

PLANNING AND ZONING COMMISSION
AGENDA
PUBLIC HEARING RECOMMENDATION MEETING – VIRTUAL
November 15, 2022, 7:00 P.M.

RECEIVED

2022 NOV 10 P 5:27

Planning and Zoning Commission
Tue, Nov 15, 2022 7:00 PM - 11:00 PM (EST)

HEBRON TOWN CLERK

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PUBLIC HEARING

- I. Petition 2022-8 – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations pertaining to the definition of Affordable Housing and opportunities for the Commission to provide relief of certain provisions of the PRD Zone when affordable housing is proposed. Application to amend Sections 2.F.4.3.2, 2.F.4.4, 2.F.4.5.1.e, 2.F.4.5.3.1, 2.F.4.5.3 c and d, 2.F.4.7.4 and Section 9.C.
- II. Request for Designation of Linney Road as a Scenic Road pursuant to the authority of General Statutes Section 7-149a and Hebron Code of Ordinances Chapter 313 Streets and Sidewalks.

RECOMMENDATION MEETING

- I. Call to Order Roll Call
- II. Approval of Minutes
 - A. October 25, 2022 – Regular Meeting/Workshop
- III. Recognition of Guests
- IV. Action on Pending Applications

**PUBLIC ANNOUNCEMENT AND ZONING COMMISSION
AGENDA
PUBLIC HEARING REQUIREMENTS – VIRTUAL
November 15, 2022, 7:00 P.M.**

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REQUIREMENTS

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P[ANNIN] AN[ZONIN] COMMISSION
A[EN]A - Continued
P[B]IC HEARIN[]RE[]AR MEETIN[] – VIRT[A]
November 15, 2022, 7:00 P.M.

- A. **Petition 2022-8** – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations pertaining to the definition of Affordable Housing and opportunities for the Commission to provide relief of certain provisions of the PRD Zone when affordable housing is proposed. Application to amend Sections 2.F.4.3.2, 2.F.4.4, 2.F.4.5.1.e, 2.F.4.5.3.1, 2.F.4.5.3 c and d, 2.F.4.7.4 and Section 9.C.

V. New Business

A. New Applications

1. **Petition 2022-9** – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section [D] to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations.
2. **Petition 2022-11 and 2022-12** – Petition of Roger G. Barrett, [r.] to amend the Special Permit and Site Plan for a legal, non-conforming use at 32[] Gilead St. Application filed under Section [B].3 of the Hebron Zoning Regulations.

B. Set Public Hearing Date

1. **Petition 2022-9** – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section [D] to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations.
2. **Petition 2022-11 and 2022-12** – Petition of Roger G. Barrett, [r.] to amend the Special Permit and Site Plan for a legal, non-conforming use at 32[] Gilead St. Application filed under Section [B].3 of the Hebron Zoning Regulations.

C. []ther New Business

1. Request for Designation of []inney Road as a Scenic Road pursuant to the authority of General Statutes Section 7-149a and Hebron Code of []rdinances Chapter 313 Streets and Sidewalks.
2. Informational Meeting with Rev. Ronald []olanowski of St. Peter’s Episcopal Church
3. Pre-Application Discussion re: Toomey Crossing Phase II
4. 2023 Regular Meeting Schedule Draft – Possible Adoption

VI. Correspondence

PANNIN AN ZONIN COMMISSION
AENA - Continued
PUBLIC HEARING REAR MEETING – VIRTUAL
November 15, 2022, 7:00 P.M.

VII. Adjournment

Next Meeting: November 29, 2022 Special Meeting Public Hearing Workshop

December 13, 2022 Organizational Meeting Public Hearing Regular Meeting

**TO TOWN OF HEBRON, CT
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: November 10, 2022

RE: Planner's Report for November 15, 2022 Public Hearing/Regular Meeting

PUBLIC HEARING

Petition 2022-8 – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations pertaining to the definition of Affordable Housing and opportunities for the Commission to provide relief of certain provisions of the PR Zone when affordable housing is proposed. Application to amend Sections 2.F.4.3.2, 2.F.4.4, 2.F.4.5.1.e, 2.F.4.5.3.1, 2.F.4.5.3 c and d, 2.F.4.7.4 and Section 9.C.

A staff memo to the Commission dated November 7, 2022 is included in your packet to address the above referenced petition. Petition 2022- was received by the Commission on September 13, 2022 and a public hearing was scheduled to be held on October 11, 2022. The Commission's meeting was cancelled that evening, so the public hearing was re-advertised for November 15, 2022. The public hearing should be closed no later than December 20, 2022.

Request for Designation of Linney Road as a Scenic Road pursuant to the authority of General Statutes Section 7-149a and Hebron Code of Ordinances Chapter 313 Streets and Sidewalks.

The above noted request was received by the Commission on September 13, 2022. A preliminary review of the request was made by Town staff in advance of the Commission's receipt, and it was determined that the provisions of the Hebron Code of Ordinances and Connecticut General Statutes were satisfied. Upon the recommendation of Town staff, the Commission scheduled a public hearing to be held on October 11, 2022, however the meeting was cancelled. The public hearing was readvertised for November 15, 2022. A staff memo to the Commission dated November 10, 2022, is included in your packet to address the request.

RECOMMENDATION

Petition 2022-9 – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations Section 6.1 to extend the Temporary and Limited Moratorium on Cannabis Establishments. Application filed under Section 7.E of the Hebron Zoning Regulations.

At the July 13, 2021 meeting of the Planning and Zoning Commission, the Commission adopted an amendment of the Hebron Zoning Regulations to impose a Temporary and Limited Moratorium on Cannabis Establishments. The moratorium was subsequently extended and is set to expire on December 30, 2022. This action was taken upon the recommendation of the Town Attorney and in response to the recently passed S.B. 1202, “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis”. The Act does not state when a person can begin to file an application for a site plan or special permit for such a facility if the Town has not taken action in regulating or prohibiting them. Based on that information, the Commission put a moratorium in place.

The Act provides the opportunity for Towns to prohibit or regulate cannabis establishments by Ordinance or by Zoning Regulation. It states that if not regulated or prohibited, cannabis establishments must be approved in the same fashion as similar uses, such as retail uses, that are permitted in every retail and business district in Hebron.

While the Act allows Towns to take action by Ordinance, which is under the purview of the Board of Selectmen, the Board of Selectmen decided to delegate and approved the following motion: “that the Board of Selectmen request that the Planning and Zoning Commission write up regulations that will regulate the sale of cannabis in the Town of Hebron, and also that they write up regulations which would regulate the commercial cultivation of cannabis in the Town of Hebron.”

To provide the necessary time to consider the issue, the existing temporary and limited moratorium on cannabis establishments should be extended. An application to amend the Hebron Zoning Regulations accordingly has been prepared by Town staff and is included in your packet for receipt. ***It is recommended that the Commission schedule a public hearing to be held at a Special Meeting on November 29, 2022.***

Petition 2022-11 and 2022-12 – Petition of Roger J. Barrett, Jr. to amend the Special Permit and Site Plan for a legal, non-conforming use at 326 Gilead St. Application filed under Section 6.B.3 of the Hebron Zoning Regulations.

In response to a complaint by a neighbor, it was discovered that unpermitted, regulated activity had commenced at 326 Gilead St, the location of Country Carpenter’s Post & Beam Buildings Inc, a legal, non-conforming Rural Business Use in the R-1 District. The property owner was informed that an application to modify the previously approved Special Permit and associated Site Plan, pursuant to Section 6.C.3.5, was required. An application is included in your packet

for receipt. *It is recommended that the Commission schedule a public hearing to be held at the regularly scheduled meeting on December 13, 2022.*

Informational Meeting with Rev. Ronald Polanowski of St. Peter's Episcopal Church

Father Ron will make a presentation to the Commission introducing the Commons Community Development Corporation and providing an overview of their initiative to address housing affordability in Hebron.

Pre-Application Discussion re: Toomey Crossing Phase II

Roderic "Mac" McCorrison of McCorrison DW Fish Real Estate has provided materials to facilitate a pre-application discussion regarding Phase II of the project referred to as "Toomey Crossing" located at 7 Toomey Ln in the Hebron Green District. Materials include "A History and Narrative of Toomey's Crossing", a Site Layout Plan dated May 12, 2017, revised 11-01-19, and a set of Schematic Design drawings.

2023 Regular Meeting Schedule Draft

A 2023 meeting schedule has been prepared by Town staff for the Commission's consideration. In accordance with the Commission's by-laws, one meeting is scheduled to be held in the months of July, August, November and December. There are no anticipated conflicts with holidays.

LEGAL NOTICE
PLANNING AND ZONING COMMISSION
HEBRON, CONNECTICUT

The Hebron Planning and Zoning Commission will hold a Public Hearing at a Regular Meeting scheduled for Tuesday, November 15, 2022, at 7:00 P.M., to be held virtually through the GoToMeeting Platform, on the following:

1. **Petition 2022-8** – Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations pertaining to the definition of Affordable Housing and opportunities for the Commission to provide relief of certain provisions of the PRD Zone when affordable housing is proposed. Application to amend Sections 2.F.4.3.2, 2.F.4.4, 2.F.4.5.1.e, 2.F.4.5.3.1, 2.F.4.5.3 c and d, 2.F.4.7.4 and Section 9.C.
2. Request for Designation of Linney Road as a Scenic Road pursuant to the authority of General Statutes Section 7-149a and Hebron Code of Ordinances Chapter 313 Streets and Sidewalks.

Dated at Hebron, Connecticut, this 31st day of October 2022.

Natalie Wood, Chair

Planning and Zoning Commission
Tue, Nov 15, 2022 7:00 PM - 11:00 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/join/51324915>

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United States: [1 \(224\) 501-3412](tel:12245013412)

Access Code: 51324-915

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Legal Notice will be published in the Rivereast News Bulletin on November 4, 2022 and November 11, 2022.

**PLANNING AND ZONING COMMISSION
MINUTES**

REGULAR MEETING – VIRTUAL

October 25, 2022, 7:00 P.M.

RECEIVED

2022 NOV -7 A 8:21

17-Asst
HEBRON TOWN CLERK

Members Present: N. Wood, F. Zitkus, D. Sousa

Members Absent: D. Garner, E. Lindquist

Staff: M. Bordeaux- Town Planner

Consultant: M. O'Leary

Guests: Lili Rhodes, Neil Amwake-Chair of Hebron EDC, Michelle Nicholson-Hebron EDC

Member

REGULAR MEETING

I. Call to Order / Roll Call: N. Wood called the meeting to order and did a roll call at 7:05p.m.

II. Approval of Minutes

A. September 27, 2022 – Regular Meeting (Public Information Meeting): Members reviewed the September 27, 2022 Regular meeting minutes.

Corrections/Addition: At the end of Page 1:

N. Wood Presented sections 2D Amston Lake and 2H Scenic Vistas and Streetscapes. F. Zitkus presented sections 2C Stream Corridors, Bodies of Water and Wetland Soils, 2G Wildlife, Plant Life and Other Significant Natural Features and 2J The Open Space Plan. D. Sousa presented sections 2F Agricultural and Farming and 2I Areas of Historical Heritage. M. Bordeaux presented sections 2B Underground Drinking Water Supplies and 2K Recreation. M. O'Leary presented section 2E Private Open Space and Institutional Lands.

The motion to accept the September 27, 2022 Regular Meeting (Public Information Meeting) minutes as amended was made by F. Zitkus, seconded by D. Sousa; the motion passed unanimously.

III. Recognition of Guests: N. Wood opened up the floor for guests to speak on any off agenda items, there were none.

IV. Action on Pending Applications: None

V. New Business

A. New Applications - None

B. Set Public Hearing Date - None

C. Other New Business-

1. Workshop with Hebron Economic Development Commission re: 2024 Plan of Conservation and Development – Development Section Draft:

M. O'Leary started a discussion with the members of the EDC and PZC about the development part of the POCD which speaks about Hebron's Business district as well as how the residential

areas would develop. He asked for their ideas and suggestions as to what they think about what's in the plan now, and what could be added or altered. M. O'Leary focused on the objectives and goals of the Business and Commercial Districts first.

Introduction:

Showing the acreage of land zoned for business: There is 24,000 acres of land in Hebron, and less than 2% of that is zoned for business. In 2021 the Town of Hebron funded a Hebron Center Branding and Marketing Study which is under way, and M. O'Leary asked what the status of that study is. N. Amwake said they are working their way through both branding and have settled on an overarching concept. M. Bordeaux explained that now that the commission has had a chance to review the overarching concepts they are not developing a branding strategy to be utilized. F Zitkus inquired if recreational support businesses would be on the radar to be part of marketing for the Town. M. Bordeaux responded that yes, it would include an inventory of existing businesses, but there are some challenges included with that. D. Sousa stated that there is a need to include an understanding of how housing can coexist with Town development and augment and enhance the commercial and customer base, and asked the EDC if the marketing study would attempt to find out the demand for housing in the Town center? N. Amwake said it would not. N. Amwake replied that the focus is branding and marketing to retain businesses as well as attract businesses, which they found part of that is attracting residences as well.

