

Minutes Approved on _____
With Corrections _____
Clerk Initial _____ Date _____

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
June 26, 2012 – Public Hearing
Town Office Building**

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

Members Absent: L. Hinman, N. Wood

Alternate Present: L. McDonnell

Staff Present: M. O'Leary, Town Planner

The public hearing was called to order at 7:05 p.m.

J. Podell seated L. McDonnell for L. Hinman.

Petition 2012-5 Subdivision Application of Richard M. Zacher for approval of a 2-lot subdivision on an existing 25.77 acre parcel of land, application is submitted under the provisions of the Hebron Subdivision Regulations, premise is located at 415 Paper Mill Road (Assessor's Map #51, Parcel #7) R-2 District: J. Fuller stated that this project is on a dead end street and there is an existing home on the property in which the landowner occupies. J. Fuller noted that the rear portion will be conveyed and combined with another parcel that R. Zacher owns. J. Fuller went over the site plan for this proposal and indicated that the property has been tested with the Chatham Health District and a favorable report was received from them.

R. Zacher stated that the parcel that is being added will not be included in the conservation easement that is to the south of the property. R. Zacher indicated that he sent a letter explaining the history of the land.

M. O'Leary went over his memo dated 6/22/12 where he indicated that the applicant is proposing a 2-lot subdivision which contains an existing house on 2.17 acres and the other lot is for a proposed house on 2.72 acres. The plan shows a remaining area of 20.76 acres that is planned to be merged with other land of the applicant located immediately to the south. M. O'Leary indicated that a portion of this property is in Marlborough. They were notified but no comments were received.

M. O'Leary went over the Town Engineer's report dated 6/13/12, a memo dated 6/21/12 from J. Soderberg, a letter dated 6/26/12 from the Chatham Health District and a letter dated 6/18/12 from R. Zacher.

F. Zitkus suggested a conservation easement be placed on the stonewall to preserve it.

The public hearing on Petition 2012-5 closed at 7:30 p.m.

The public hearing adjourned at 7:30 p.m.

Tricia Schiavi
Board Clerk

RECEIVED
2012 JUN 32 A 8:19
HEBRON TOWN CLERK

Minutes Approved on _____
With Corrections _____
Clerk Initial _____ Date _____

**TOWN OF HEBRON
PLANNING & ZONING COMMISSION
June 26, 2012 – Regular Meeting
Town Office Building**

RECEIVED
2012 JUN 32 A 8:19
HEBRON TOWN CLERK

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

Members Absent: L. Hinman, N. Wood

Alternate Present: L. McDonnell

Staff Present: M. O'Leary, Town Planner

The meeting was called to order at 7:30 p.m.

J. Podell seated L. McDonnell for L. Hinman.

Approval of Minutes – June 12, 2012: F. Zitkus moved and T. Piggott seconded a motion to table these minutes until the next meeting. The motion passed unanimously.

Action on Pending Applications:

Petition 2012-5 Subdivision Application of Richard M. Zacher for approval of a 2-lot subdivision on an existing 25.77 acre parcel of land, application is submitted under the provisions of the Hebron Subdivision Regulations, premise is located at 415 Paper Mill Road (Assessor's Map #51, Parcel #7) R-2 District: F. Zitkus moved and L. McDonnell seconded a motion to approve Petition 2012-5 Subdivision Application of Richard M. Zacher for approval of a 2-lot subdivision on an existing 25.77 acre parcel of land at 415 Paper Mill Road with the following conditions:

1. A performance bond for site improvements in an amount acceptable to the Town Engineer shall be submitted to the Town in a form acceptable to the Town Attorney. The Bond shall be submitted prior to the filing of subdivision mylars or the subdivision mylars shall contain a notation that no lots may be sold and no building permits shall be issued until the bond for the incomplete work is submitted. Or, the subdivision requirements shall be satisfied prior to the issuance of the first building permit.
2. Prior to the filing of the subdivision mylars with the Town Clerk the right-of-way deeds and conservation easements shall be fully executed and filed with the Town as well as a digital copy of the subdivision plans.
3. All modifications required by the Commission shall be included on the final plans and copies of all letters of approval from all land use agencies shall be added to the final plans prior to signature by the Commission.
4. Plan shall adhere to the Town Engineer 6/13/12 report.
5. Add Conservation Easement along the stone wall on the east property line of Lot #2 to satisfy the open space requirements for the purpose of preserving the stone wall.

