the storm water management for the subdivision.

M. O'Leary noted that there have been a lot of new sheets submitted this evening and he would like to have Town staff review these so that they can have interaction with the applicant.

It was decided to continue this public hearing to 1/11/11.

The public hearing adjourned at 10:21 p.m.



Tricia Schiavi
Board Clerk

TOWN OF HEBRON
PLANNING & ZONING COMMISSION
December 14, 2010 – Regular Meeting
Town Office Building

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Carol A. Pomroy
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Members Present: L. Hinman, F. Zitkus, J. Podell

Member Absent: T. Piggott, N. Wood

Alternate Present: G. Gotowala

Staff Present: M. O’Leary, Town Planner

Guests: Attendance Sheet on File

The meeting was called to order at 10:25 p.m.

L. Hinman seated G. Gotowala for T. Piggott.

Approval of Minutes – November 9, 2010 Public Hearing: It was noted on Page 2, 1st sentence delete the word “with” right before Determination of Suitability. On Page 3, last paragraph their sentence “there” should be “their”. On Page 4, 5th paragraph, last sentence, “be default” should be “by default”. On Page 6, 2nd paragraph, 4th sentence add the following at the end “was acceptable.”

F. Zitkus moved and J. Podell seconded a motion to approve the minutes of November 9, 2010 Public Hearing as amended. The motion passed unanimously.

November 9, 2010 Regular Meeting: F. Zitkus moved and J. Podell seconded a motion to approve the minutes of November 9, 2010 Regular Meeting as presented. The motion passed unanimously.

New Business:

New Applications:

Sign Application, Gina Marie’s Restaurant, 71 Main Street, GB District: M. O’Leary stated that they will be using the same style stone as was used on the front of the restaurant and the columns on the sign are the same as used on the building. The sign will be carved and externally illuminated and will be placed on one of the new landscaped island that will be created through the STEAP grant. M. O’Leary noted that the size is well under what is allowed in the regulations.

F. Zitkus moved and J. Podell seconded a motion to approve the sign application for Gina Marie’s Restaurant at 71 Main Street with the condition that the lighting shall not glare off the sign. The motion passed unanimously.

2011 PZC Meeting Schedule: F. Zitkus moved and J. Podell seconded a motion to approve the 2011 PZC meeting schedule as presented. The motion passed unanimously.

The meeting adjourned at 10:42 p.m.



Tricia Schiavi
Board Clerk

PLANNING AND ZONING COMMISSION

Guest List

Meeting of 12/14/10

The Hebron Planning and Zoning Commission respectfully requests all guests in attendance at this meeting to please **PRINT** their name and address below for the record of the meeting. Thank you.

<u>Name</u>	<u>Address</u>
MURRAY O STRACOR	AMSTON, CT
DAN FERRER	407 Old Colchester Rd Amston
Linda Ferra	407 Old Colchester Rd Amston
Michael Bennett	Offy for Hebron
Jim Celio	207 Church St Hebron CT
Michael Karbell T&H	East Hartford Ct
Jason Schuber	Somers CT
Don Krzyzowski	Amston CT
Arlow Stenlund's	52 Hillcrest Dr. Amston
Liana Stanoulis	52 Hillcrest Dr Amston
MICHAEL (PIFFOLI)	97 HILLCREST DR AMSTON
WANDA VERRIER	107 HILLCREST
ROBERT KOERLE	24 OAKLAND RD
Denise M. Thompson	30 Grayville Rd.
ANTHONY STARKEL'S	116 HILLCREST DR AMSTON
DAVID MORRISON	130 Blackman Rd Hebron
John Sorlock	59 Gleason Rd.
Andriette M. Webster	Kathryn Korensky & Caposella, LLP
John D. Wilcox	14 Sanger Rd. Amston
J SCOTT MASSEY	11 AMES RD Amston
Matthias Wolf	47 Lake Rd Amston CT
Peter Martin	170 Deepwood Dr.
JOHN DUPUIS	39 LAKE ROAD
Margaret Cone	122 Hillcrest Dr.
Diane Gorowala	44 Ames Rd
Meliss Swanson	40 Hillcrest Drive
Tim Teter	17 Turner Rd.