M. O'Leary did a powerpoint on some of the findings of the 2013 branding and marketing study and reviewed in detail the key takeaways and went over some statistics of the demographics from the 2014 census. N. Amwake replied that the EDC noted the increasing senior population over 65, which is the demographic that is growing the fastest and he would also like the age range of children to be recorded. M. Nicholson pointed out that the amount of school age children has actually increased since 2020, which would play a part in the need for teachers and residences.

M. O'Leary reviewed more sections including a survey of the top reasons why people choose to live in Hebron and where marketing efforts should be focused. N. Amwake commented that everyone was fine with keeping that in.

The next section walks its way through all the business sections and then into the zoning districts in the center of Town with a slide that shows an overview map of the Town Center, Overall Boundary and Concept, and lists the accomplishments, goals, and policies. N. Amwake noted that the map and POCD include districts that are not business. M. O'Leary explained that it is showing the parts of the Town Center that are served by public water. It is the village core, but it also includes transitional areas.

Hebron's Main Street-Route 66 General Business District:

D. Sousa thinks the overlay district is a good change to the policies and regulations but it is restrictive because it doesn't include all properties in the Main St. area and should be extended to all districts, and maybe properties in the Village Square as well.

Members agreed that this would be a good point of discussion for a future workshop meeting.

Hebron Green District: The purpose of the Hebron Green District is to provide for appropriate and compatible mixed uses within the Town's Historic center that do not disrupt the scale, charm or general architectural character of the area. M. O'Leary reviewed the accomplishments,

goals, and policies. The commission will wait to adjust the POCD until they hear about the St. Peter's housing plan.

Village Square: It's the largest acreage of the business district. Members would like to see and review the most current map.

Transitional Areas: Areas such as RHAM, Hebron Elementary, and the Senior Center. M. O'Leary went over the goals and objectives. Members will review and discuss at a future meeting.

Neighborhood Convenience District: This district was established to allow low intensity business and service uses for the surrounding residential neighborhood. The purpose of this District is to permit the purchase of certain convenience items without requiring trips to the more congested Route 66 General Business District or to shopping areas in surrounding towns. The PZC has looked over the history of this district since 2014 including its uses.

Commercial/Technology District: This district is close to Colchester, it has been reduced in size numerous times. There's a lot of wetlands and there's limited potential in this area. It does have some direct access to the highway.

Amston Village District: It is a 49 acre mixed use district which has potential for future development.

N. Wood opened up the floor to the EDC and PZC members for thoughts and comments. There were no additions.

PZC Members discussed the subjects of upcoming meetings.

VI. Correspondence: M. Bordeaux has sent to the Commission members a PDF compiled from F. Zitkus on the Conservation Section of the POCD.

VII. Adjournment:

The motion to adjourn October 25, 2022 Regular Meeting was made by D. Sousa, seconded by F Zitkus; the motion passed unanimously.

The meeting was adjourned at 9:29p.m.

-Next Meetings: November 15, 2022 – Public Hearing / Regular Meeting
November 29, 2022 – Workshop/Special Meeting

Respectfully Submitted,
Catharine Brinkman
Board Clerk

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: November 7, 2022

RE: Town of Hebron Planning and Zoning Commission
Regulation Amendment – Petition #2022-8

Introduction

Town staff has prepared the proposed Petition #2022-8 to amend sections of the Zoning Regulations applicable to the Planned Residential Development zone and the definition of Affordable Housing. The intent of the proposed amendments is to provide additional opportunities for the development of affordable housing in the Planned Residential Development zone and to bring the Town’s definition of affordable housing in line with that of the State.

Following several discussions on the subject, at the regular meeting on September 13, 2022, the Commission set a public hearing date of October 11, 2022 to hear testimony on the proposed amendments. The Commission cancelled the October 11, 2022 meeting and the public hearing was readvertised for November 15, 2022.

As noted above, the Commission’s discussion of potential amendments to Section 2.F.4 Planned Residential Development date back to initial work with former Town Planner Michael O’Leary and more intensive work with former Town Planner Patrick Gallagher. Mr. Gallagher’s work, specifically a report dated March 4, 2022 (attached), to review the potential for new or expanded Planned Residential Development zones in Hebron has been considered by the Commission and can be summarized as follows:

“Based on current Regulations and Sewer District Boundaries, four parcels appear to be meet the criteria for Planned Residential Developments and could potentially be impacted by changes to the PRD Regulations:

- 1. St. Peter’s Preserve – Church Street*
- 2. Country Manor Apartments – 162 Wall Street*
- 3. Wellswood Estates Condo – 80 Wellswood Road*
- 4. Hillside Farms Apartments – 102 Wellswood Road*

- Three of these parcels are existing multi-family housing developments*
- One site (St. Peter’s Preserve) is vacant, and currently used for passive recreation*

- *All PRDs would need to be approved by the Commission via Special Permit Approval*
- *All PRDs would need to be consistent with the Plan of Conservation and Development”*

This review is significant because it indicates that the potential for new or expanded Planned Residential Development that would be impacted by the proposed amendments is extremely limited.

Proposed Amendments: 2.F.4 Planned Residential Development

The proposed amendment of Section 2.F.4 were drafted with the input of David Ziaks, P.E. representing the interests of the owner of Hillside Farms Apartments at 102 Wellswood Rd. The goal of the proposed amendments is to increase the opportunities to construct affordable housing in the district.

Section 2.F.4.3: Parcel-Related Standards

The proposed amendment of the “Parcel-Related Standards” Section 2.F.4.3 will allow the Commission to consider just 50% of areas with steep slopes to be included in the calculations of net land area when affordable housing is proposed in the PRD Zone. Currently, net land area is calculated by subtracting “watercourses, waterbodies, ponds, streams; 100-year floodplains; wetlands; and areas with pre-development grades in excess of twenty percent (20%).” The net land area dictates the number of units per acre that may be constructed pursuant to the corresponding table in Section 2.F.4.3.

Section 2.F.4.4: Building-Related Standards

The proposed amendment of Section 2.F.4.4 would also provide the opportunity for an applicant to construct buildings containing up to eight (8) dwelling units when it can be demonstrated that reasonable accommodation of outdoor living space has been provided to each unit. This proposed provision allows a developer to propose, and the Commission consider, amenities such as private entryways, porches, decks, patios, and the like, to satisfy this provision.

Section 2.F.4.5.1.e: Other Standards and Requirements

The Architectural Design standards of this section require each dwelling unit to have an entrance directly from the outside. A minor amendment of this section is proposed to instead require a separate means of access to the outside, consistent with the proposed amendment of Section 2.F.4.4. This would allow a multi-family structure to include a shared principal entrance as long as each unit included another means of access to an outdoor space.

Section 2.F.4.5.3.a:

The proposed revision of this section is an effort to bring the parking standards in the PRD Zone in line with the provisions of CT Public Act 21-29. An excerpt of the relevant section of Public Act 21-29 is attached.

Section 2.F.4.5.3.c:

The Commission has debated the necessity for enclosed garages to be required for at least one (1) required resident space. The proposed amendment would allow the Commission to waive the garage requirement when an applicant intends to provide at least 20% or more of the proposed units as affordable housing and can demonstrate that the proposed units have access to enclosed storage space.

Section 2.F.4.7: Affordable Housing Requirements

The final proposed amendment of Section 2.F.4 applies to the requirement that any development containing affordable housing shall be accompanied by an “affordability plan” consistent with the provisions of Section 8-30g of the Connecticut General Statutes, or any amendment thereto. The intent is to have the developer explain how household income and rental price limits are calculated and administered. This amendment adds the requirement that said plan be administered by a qualified third-party, acceptable to the Town of Hebron.

Proposed Amendments: Section 9C Definitions

Section 9.C: Definitions

The proposed amendment of Section 9.C will make Hebron’s definition of Affordable Housing consistent with Connecticut General Statutes Section 8-30g. Affordable Housing would be defined as housing affordable to households making less than or equal to 80% of the area median income for a period of at least 40 years. By making the Town’s definition of affordable housing consistent with the provisions of CGS Section 8-30g, future efforts to develop affordable housing subject to the provisions of the Hebron Zoning Regulations will ensure that housing units can be counted towards the State Department of Housing Affordable Housing Appeals List.

Consistency with the Plan of Conservation and Development

Section 8-3a of the Connecticut General Statutes states that the Commission shall state on the record its findings on consistency of a proposed zoning regulation or boundaries or changes thereof with the plan of development of the municipality.

The proposed regulation amendment would support the following goals and objectives from the POCD:

- Establish regulations and policies that encourage a sufficient supply of safe and affordable housing for all income groups (page 139).

- Provide diversity in the types of housing within the Town that will satisfy the needs of all socio-economic and demographic levels (page 149).

Additionally, Section 4.2 of the 2022-27 Hebron Plan for Housing Choices identifies strategies to encourage or require affordable housing including specifically Section 4.2.4 which states:

“Modify the Planned Residential Development regulations to:

- a. Require or incentivize affordable housing.
- b. Provide a 33% density bonus for providing either 20% affordable units or 40% open space and a 100% density bonus for providing both (current regulations more strongly incentivize open space over affordable housing).”

Staff Recommendation

The proposed regulation amendments are consistent with the POCD and Hebron Plan for Housing Choices. The Commission has discussed additional amendments that would further expand the potential for housing development at a higher density and more intensive scale, and those ideas may have merit. However, in light of the limited potential of the PRD zone, as it is currently designed, the proposal is a meaningful step to incentivize housing opportunities without a significant disruption of the original purpose of the zoning district. Proposals to reduce the minimum dimensional standards of the lot or scale of buildings warrant further consideration.

MRB

H:\Matt\PZC\Applications\2022-8 PRD Amendment\Memo.docx

Attach.

Town of Hebron, Connecticut Petition 2022-8



Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980



ZONING / SUBDIVISION REGULATION AMENDMENT APPLICATION

Regulation to be Amended:

☐ Subdivision ☒ Zoning

Section: 2.F.4.3.2, 2.F.4.4, 2.F.4.5.1.e, 2.F.4.5.3.a, 2.F.4.5.3.c+d, 2.F.4.7.4 and 9.C

Applicant Information:

Name: Hebron Planning and Zoning Commission

Address: 15 Gilead St, Hebron, CT 06248

Phone: 860 228 5971

Fax: _____

Email: mborderux@hebron.ct.gov

Proposed Amendment:

See Attached

* If necessary, attach a copy of the proposed changes. Please clearly indicate new wording, and text to be deleted.

Purpose of Amending Regulation:

See Attached

How is the Proposed Amendment Compatible to the Plan of Conservation and Development?

See Attached

Additional Information:

Does the proposed amendment affect any uses permitted in any zoning district within 500 feet of the Town Boundary? ☒ yes ☐ no

Fees:

\$150 (Town Fee) + \$10 Processing Fee + \$60 (State Fee) = \$ 220

Signatures:

Signature of Applicant(s)

[Signature]

Date:

8/29/2022

Zoning Regulation Amendment Application

Proposed Amendment:

The proposed amendment of Section 9.C will make Hebron's definition of Affordable Housing consistent with Connecticut General Statutes Section §30g. Affordable Housing would be defined as housing affordable to households making less than or equal to 40% of the area median income for a period of at least 40 years. The proposed amendments of Section 2.F.4 will allow just 50% of areas with steep slopes to be included in the calculations of net land area when affordable housing is proposed in the PRD Zone. Amendments of Section 2.F.4 would also provide possible relief from the requirement to construct garages for affordable housing and includes provisions for multi-unit buildings containing up to eight units. In addition, the proposed amendments update the housing affordability plan requirements for affordable housing proposed in the PRD Zone to be consistent with CGS Section §30g. Proposed regulation amendment language is attached.

Propose of Amending Regulation:

The purpose of the proposed amendments is two-fold. First, it provides new opportunities to create affordable housing in the PRD Zone. Second, it makes the Town's definition of affordable housing consistent with the provisions of CGS Section §30g so that future efforts to address affordable housing through regulation will ensure that housing units can be counted towards the State Department of Housing Affordable Housing Appeals List.

How is the Proposed Amendment Compatible to the Plan of Conservation and Development:

The proposed regulation amendment would support the following goals and objectives from the PCD:

- Establish regulations and policies that encourage a sufficient supply of safe and affordable housing for all income groups (page 139).
- Provide diversity in the types of housing within the Town that will satisfy the needs of all socio-economic and demographic levels (page 149).

2.F.4 PLANNED RESIDENTIAL DEVELOPMENT

PURPOSE

This Section of the Regulations is intended to provide, through a Special Permit approval process, for housing opportunities in the R-1 District in Hebron in order to:

- meet the housing needs of residents;
- preserve the residential character of the Town of Hebron; and
- consider soil types, terrain, and infrastructure capacity.

A Planned Residential Development (PRD) would generally consist of housing units (detached units and/or multifamily buildings) on common land configured to:

- preserve areas of special environmental concern;
- preserve open space;
- enhance the appearance and beauty of the neighborhood and the Town;
- preserve farmland in active use or prime farmland as identified by the U.S. Department of Agriculture, and the U.S. Soil Conservation Service in Tolland County; and/or
- create affordable housing.