The motion passed unanimously.

The reasons for this approval are the application meets the requirements and the easement preserves the wetlands and the stonewalls on the property.

New Business:

Set Public Hearing Date:

Petition 2012-6 Special Permit Application of The Connecticut Water Company, Well and Treatment Building, 612 Church Street: It was decided to hold a public hearing on 8/28/12.

Discussion with Dennis Goderre re: Follow-Up from June Workshop: This item was tabled until the next meeting.

Informal Discussion with Mike Tarbell and Bruce Goldstein re: Modifications to Paradise Farms Retail Building at 277 Church Street: B. Goldstein stated that they are looking to renovate and expand the existing building, improve traffic control, additional parking and improve the façade of the building.

M. Tarbell stated that this is a preliminary discussion and are looking for feedback from the Commission before they submit a formal application. M. Tarbell went over the site plan explaining what improvements they will be making. M. Tarbell noted that the present convenience store will be relocating into the addition and would like to possibly provide a drive through for coffee and sandwiches. M. Tarbell indicated that they are presently working with an architect. The addition is proposed to be 35'x62' with a change in elevation and roof lines.

There was a discussion regarding landscaping in front of the building.

Letter from Rick Tarca re: Dealership License as Accessory Use: R. Tarca stated that he is proposing to add another service to his business from general repair to dealer. R. Tarca indicated that he is looking to have 2-3 cars on his lot at a time for sale. R. Tarca noted that there will not be any cars out front with flags on them. T. Piggott suggested putting a limit on the number of cars to be on display.

M. O'Leary stated that he spoke to the Town Attorney regarding this issue. The Town Attorney felt this would be an accessory use to the repair business.

F. Zitkus moved and T. Piggott seconded a motion to accept the 6/21/12 request from Rick Tarca Hebron Automotive for the issuance of a dealership license as an accessory to the existing auto-repair business, at 24 Wall Street, with the following conditions:

3. A maximum of eight vehicles for sale shall be permitted on the property at any one time.
2. A maximum of four vehicles may be displayed for sale on the property at any one time.
3. Vehicle display shall only be permitted in the existing parking spaces.

The motion passed unanimously.

June 18, 2012 Letter from Tarbell, Heintz & Assoc. Requesting Extension of Time to File Mylars: Olde Hartford Road, LLC: F. Zitkus moved and T. Piggott seconded a motion to approve a 90-day extension of time to file mylars for subdivision of Olde Hartford Road, LLC, located on Old Hartford Road, R-2 District. The motion passed unanimously.

Sec. 8-24 Referrals from PZC re: Town Accepting Interest in the old Amston Lake #2 Fire Station and Their Transferring Interest in the Property Associated with the Fire Station to the Amston Lake Tax District: F. Zitkus moved and T. Piggott seconded a motion to approve under Sec. 8-24 of the CGS recommending Town acceptance of interest in the old Amston Lake Co. #2 Fire Station property, Deepwood Drive, from the Amston Lake Volunteer Fire District. The motion passed unanimously.

F. Zitkus moved and T. Piggott seconded a motion to approve under Section 8-24 of the CGS recommending the Town transferring interest in the property associated with the old Amston Lake Co. #2 Fire Station property, Deepwood Drive, to the Amston Lake Tax District. The motion passed unanimously.

Sec. 8-24 Referral from PZC re: Town Accepting As Open Space a 14.0+ acre at the Rear of 120 Church Street: F. Zitkus moved and L. McDonnell seconded a motion to approve under Sec. 8-24 of the CGS recommending Town Acceptance as Open Space a 14.0 +/- acre of parcel at the rear of 120 Church Street. The motion passed unanimously.

Plan of Conservation and Development Update/Next Steps: M. O'Leary stated that he received a draft from the Parks and Recreation Commission on their section.

The meeting adjourned at 8:30 p.m.

Tricia Schiavi
Board Clerk