2.F.4.1 LOCATIONAL REQUIREMENTS

1. Any PRD development shall be served by the Town's sewer service district provided the Hebron Water Pollution Control Authority has determined that adequate sewage capacity is available to serve the proposed project.
2. A PRD development may be located within the R-1 zone where it may serve as transitional land use between business areas and surrounding residential areas.
3. The location of a PRD development shall be consistent with the Hebron Plan of Conservation and Development.

2.F.4.2 PERMITTED USES

1. Attached or detached dwelling units on a single parcel or on land owned in common under the Common Interest Ownership Act of the Connecticut General Statutes.
2. Accessory uses and structures which are:
 - a. customary, subordinate, and incidental to the principal residential use; and
 - b. approved by the Commission if representing a substantial change to the approved plans.

2.F.4.3 PARCEL-RELATED STANDARDS

1. Minimum Parcel Requirements:

Minimum Parcel Size	8.0 Acres
Minimum Parcel Frontage	50 feet of frontage on an arterial street, residential collector street, or residential sub-collector street as defined by the Hebron Subdivision Regulations.

2. Maximum Density Limitations: In the following table, “net land area” shall consist of parcel area minus:

- watercourses, waterbodies, ponds, streams;
- 100-year floodplains;
- wetlands; and
- areas with pre-development grades in excess of twenty percent (20%)*.

* with twenty percent (20%) or more of units deed restricted as affordable housing as defined by these regulations, fifty percent (50%) of areas with pre-development grades in excess of twenty percent (20%) may be included in net land area.

	Not Age-Restricted	Age Restricted
Base Density	2.5 dwelling units per acre of net land area	3.0 dwelling units per acre of net land area
With 20% or more of units deed restricted as affordable housing as defined in these Regulations	3.5 dwelling units per acre of net land area	4.0 dwelling units per acre of net land area
With 40% or more of the parcel dedicated as open space	4.5 dwelling units per acre of net land area	5.0 dwelling units per acre of net land area
With 20% or more of units deed restricted as affordable housing as defined in these Regulations and 40% or more of the parcel dedicated as open space	5.5 dwelling units per acre of net land area	6.0 dwelling units per acre of net land area

3. Open Space Set Aside

- a. At least 30% of the total area of land within the PRD shall be set aside and be dedicated as Open Space in order to accomplish the purposes as set forth in the Hebron Subdivision Regulations.
- b. All documents dedicating the land must be approved by the Town Attorney as to form and effect.

4. Minimum Setback Requirements:

	To A Business Zone	To A Residential Zone
Minimum Front Yard Setback	50 feet	100 feet
Minimum Side / Rear Yard Setback	25 feet	50 feet

2.F.4.4 BUILDING-RELATED STANDARDS

Maximum Building Height <ul style="list-style-type: none"> Residential Building Accessory Building 	<p>Two and one-half (2 1/2) stories or thirty-five (35) feet</p> <p>One and one-half (1 1/2) stories or twenty-five (25) feet.</p>
Minimum Building Separation	Buildings shall be separated by a distance at least equal to the height of the taller building.
	Buildings and garages shall be set back at least 30 feet from the edge of the pavement of internal roadways to allow for sidewalks and the parking of cars in locations that do not interfere with the continuity or function of the sidewalk system.
Dwelling units per building	No building shall contain more than four (4) dwelling units, and not more than fifty percent (50%) of the total units shall be in four (4) unit buildings; unless it can be demonstrated that reasonable accommodation of outdoor living space (private entry, porch, deck, patio, etc.) has been provided to each unit. In no event shall any building contain greater than eight (8) dwelling units.
Minimum Floor Area:	Each dwelling unit shall contain a minimum of 750 square feet of floor space for living quarters.
Building Coverage	The aggregate land area covered by all buildings and other structures shall not exceed 20% of the total net land area of the parcel.
	No dwelling unit shall contain more than three (3) bedrooms and no more than fifty (50%) percent of the total number of dwelling units on the tract shall contain three (3) bedrooms.

2.F.4.5 OTHER STANDARDS AND REQUIREMENTS

1. **Architectural Design** - Architectural design shall provide for:
 - a. all buildings shall be subject to Section 5.A Design Review;
 - b. shielding of mechanical and utility devices;
 - c. utilization of building materials, which are typical of residential construction;
 - d. in buildings containing two or more units, the facades of such units shall be staggered or offset a minimum of five (5) feet unless an alternative arrangement is approved by the Commission;
 - e. a separate means of access to entrance directly from the outside for each dwelling unit; and
 - f. design, which minimizes windows which directly face other windows.
2. **Landscaping:** Landscaping and Buffers shall be provided in accordance with Section 5.D Landscape and Buffer Regulations, in addition to the requirements below:
 - a. all disturbed areas not mulched or planted with trees, shrubs, or flowers shall be planted with grass;
 - b. trees and shrubs shall be planted around foundations and between structures in a manner approved by the Commission;
 - c. street tree plantings shall be provided along streets and common drives where existing trees are sparse or nonexistent at a rate of two (2) trees for every 50 linear feet of road or drive;
 - d. Each such tree shall have a minimum caliper of three (3) inches and shall survive two (2) growing seasons or be replaced; and
 - e. there shall be a landscaped or natural buffer area of a minimum of fifteen (15) feet between the development and any adjoining premises.
3. **Parking and Driveways**
 - a. There shall be a minimum of one (1) parking space for each studio or one-bedroom dwelling unit and two (2) parking spaces for each per dwelling unit with two or more bedrooms with an additional one-half space per dwelling for visitor parking.
 - b. At least one (1) required resident space must be located in an enclosed garage; or
 - ~~b-c.~~ In cases with twenty percent (20%) or more units deed restricted as Affordable Housing as defined by these regulations, enclosed garages spaces will not be required if it is demonstrated to the satisfaction of the Commission that adequate enclosed storage space is provided in buildings for all units.
 - ~~c-d.~~ Parking spaces located in front of garages shall not be permitted to fulfill the total parking requirement;
 - ~~d-e.~~ All garages shall have automatic door openers.
 - ~~e-f.~~ Visitor parking spaces shall be located within 200 feet from the farthest dwelling unit to be served if the average topographical grade between the spaces and dwelling units is less than 5% and, if such grade is 5% or greater, then such parking shall be located within 75 feet of the farthest dwelling unit to be served.
 - ~~f-g.~~ One (1) parking space must be provided for each 200 square feet of recreational building floor area and located within 200 feet of the building.
 - ~~g-h.~~ No parking shall necessitate the backing out onto a through street as its only means of egress although such parking off of cul-de-sacs may be permitted at the discretion of the Commission in instances where it would not present a safety hazard.
 - ~~h-i.~~ In connection with parking, adequate, unobstructed space shall be provided for snow storage and clearance.
 - ~~i-j.~~ All parking and driveway surfaces shall be bituminous concrete.

4. Internal Roadways

- a. Streets and roadways within a PRD shall be privately owned by the association and designed to discourage through traffic.
- b. All roadways within a PRD shall be constructed to Town road standards as set forth in the Hebron Subdivision Regulations, except as may be permitted under these PRD Regulations.
- c. In the case of cul-de-sac roads, the Commission may permit narrower pavement widths where the Commission finds that density, length of road, projected traffic volumes, available parking and other relevant factors justify such reduction.

5. Pedestrian Walkways

- a. Pedestrian walkways, a minimum of four (4) feet in width, shall be provided along one side of all streets, between buildings, and between buildings and roadways in a system so as to discourage the use of driveways and roadways by pedestrians unless the Commission determines that such sidewalks do not enhance the safety of the residents, do not facilitate pedestrian accessibility, or where physical conditions make such sidewalk construction unfeasible or undesirable.

6. Storm Drainage

- a. All storm drainage facilities must conform to Section 5.E of these Regulations and, if applicable, to the Hebron Public Improvement Specifications.
- b. Drainage calculations shall be submitted as part of the application.

7. Outdoor Lighting

- a. All outdoor lighting shall be designed to prevent light from intruding directly into residential units and no exterior light shall be placed so as to shine directly outside of the PRD area.
- b. Street lighting shall be designed to complement the overall design concept and shall be limited in intensity to that required for safety of vehicular and/or pedestrian circulation.
- c. A street light shall be placed at all road intersections.

8. Signs

- a. No permanent or temporary identification signs may be placed within the right-of-way of project roadways.
- b. One (1) small sign per entrance (maximum 20 sq. ft.) announcing the project may be placed outside the public or private right-of-way at no more than two (2) entrances to the development. This requirement shall supersede provisions of Section 5.B of the Zoning Regulations.
- c. All signs shall be designed as an integral part of the PRD design concept. All buildings or groups of buildings shall have a comprehensive identification scheme through alpha-numerical designations or thematic naming program. Such an identification system shall be approved by the Fire Marshal and Tax Assessor.
- d. All individual dwellings or groups of dwellings shall display a clearly visible unit number and shall be four (4) to six (6) inches in height.

9. Utilities

- a. With regard to utilities, the technical standards of the Hebron Subdivision Regulations shall be complied with.
- b. All utility transmission and service lines shall be underground, except when determined to be unfeasible by the Commission due to site conditions such as severe soil limitations.

2.F.4.6 MANAGEMENT AND MAINTENANCE REQUIREMENTS

1. When the PRD will be under single ownership with dwelling units to be rented, the owner will be responsible for maintenance of site improvements and for maintaining the provisions of the approved Special Permit and Site Plan within the PRD.
2. When the dwelling units in the PRD will be sold:
 - a. the responsibility for maintenance of public improvements and for maintaining the provisions of the approved Special Permit and Site Plan within the PRD shall be vested in the Homeowners Association pursuant to the Connecticut Common Interest Ownership Act;
 - b. documentation as to the organization and incorporation of applicable ownership associations shall be submitted to the Commission to confirm that appropriate legal structures are in place for ownership and management of common properties and facilities, open space and utility systems, including provision for financing and maintenance;
 - c. the Commission may require the recording of a Caveat on the Land Records providing for enforcement by the Town of Hebron; and
 - d. the owner will be responsible for maintenance of site improvements and for maintaining the provisions of the approved Special Permit and Site Plan within the PRD.
3. As a condition of approval for all PRDs, the developer shall provide:
 - a. the Town with an Emergency Response Plan for the entire development and such a plan shall include, but not be limited to basic information regarding the location of master controls for all water, sewerage, electric, and security systems; and
 - b. the Town's Fire Marshal with all necessary keys to respond to emergencies.

2.F.4.7 AFFORDABLE HOUSING REQUIREMENTS

Where a PRD contains Affordable Housing as defined in these Regulations, the following provisions shall apply:

1. all such affordable housing units shall be evenly distributed throughout the development;
2. the mixture of dwelling unit types shall be limited so that the overall development results in an average of two (2) bedrooms per unit unless modified by the Commission. For the purpose of these Regulations, any rooms other than kitchens, dining rooms, bathrooms, utility rooms, living rooms, and family rooms shall be considered bedrooms;
3. proper documentation shall be provided to affirm the availability of Affordable Housing dwelling units for sale to or lease agreement by families that qualify under the U.S. Department of Housing and Urban Development income limits by family size for the Hartford Primary Metropolitan Statistical Area (PMSA), as updated annually. Such documentation is subject to the approval of the Commission and, in the case of rental units, may consist of contracts between the applicant and the Housing Authority of the Town of Hebron or other appropriate governmental agency;
4. ~~any development containing Affordable Housing shall submit an "affordability plan" complying with the Affordable Housing policy as adopted by the Hebron Board of Selectmen, as may be amended and any other applicable provisions of the Connecticut General Statutes or the Regulations of Connecticut State Agencies. Any development containing Affordable Housing shall submit an "Affordability Plan" explaining how household income and rental price limits will be calculated and administered, and how the development will comply with Section 8-30g or the Connecticut General Statutes, or any amendment thereto. The Affordability Plan shall be administered by a qualified third-party administrator acceptable to the Town of Hebron.~~

DEFINITIONS

Abut / Adjoin

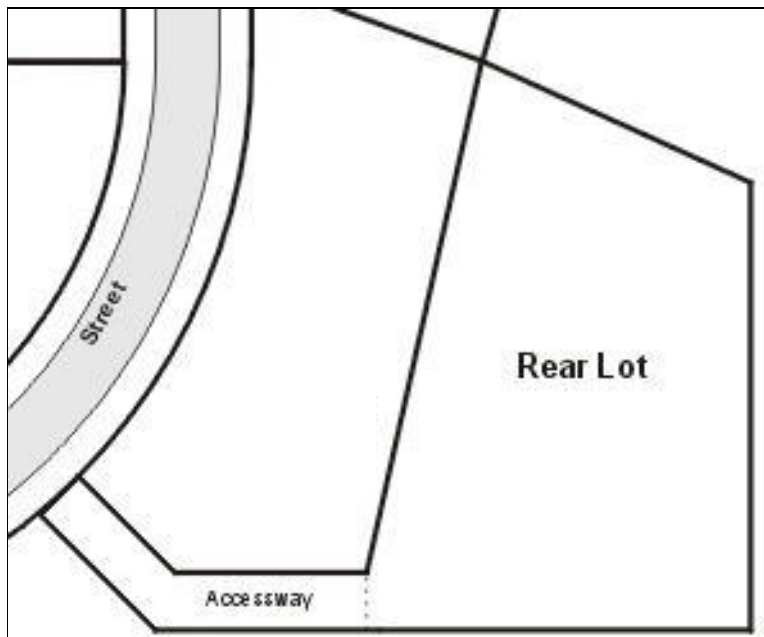
Abut – Directly next to and shares a property line or other physical feature.

Adjoin - Property that abuts and property across a street.

Accessory - See “Principal vs Accessory”.

Accessory Apartment - See “Dwelling-Related Terms”.

Accessway - A strip of land between a road and the main part of a rear lot sufficient to allow the construction of a driveway to the existing or proposed principal structure on the said lot.



Acre - For the purpose of these Zoning Regulations; one acre shall be forty three thousand, five hundred and sixty (43,560) square feet.

Adjoin - See “Abut / Adjoin”.

Affordable Housing – ~~For the purposes of these Regulations, housing for persons and families whose income is less than or equal to 100 percent of the area median income for at least thirty (30) years after the initial occupation of the dwelling unit. Housing affordable to persons and families whose income is less than or equal to eighty (80) percent of the area median income for a period of at least forty (40) years, in accordance with Section 8-30g of the Connecticut General Statutes, or any amendment thereto.~~

Potential Impacts to Changes in Planned Residential Development (PRD) Regulations

March 4, 2022

Purpose of PRD

2.F.4 PLANNED RESIDENTIAL DEVELOPMENT

1.A.1.1 PURPOSE

This Section of the Regulations is intended to provide, through a Special Permit approval process, for housing opportunities in the R-1 District in Hebron in order to:

- meet the housing needs of residents;
- preserve the residential character of the Town of Hebron; and
- consider soil types, terrain, and infrastructure capacity.

A Planned Residential Development (PRD) would generally consist of housing units (detached units and/or multifamily buildings) on common land configured to:

- preserve areas of special environmental concern;
- preserve open space;
- enhance the appearance and beauty of the neighborhood and the Town;
- preserve farmland in active use or prime farmland as identified by the U.S. Department of Agriculture, and the U.S. Soil Conservation Service in Tolland County; and/or
- create affordable housing.

Planned Residential Developments are only permitted with Special Permit Approval within the R-1 Zone

PRD Locational Requirements

2.F.4.1 LOCATIONAL REQUIREMENTS

1. Any PRD development shall be served by the Town's sewer service district provided the Hebron Water Pollution Control Authority has determined that adequate sewage capacity is available to serve the proposed project.
2. A PRD development may be located within the R-1 zone where it may serve as transitional land use between business areas and surrounding residential areas.
3. The location of a PRD development shall be consistent with the Hebron Plan of Conservation and Development.

2.F.4.3 PARCEL-RELATED STANDARDS

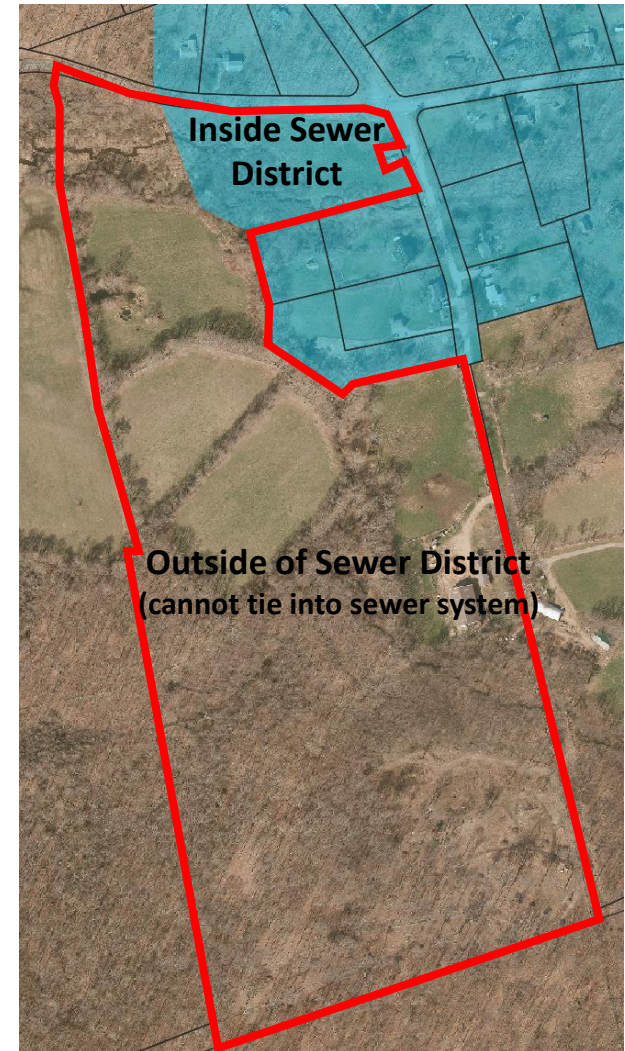
1. **Minimum Parcel Requirements:**

Minimum Parcel Size	8.0 Acres
Minimum Parcel Frontage	50 feet of frontage on an arterial street, residential collector street, or residential sub-collector street as defined by the Hebron Subdivision Regulations.

- **Planned Residential Developments shall be served by the Sewer District**
- **Minimum Parcel Size of 8 Acres**
- **Must have 50 feet of frontage on an arterial, residential collector, or residential sub-collector street as defined by the subdivision regulations**

Note on Sewer District:

- Only the portion of the lot located within the Sewer District is entitled to be served by the WPCA.
- Areas outside would not be served unless the WPCA expanded the Sewer District.
- **For the purposes of this exercise, I have only included parcels where either >50% of the parcel area, or 4 acres are within the Sewer District**



Existing R-1 and PRD Properties



2,837 parcels

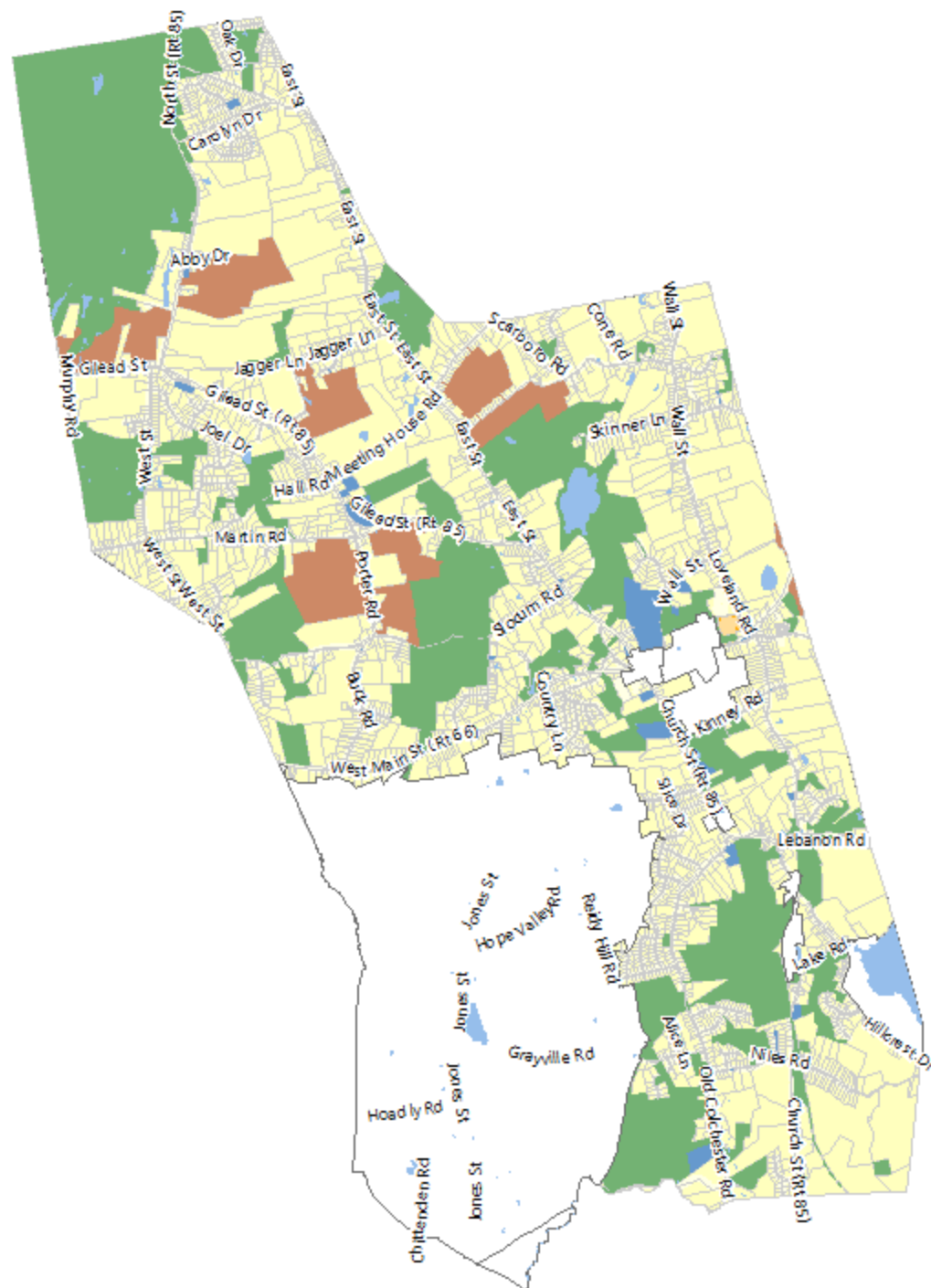
Excluding Open Space and waterbodies

Open Space

-  Farmland Preservation Properties
-  Institutional
-  Protected Open Space (All Types)
-  Water

Zoning

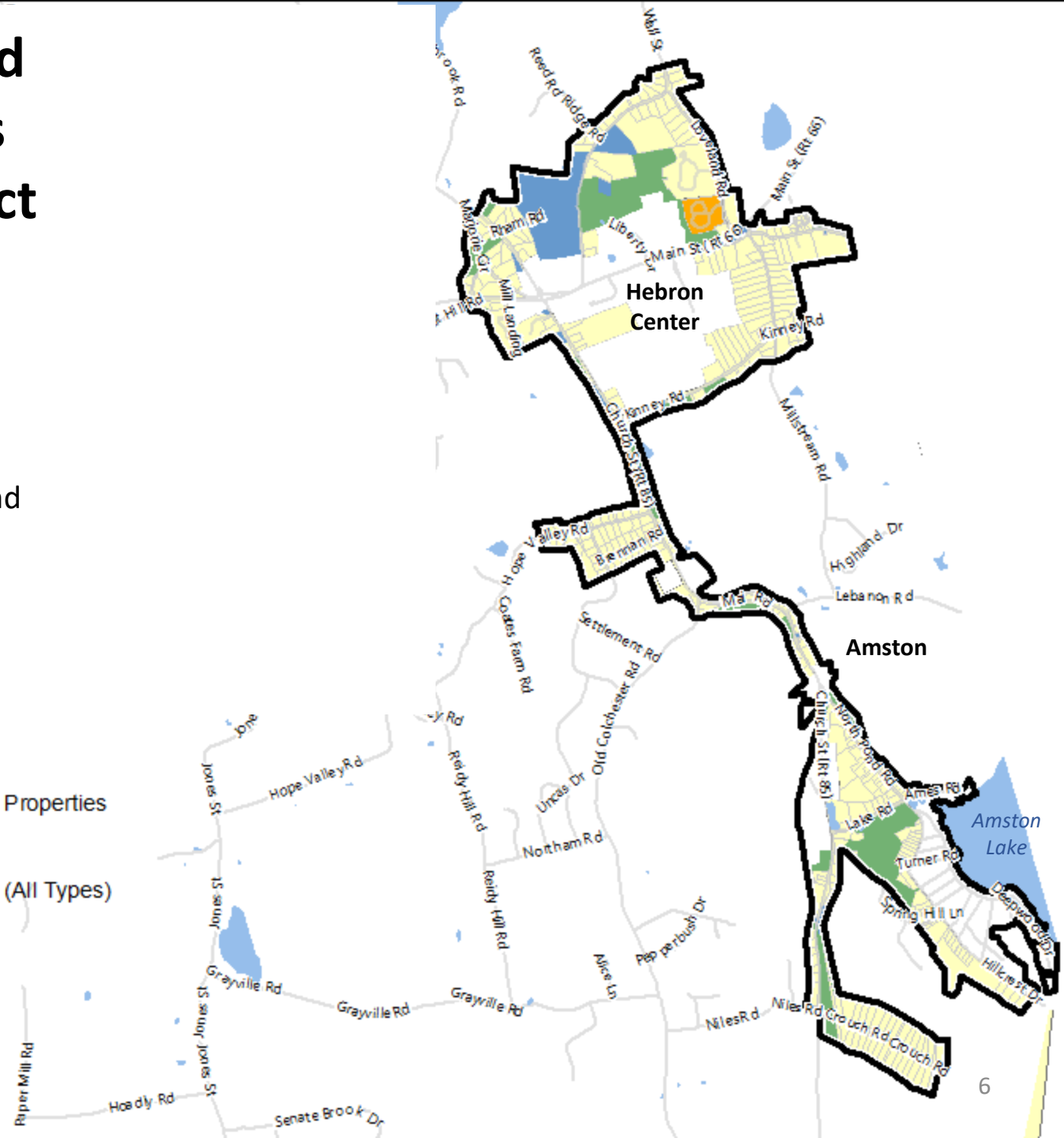
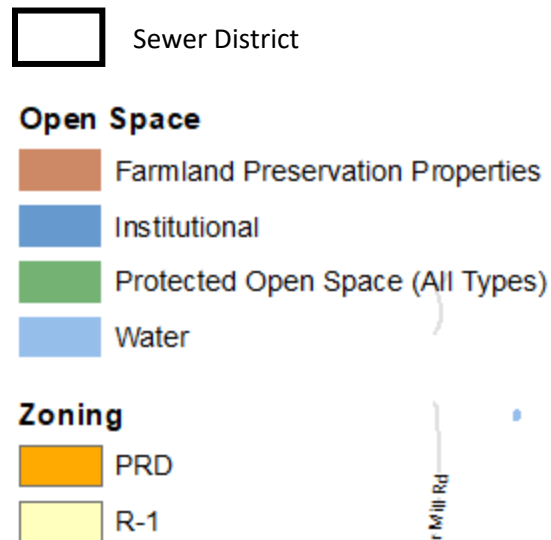
-  PRD
-  R-1



Existing R-1 and PRD Properties in Sewer District

427 parcels

Excluding Open Space and waterbodies



Existing R-1 and PRD Properties in Sewer District >8 Acres

36 parcels



Excluding Open Space and
waterbodies

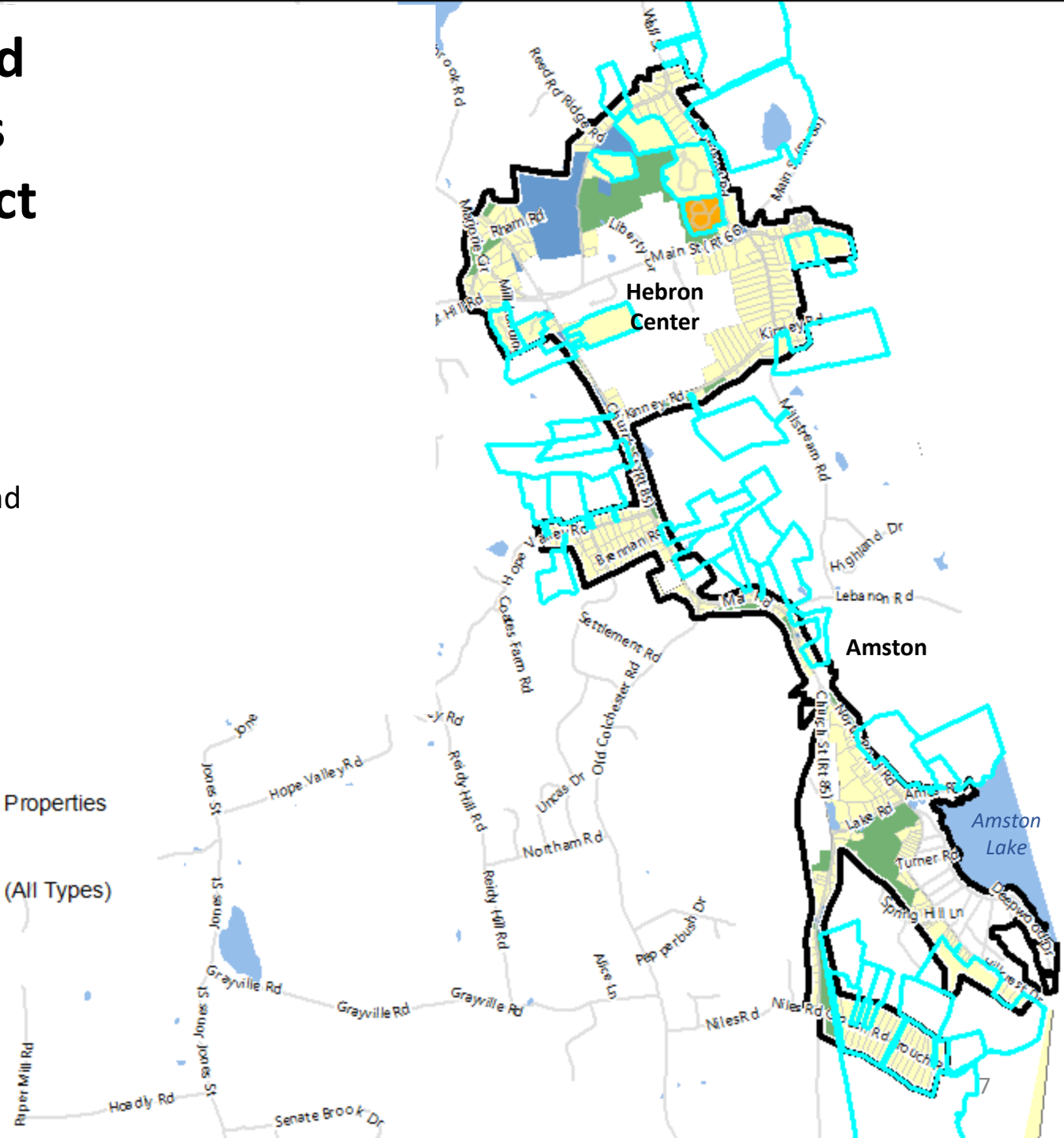


Open Space

-  Farmland Preservation Properties
-  Institutional
-  Protected Open Space (All Types)
-  Water

Zoning

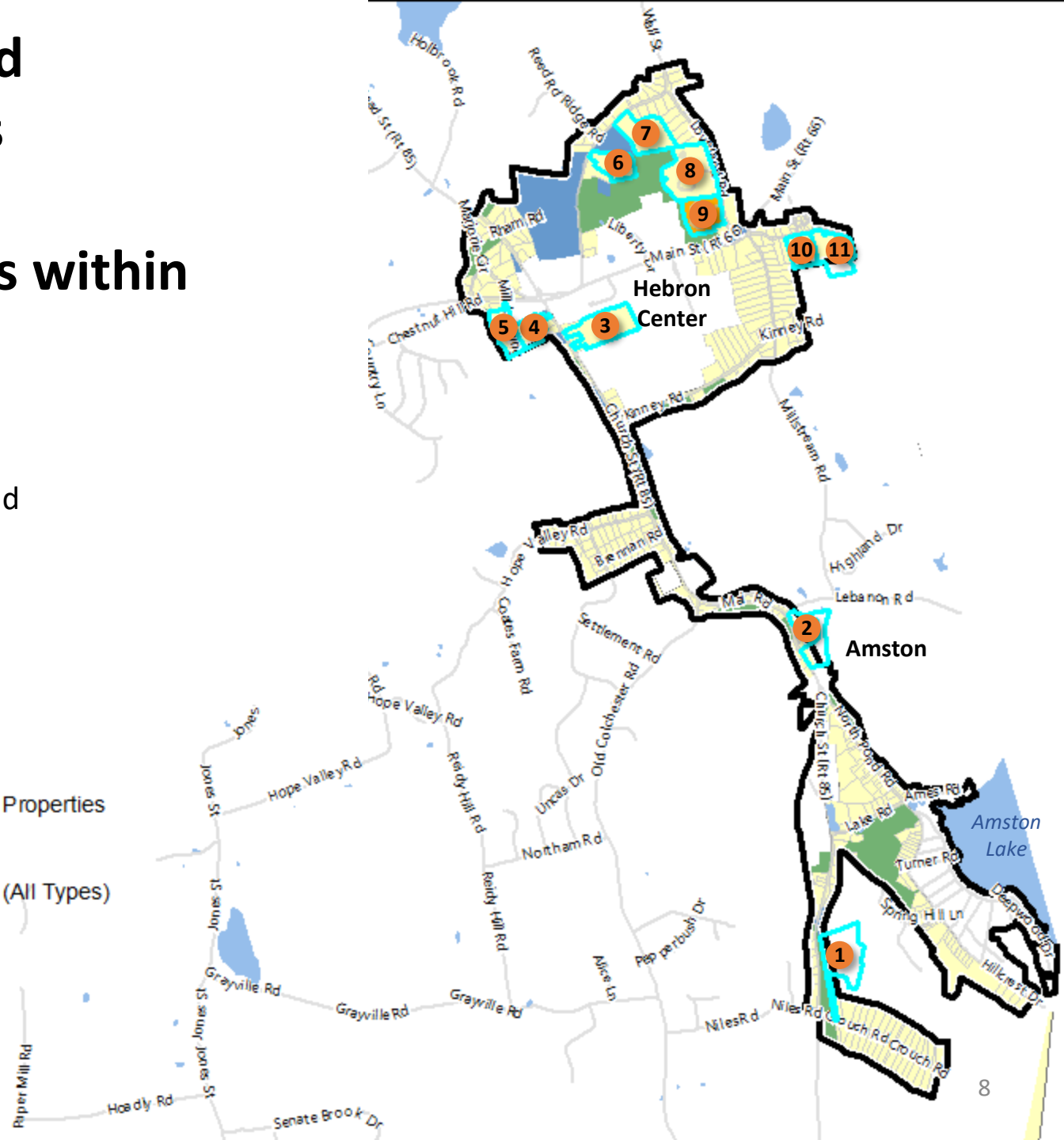
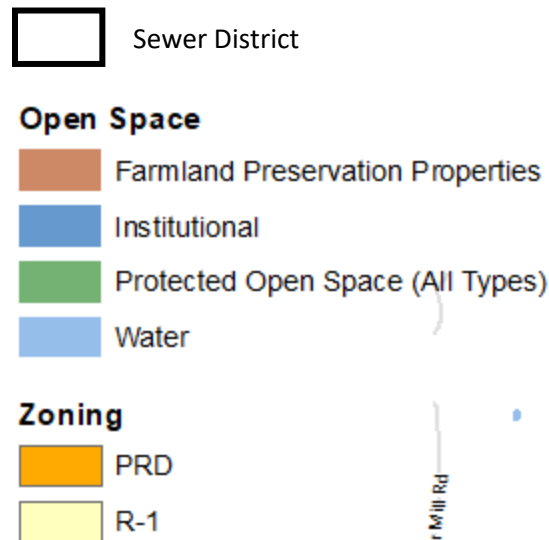
-  PRD
-  R-1



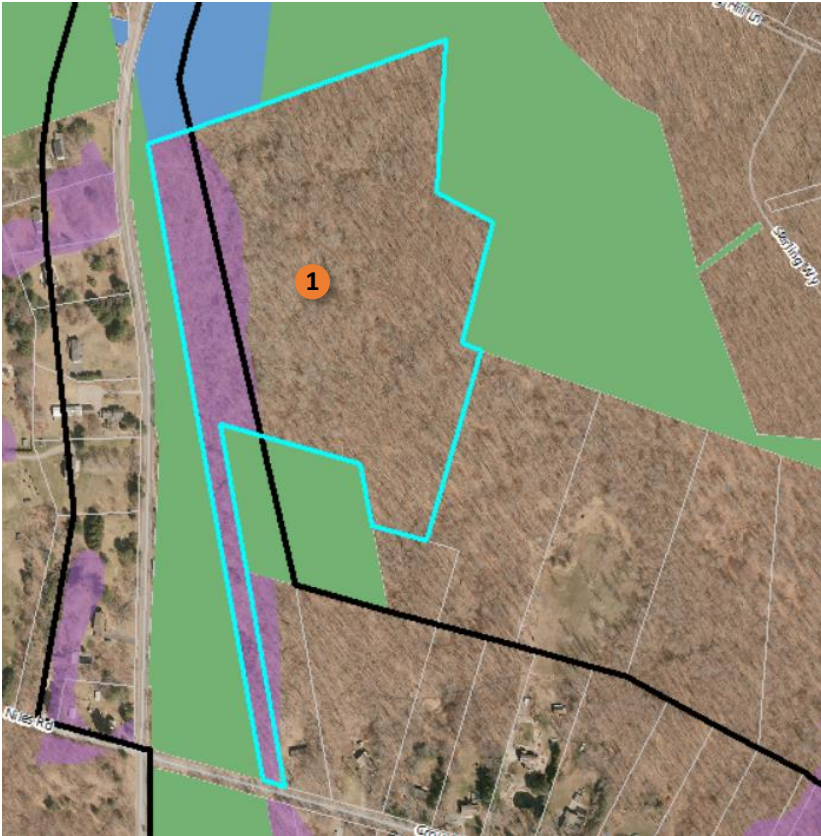
>50% or 4 acres within Sewer District

11 parcels

Excluding Open Space and waterbodies



Potential PRD Sites

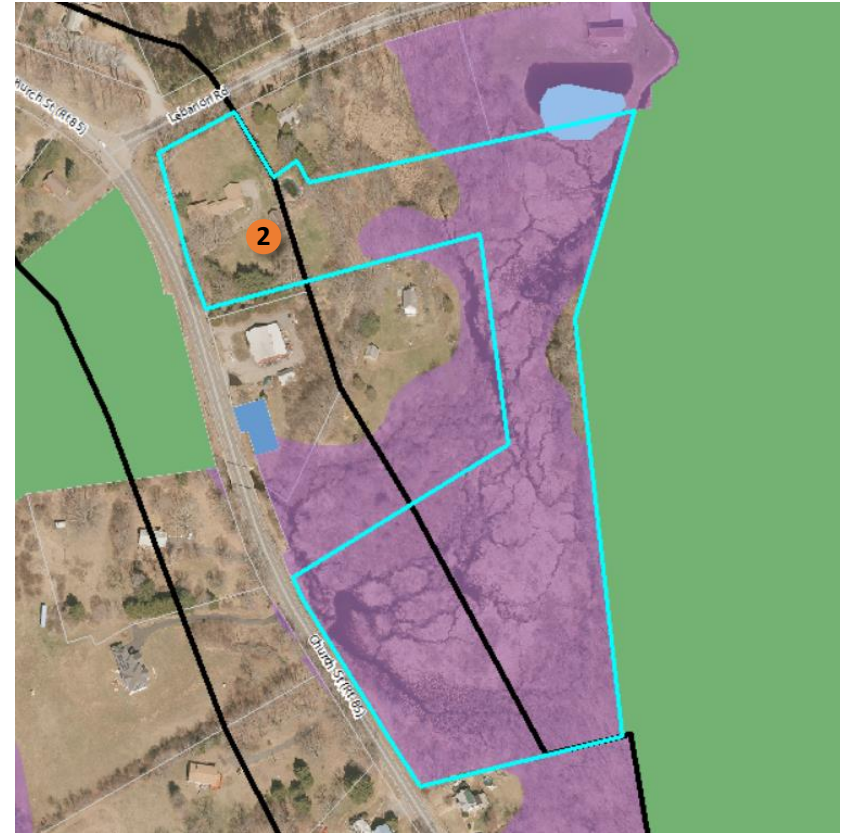


Parcel 1: Crouch Road

Wetland constraints (purple)

Does not meet road classification reqs.

Not a viable PRD candidate

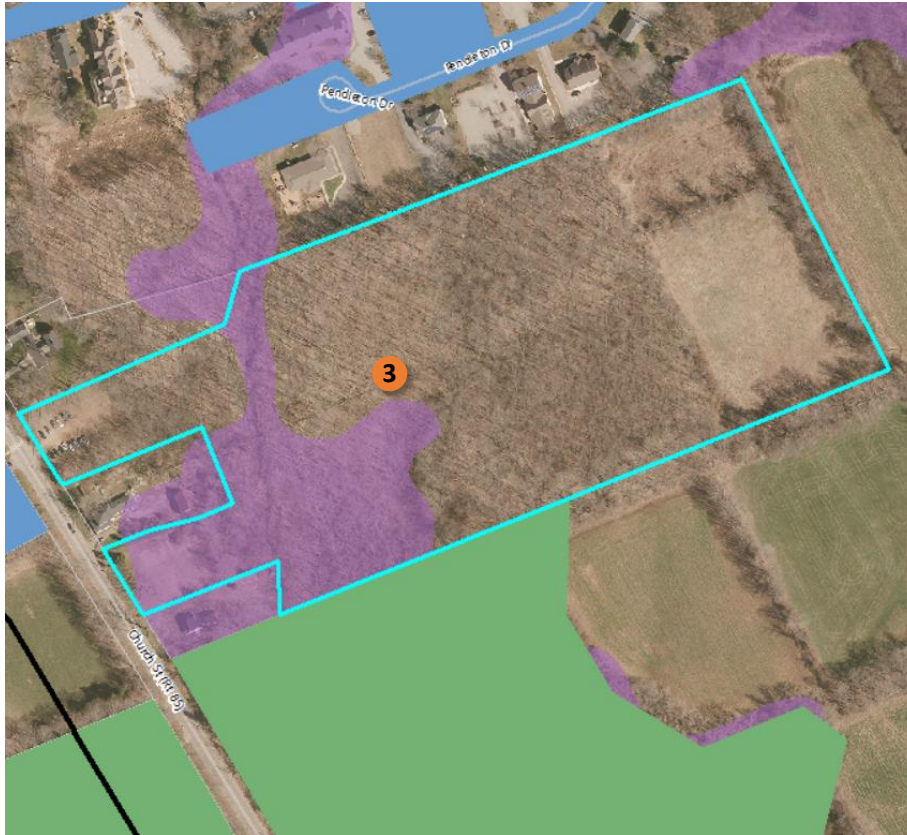


Parcel 2: 397 Church St

Most of sewer portion of the lot
is covered in wetlands (purple)

Not a viable PRD candidate

Potential PRD Sites

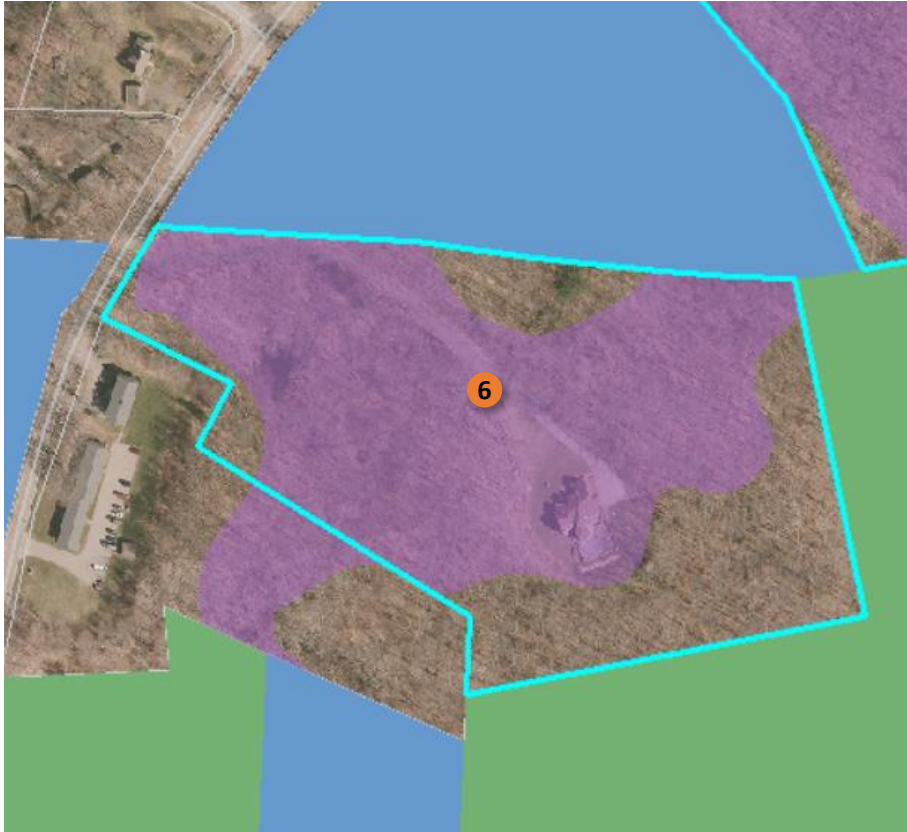


Parcel 3: St. Peter's Preserve
Currently used for Passive Recreation
Potential PRD candidate



Parcels 4 & 5: Housing Authority & Mill Landing
Built out sites (won't meet OS requirements)
Not viable PRD candidates

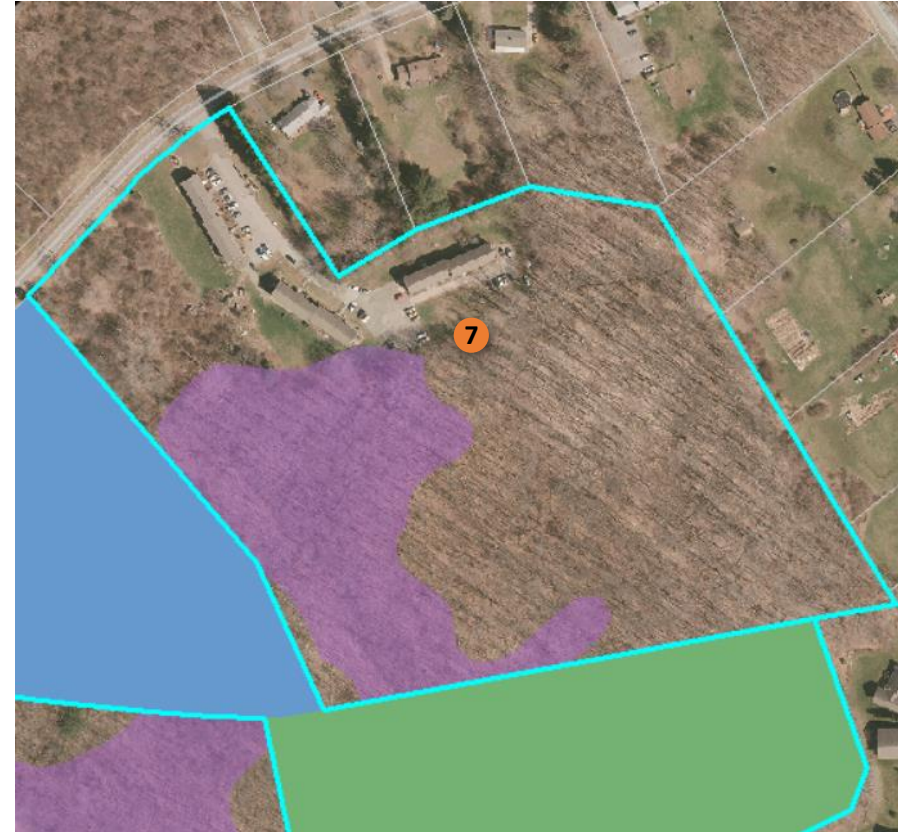
Potential PRD Sites



Parcel 6: 122 Wall St

Existing single family home
Most of site is wetlands (purple)

Not a viable PRD candidate

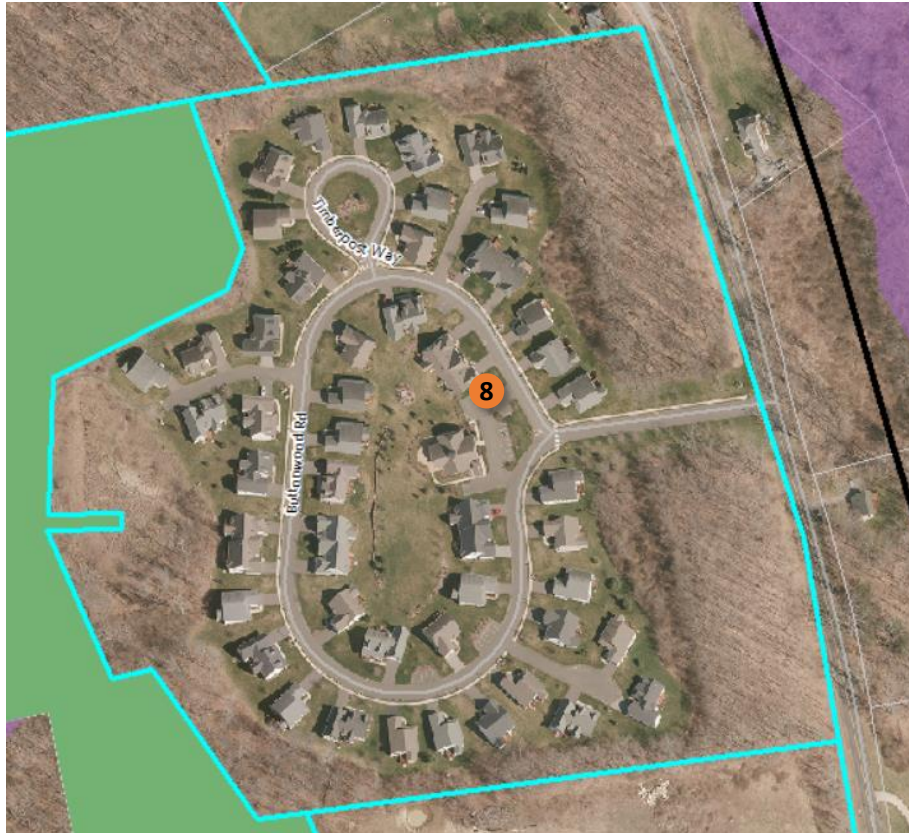


Parcel 7: 162 Wall St (Country Manor Apts)

24 unit apartment complex (~1.4 units/acre)

Potential PRD candidate

Potential PRD Sites



Parcel 8: Loveland Hills

Existing cluster development

Built out site, no room for expansion

Not a viable expansion candidate



Parcel 9: Loveland Farms PRD

Existing PRD

Built out site, no room for expansion

Not a viable expansion candidate

Potential PRD Sites



Parcel 10: 80 Wellswood Rd
28 Unit Condo Development (~3 units/acre)
Already at maximum base density
Potential PRD candidate



Parcel 11: 102 Wellswood Rd
32 unit apartment complex (~2 units/acre)
Potential PRD candidate

Conclusions

- Based on current Regulations and Sewer District Boundaries, four parcels appear to be meet the criteria for Planned Residential Developments and could potentially be impacted by changes to the PRD Regulations:
 1. St. Peter's Preserve – Church Street
 2. Country Manor Apartments – 162 Wall Street
 3. Wellswood Estates Condo – 80 Wellswood Road
 4. Hillside Farms Apartments – 102 Wellswood Road
- Three of these parcels are existing multi-family housing developments
- One site (St. Peter's Preserve) is vacant, and currently used for passive recreation
- All PRDs would need to be approved by the Commission via Special Permit Approval
- All PRDs would need to be consistent with the Plan of Conservation and Development

Substitute House Bill No. 6107

setback areas; and (B) restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (i) Emergency work necessary to protect life and property; (ii) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted pursuant to this section; and (iii) selective timbering, grazing of domesticated animals and passive recreation.

(d) Zoning regulations adopted pursuant to subsection (a) of this section shall not: - jump to pg. 11 of 28

(1) Prohibit the operation of any family child care home or group child care home in a residential zone; [. No such regulations shall prohibit]

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; [. No such regulations shall] or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons; [. Such regulations shall not impose]

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes, having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, [which] including mobile manufactured home parks, if those conditions and requirements are

Substitute House Bill No. 6107

substantially different from conditions and requirements imposed on (A) single-family dwellings; [and] (B) lots containing single-family dwellings; [. Such regulations shall not impose conditions and requirements on developments to be occupied by manufactured homes having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards which are substantially different from conditions and requirements imposed on] or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments; [. Such regulations shall not prohibit]

(4) (A) Prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations; [or] (B) require a special permit or special exception for any such continuance; [. Such regulations shall not] (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; [. Such regulations shall not] or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure; [. Unless such town opts out, in accordance with the provisions of subsection (j) of section 8-1bb, such regulations shall not prohibit]

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, as amended by this act, of temporary health care structures for use by mentally or physically impaired persons [in accordance with the provisions of section 8-1bb] if such structures

Substitute House Bill No. 6107

comply with the provisions of said section, [.] unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts out in accordance with the provisions of section 5 of this act; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

(e) Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough, [.] but unless it is so voted, municipal property shall be subject to such regulations.

September 23, 2022

TO: HEBRON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2022-119: Proposed zoning amendments pertaining to aligning Affordable Housing regulations with state requirements.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. Staff commends the expansion of affordable housing opportunities furthering CRCOG's policy of increasing the range of choice in housing for people of all incomes and ages.

The public hearing date has been scheduled for 10/11/2022.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Christopher Henchey.

DISTRIBUTION: Planner: Andover, Bolton, Glastonbury, Marlborough, Columbia, Colchester, Lebanon, Southeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Christopher Henchey, AICP
Transportation Planner

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: November 10, 2022

RE: Scenic Road Designation Request – Winney Road

Introduction

At their September 13, 2022 Regular Meeting, the Planning and Zoning Commission received a request to designate Winney Road a Scenic Road pursuant to Chapter 313 of the Hebron Code of Ordinances. The Planning and Zoning Commission is authorized by the “Scenic Road Ordinance” to designate any Town public highway or any portion thereof as a scenic road.

The Commission has only once before considered a request under the Scenic Road Ordinance. In 2001, the Commission received and approved a request to designate Burrows Hill Road a Scenic Road. Although the Scenic Road Ordinance does not enunciate a public hearing process is required, the Commission used such a process for the Burrows Hill scenic road designation. Accordingly, the Commission decided to schedule a public hearing to be held on October 11, 2022, however that meeting was cancelled. The public hearing was readvertised to be held November 15, 2022.

Scenic Road Ordinance

Town staff has conducted a review of the materials submitted in support of the request. Staff’s review follows the “Scenic Road Ordinance” chapter by chapter. A summary of findings is provided below.

Chapter 313-4

Chapter 313-4 of the Hebron Code of Ordinances provides Conditions to be met. Chapter 313-4 states that “No road or portion of road shall be designated as a scenic road unless it is free of intensive commercial development and intensive vehicular traffic.”

Winney Road is devoid of intensive commercial development and intensive vehicular traffic. Approximately three-quarters of the property frontage along Winney Road is zoned Residence-1 (R-1) and intended for low-density residential, agricultural, recreational and institutional uses in accordance with the 2014 Hebron Plan of Conservation and Development and Hebron’s Comprehensive Plan (Zoning Regulations and Zoning Map).

A substantial portion of the property frontage along □inney Road is zoned Village Square District (VS). Section 3.C of the Hebron Zoning Regulations describes the overall purpose of the VS District as follows:

“The Village Square District is intended to promote flexible development patterns and a diverse land use mix within a master-planned environment in order to promote efficient use of the land; reinforce the historic development patterns that have occurred within Hebron Center; protect and enhance natural resources; and provide a variety of compatible architectural styles, building forms and building relationships within a planned development.”

A Master Concept Plan was approved by the Planning and Zoning Commission for the Village Square District. The Village Square District (referred to in the 2014 Hebron Plan of Conservation and Development as “The Village Green District”) is comprised of a handful of large parcels, publicly and privately owned, bounded by Main Street, Church Street and □inney Road. The portion of the District fronting □inney Road is Town of Hebron-owned.

The Plan of Conservation and Development (P□CD) Section 3.B.IV. describes the vision for the “Village Green District” (apparently interchangeable with the Village Square District). The POCD states that “the area had been identified for a number of years as a potential business expansion area to provide additional locations to expand the Town’s commercial tax base and provide employment opportunities and services to serve Hebron’s growing population.” Additionally, the P□CD posits “from an economic development viewpoint, this 13□-acre district represents a location for long term economic development growth in the Town of Hebron.” Section 3.B.IV. of the P□CD is attached for your review.

While □inney Road is currently free of intensive commercial development and intensive vehicular traffic, the long-term plan for the Village Square District is an intensification of activity, rather than the preservation of a state of freedom from it.

Chapter 313-5

Chapter 313-5 states that “prior to designating a road as a scenic road, the Planning and Zoning Commission shall first specifically find that at least three of the following criteria are met:

- A. The highway is unpaved.
- B. The highway is bordered by mature trees or stone walls.
- C. The traveled portion of the highway is no more than 20 feet in width.
- D. The highway offers scenic views.
- E. The highway blends naturally into the surrounding terrain.
- F. The highway parallels or crosses over brooks, streams, lakes or ponds.

In the request to the Commission dated August 23, 2022, the criteria of Chapter 313-5 is addressed with the following statement:

“Winney Road fulfills the following four Criteria:

- B. The highway is bordered by mature trees or stonewalls.
- D. The highway offers scenic views.
- E. The highway blends naturally into the surrounding terrain.
- F. The highway parallels or crosses over brooks, streams, lakes or ponds.”

The criteria outlined in Chapter 313-5 mimics that provided in the State Statute Section 7-149a. The criteria are also captured in the Goals and Objectives of the Plan of Conservation and Development Section 2.H. Scenic Vistas and Streetscapes. Reference to high points, many specifically identified in the north and northeast parts of town, are called out in Section 2.H and identified on the Significant Natural Features Map No. 1 of the P&CD. This Section also describes a number of different tools that the Town and Commission can implement to protect and preserve Scenic Vistas and Streetscapes. Section 2.H of the P&CD is also attached.

Chapter 313-6

Chapter 313-6 states that “no road may be designated as a scenic road by the Planning and Zoning Commission unless the owners of the majority of the lot frontage abutting the portion of the road proposed for such designation agree to its designation as a scenic road by filing a written statement of approval with the Commission on a form prescribed by the Commission.”

To satisfy the requirement of Chapter 313-1, the request included a table of property owners, their address, Lot 1 and the road frontage owned by each measured in linear feet. The request further includes the identification of the Winney Road property owners that have signed a Statement of Approval supporting the designation as a scenic road. A statement is included that the total frontage on Winney Road equals 9,421,324 feet and that the total frontage of signatories in support of the designation equals 4,911,974 feet. Accordingly, the total percentage of frontage owned by those in support of the designation is 52%, satisfying the requirement of Chapter 313-1 of the Scenic Road Ordinance.

Town staff conducted a review of the information provided with the request in support of Chapter 313-1, attached. My conclusion is that greater than 50% (approximately 50.3%) of the property frontage on Winney Road is owned by signatories of the petition in support of the Scenic Road designation, satisfying the requirement of Chapter 313-1.

Chapter 313-7

Chapter 313-7 of the Ordinance outlines the procedure the Commission shall consider upon receipt of such a request and what contents are required. Item A calls for the name of the road proposed to be designated, total frontages and names and addresses of all abutters. As stated above, the request has satisfied this requirement. Item A also calls for a plan, at a minimum scale

of one-inch equals 200 feet, to show the limits of the proposed designated section of the road. The request includes a plan that appears to satisfy this requirement.

Item B calls for a written description identifying those characteristics of the road which qualify it for scenic road status under Chapter 313-5. The request includes a written description as follows:

“General Description: Kinney Road, Hebron, Connecticut. Residents would like Kinney Road in its entirety designated as a Scenic Road. Kinney Road is a historic road, private, quiet and quite narrow, measuring 21’ across. It features scenic views including 300-year-old active hedgerow farmland, Open Space, stonewalls, 18th century homes, a well-established and tight knit residential neighborhood and a wide variety of mature trees including hardwoods. The Kinney Road landscape captures a wide variety of scenes worthy of protection.”

Finally, Item C calls for the Statement of Approval to be signed by the owners of a majority of the lot frontage abutting the proposed scenic road consenting to its designation as a scenic road. A petition was provided and is included as an attachment. Following the original submittal, additional signatures that help provide clarity and increase the support in terms of representation of property owners of frontage on Kinney Road. Again, Town staff reviewed the accuracy of this information. The signatures on the Statement of Approval appear to be consistent with public records.

Chapters 313-8

This chapter provides a process for the possibility that the property owners along a Scenic Road desire to rescind the designation.

Chapter 313-9

This chapter addresses how the Town shall maintain a scenic road. The intent is to “preserve” the road’s “scenic and rural characteristics, compatible with safe operations.” The chapter states “in the case of natural disaster in which a scenic road becomes impassable for usage or unsafe for public travel, emergency repairs may be made only to the extent needed to restore the scenic road to its pre-emergency condition.”

Chapter 313-10

This chapter defines “alteration or improvement” and specifies how such repairs or improvements, other than those that are routine or emergency in nature, shall be conducted. Provisions for reconstruction are also addressed.

The Chapter states that “Any alteration, improvement or reconstruction of a scenic road shall be approved by the Town Manager” in accordance with the standards outlined. In general, the intent is to preserve the existing physical, environmental and cultural features or attributes of the road and right-of-way that characterize the scenic nature and warrant designation.

The list of standards outlined in Chapter 313-10 does include some room for the Town Manager to consider hazards, road safety, operation and maintenance needs; lending practical interpretation of the intent of the provisions. In effect, however, intensification of the use of a Scenic Road could lead to the need for improvements that enhance the safety and functionality of the road. Such improvements would be

Staff Recommendation

Procedurally, the Commission must determine that the petition is valid. My review of the request and supporting materials finds that all requirements have been satisfied. While not identified as a procedural requirement in the ordinance, State Statute requires that the petition is filed with the Town Clerk. I certify that requirement to be satisfied as well.

I recommend the Commission's discussion be centered around whether the request demonstrates that □inney Road meets the criteria found in the ordinance (see Chapters 313-4 and 313-5 above) and whether the request is in alignment with the 2014 Plan of Conservation and Development and Comprehensive Plan.

MRB

H:\Matt\PZC\Applications\□inney Road Scenic Road\Memo Revised 11.10.22.docx

Attachments

To: Planning and Zoning Commission
From: Residents, Kinney Road
RE: Scenic Road Designation

August 23, 2022

Dear Chairman Natalie Wood and members of the Planning and Zoning Commission,

Please find enclosed materials submitted as an application for the designation of Kinney Road as a Scenic Road under Town of Hebron, CT / The Code / Part II: General Legislation / Streets and Sidewalks, Article III Scenic Roads, Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code).

The materials are submitted according to the following:

§ 313-3 Authority.

Pursuant to the authority of General Statutes § 7-149a, the Planning and Zoning Commission is hereby authorized to designate any Town public highway or any portion of any Town public highway as a scenic road in accordance with the procedures in this article

§ 313-5 Criteria to be met.

According to the Ordinance: Prior to designating a road as a scenic road, the Planning and Zoning Commission shall first specifically find that at least three of the following criteria are met:

- A. The highway is unpaved.
- B. The highway is bordered by mature trees or stone walls.
- C. The traveled portion of the highway is no more than 20 feet in width.
- D. The highway offers scenic views.
- E. The highway blends naturally into the surrounding terrain.
- F. The highway parallels or crosses over brooks, streams, lakes or ponds.

Kinney Road fulfills the following four Criteria:

- B. The highway is bordered by mature trees or stonewalls.
- D. The highway offers scenic views.
- E. The highway blends naturally into the surrounding terrain.
- F. The highway parallels or crosses over brooks, streams, lakes or ponds.

§ 313-6 Agreement of property owners.

No road may be designated as a scenic road by the Planning and Zoning Commission unless the owners of the majority of the lot frontage abutting the portion of the road proposed for such designation agree to its designation as a scenic road by filing a written statement of approval with the Commission on a form prescribed by the Commission.

Please find attached signatures of a majority of property owners of the lot frontage abutting Kinney Road under the following statement, "The undersigned property owners approve of the designation of Kinney Road as a Scenic Road under § 313-3 to § 313-10.

ARTICLE III, Scenic Roads [Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]."

§ 313-7 Procedure; contents of application.

The Planning and Zoning Commission shall consider a road for designation as a scenic road upon receipt of a request for such designation or may itself initiate proceedings to designate a road as a scenic road. No road shall be designated as a scenic road upon an application therefore unless the application, on a form prescribed by the Commission, contains the following:

A. The name of the road proposed to be designated as a scenic road and a general description of the road or portion of it to be designated, which includes the total frontage of the road section proposed and the names and addresses of all abutters. The above information shall be shown on a plan at a minimum scale of one inch equals 200 feet, showing the limits of the proposed designated section of the road.

B. A written description identifying those characteristics of the road which qualify it for scenic road status under § 313-5 of this article.

C. A statement or statements of approval on a form prescribed by the Commission signed by the owners of a majority of the lot frontage abutting the proposed scenic road consenting to its designation as a scenic road. (Where the Planning and Zoning Commission itself initiates the designation of a road or a portion thereof as a scenic road, it may waive the requirement that the written statements of approval precede its consideration of the proposed designation; provided, however, that no designation of a scenic road shall be effective unless the written statements of approval executed by the requisite number of owners are filed with the Town Clerk and the Commission within such time period as the Commission shall specify.)

Please find attached the required materials for the Scenic Road application for Kinney Road, including; A. Name of road and general description with map, B. Written description identifying characteristics, and C. Statement of approval:

A. General Description: Kinney Road, Hebron, Connecticut. Residents would like Kinney Road in its entirety designated as a Scenic Road. Kinney Road is a historic road, private, quiet and quite narrow, measuring 21' across. It features scenic views including 300-year-old active hedgerow farmland, Open Space, stonewalls, 18th century homes, a well established and tight knit residential neighborhood and a wide variety of mature trees including hardwoods. The Kinney Road landscape captures a wide variety of scenes worthy of protection.

Total frontage: 9,426.324 feet

Names, addresses and road frontage in feet of all abutters on Kinney Road:

Name	Address	Lot #	Feet
Town of Hebron	Parcel 12-8.1	12-8.1	303.48
Town of Hebron	Parcel 12-8	12-8	1211
Greg and Ellen Shortell	22 Kinney Road	12-7	199
Gary and Mary Hilbert	Parcel 12-9 Millstream Rd	12-9	50.25
Roarke McCormick	78 Kinney Road	12-8A	300
Town of Hebron	Parcel 12-8.1A	12-8.1A	500
Kevin and Jean Tulumieri	110 Kinney Road	12-8B	300
Andrew Arnesen and Michelle Hannon	116 Kinney Road	12-8C.2	40.01

Roza Minas and Greg Luca	118 Kinney Road	12-8C.1	177.83
Gloria Mecteau	128 Kinney Road	12-6	150
Kenroy Nembhard	136 Kinney Road	12-8C.4	376.28
Harry and Joan Hansen	150 Kinney Road	12-5.1	457.61
Marc and Ann Baribault	210 Kinney Road	04-16	180.82
Christopher Paragone	176 Kinney Road	04-16.5	200.52
Robert Brady and Jennifer Carrier	186 Kinney Road	04-16.4	150.03
Robert Brady and Jennifer Carrier	Parcel 04-16A	04-16A	88.37
Town of Hebron	Parcel 12-59	12-59	2090.1
Zoe Mott	95 Kinney Road	12-60	526
Jason and Stacy Fortin	111 Kinney Road	04-1	153
James Pinkerton and Amanda Ardel	117 Kinney Road	04-2	155
Robert and Cynthia Flanagan	121 Kinney Road	04-3	155
Bruce and Doris Taylor	129 Kinney Road	04-4	152
Maria Rispoli	135 Kinney Road	04-5	157.58
Joe Silkowski	141 Kinney Road	04-6	154
Linda Hope	147 Kinney Road	04-7	150
Antonio Orfitelli	153 Kinney Road	04-8	180
Amy Morse	104 Millstream Road	04-9	182.4
Brian Sanderson	105 Millstream Road	04-14.1	213.4
John and Linda Lockward	179 Kinney Road	04-14.2	223.04
John and Diane Lally	185 Kinney Road	04-14.3	152.09
Marc and Ann Baribault	215 Kinney Road	04-14	97.514

B. Identifiable Characteristics supporting Scenic Road status:

Kinney Road is a historic two-lane road with the western end featured on the oldest map of Hebron, created in 1744 by Isaac Pinney. The road is flanked by gullies and stonewalls consistent with 18th century roadway design. Kinney Road gently curves through the farmland over streams and wetlands and past two 18th century historic homes. Both the north side and south side of Kinney Road feature active 300-year-old hedgerow farmland and function as the headwaters and watershed of the Raymond Brook. The western portion of the south side of the road includes Open Space farmland and a nature preserve called The Raymond Brook Preserve. The residents live primarily on the eastern end of the street in a well-established neighborhood. Kinney Road features a distinguished history and includes the site of the Ezra Backus tannery, the Frederick Bissell mill, and the George Tenent sawmill, all listed on Map No. 10 of the 2014 Plan of Conservation and Development. The eastern end of Kinney Road passes over Raymond Brook and includes the site of the 18th century Kinney family homestead. The entire length of Kinney Road features scenic views of historic stonewalls, mature hardwood trees, forests, farmlands, wetlands, waterways, and is teeming with abundant wildlife.

C.. Statement of Approval.

The Signatory residents of Kinney Road supporting designation as a Scenic Road all signed the application that reads, "The undersigned property owners approve of the designation of Kinney Road as a Scenic Road under § 313-3 to § 313-10, ARTICLE III, Scenic Roads, [Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]."

Names, addresses and total road frontage in feet of Signatories on Kinney Road:

Name	Address	Lot #	Feet
Greg and Ellen Shortell	22 Kinney Road	12-7	199
Roarke McCormick	78 Kinney Road	12-8A	300
Kevin and Jean Tulimieri	110 Kinney Road	12-8B	300
Andrew Arnesen and Michelle Hannon	116 Kinney Road	12-8C.2	40.01
Roza Minas and Greg Luca	118 Kinney Road	12-8C.1	177.83
Gloria Mecteau	128 Kinney Road	12-6	150
Kenroy Nembhard	136 Kinney Road	12-8C.4	376.28
Harry and Joan Hansen	150 Kinney Road	12-5.1	457.61
Marc and Ann Baribault	210 Kinney Road	04-16	180.82
Robert Brady and Jennifer Carrier	186 Kinney Road	04-16.4	150.03
Robert Brady and Jennifer Carrier	Parcel 04-16A	04-16A	88.37
Zoe Mott	95 Kinney Road	12-60	526
Jason and Stacy Fortin	111 Kinney Road	04-1	153
James Pinkerton and Amanda Ardel	117 Kinney Road	04-2	155
Robert and Cynthia Flanagan	121 Kinney Road	04-3	155
Maria Rispoli	135 Kinney Road	04-5	157.58
Joe Silkowski	141 Kinney Road	04-6	154
Linda Hope	147 Kinney Road	04-7	150
Antonio Orfitelli	153 Kinney Road	04-8	180
Amy Morse	104 Millstream Road	04-9	182.4
Brian Sanderson	105 Millstream Road	04-14.1	213.4
John and Linda Lockward	179 Kinney Road	04-14.2	223.04
John and Diane Lally	185 Kinney Road	04-14.3	152.09
Marc and Ann Baribault	215 Kinney Road	04-14	97.514

Total frontage of Signatories - 4,918.974 feet

Thank you for your consideration and please let us know if you have any questions.

Sincerely,

The Signatory residents of Kinney Road.

Submitted by Kevin and Jean Tulimieri
110 Kinney Road
Amston, CT 06231
kjt.history@gmail.com
860-373-6303

117



16

The undersigned property owners approve of the designation of Kinney Road as a
Scenic Road under § 313-3 to § 313-10.

ARTICLE III

Scenic Roads

[Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]

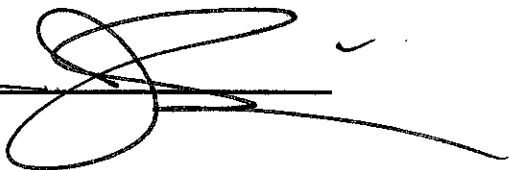


Name	Address	Signature
1. Kevin & Jean Tulimieri	110 Kinney Rd.	K.T. Tulimieri
2. Greg & Ellen Shortell	22 Kinney Rd.	Greg M. Shortell Ellen Shortell
3. Greg Luca ROA MINAS	118 Kinney Rd	Greg Luca ROA MINAS
4. Zoe Mott	95 Kinney Rd	Zoe Mott
5. Gloria Mectean	128 Kinney Rd.	Gloria Mectean SF-ROA
6. Kenroy Nembhard	136 Kinney Rd	Kenroy Nembhard
7. Jason M Fortin	111 Kinney Rd	Jason M Fortin
8. Stacy L Fortin	111 Kinney Rd.	Stacy L Fortin
9. Maria Rispoli	135 Kinney Rd	Maria Rispoli

The undersigned property owners approve of the designation of Kinney Road as a
Scenic Road under § 313-3 to § 313-10.

ARTICLE III

Scenic Roads

[Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]

	Name	Address	Signature
10.	Joe Sikowski	141 Kinney	
11.	Linda Hope	147 Kinney Rd	Linda Hope
12.	Harry Hansen	150 Kinney Rd	
13.	Jan Hansen	150 Kinney Rd	Jan Hansen
14.	Brian Sanderson	105 Millstream	
15.	Linda C. Lockward	179 Kinney Rd.	Linda C. Lockward
16.	John H Lockward	175 Kinney Rd	John H Lockward
17.	Diane Lally	185 Kinney Rd Amston,	
18.	John F Lally	John F. Lally 185 Kinney Rd Amston	

The undersigned property owners approve of the designation of Kinney Road as a
Scenic Road under § 313-3 to § 313-10.

ARTICLE III

Scenic Roads

[Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]

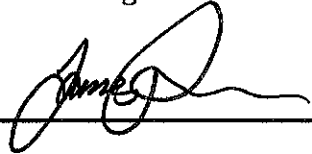

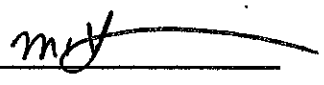
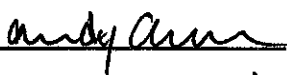
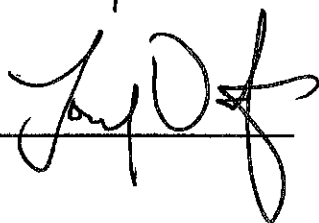
	Name	Address	Signature
19.	Ann Baribault	215 Kinney Rd.	Ann M Baribault
20.	Marc S Baribault	215 Kinney Rd	Marc S Baribault
21.	Jennifer Carrion	186 Kinney Rd	Jennifer Carrion
22.	Bob Brady	186 Kinney Rd	Bob Brady
23.	ROBERT FLANAGAN	121 KINNEY RD.	Robert Flanagan
24.	CYNTHIA FLANAGAN	121 KINNEY RD	Cynthia Flanagan
25.	Roarke M McCormack	78 Kinney Rd	Roarke M McCormack
26.	Amy Morse	164 Millstream Rd	Amy Morse
27.	Kevin Lonagan	117 Kinney Rd	Kevin Lonagan

The undersigned property owners approve of the designation of Kinney Road as a
Scenic Road under § 313-3 to § 313-10.

ARTICLE III

Scenic Roads

[Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]

	Name	Address	Signature
28.	James Pinkerton	117 Kinney Rd.	
29.	Amanda Ardel	117 Kinney Rd	
30.	Michelle Hannon	116 Kinney Rd.	
31.	Andrew Arnesen	116 Kinney Rd	
32.	Tony Orabelli	153 KINNEY RD	
33.			
34.			
35.			
36.			

To: Planning and Zoning Commission
From: Residents, Kinney Road
RE: Scenic Road Designation

September 22, 2022

Dear Chairman Natalie Wood, members of the Planning and Zoning Commission and Matthew Bordeaux, Town Planner,

Please find enclosed an addition to the materials submitted on August 23, 2022 as an application for the designation of Kinney Road as a Scenic Road under Town of Hebron, CT / The Code / Part II: General Legislation / Streets and Sidewalks, Article III Scenic Roads, Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code).

The property of Jennifer and Christopher Paragone at 176 Kinney Road, Lot #04-16.5 with 200.52 feet of road frontage, should be added to the list of Signatories under Section C, Statement of Approval.

Thank you for and please let me know if you have any questions.

Sincerely,

The Signatory residents of Kinney Road.

Submitted by Kevin and Jean Tulimieri
110 Kinney Road
Amston, CT 06231
kjt.history@gmail.com
860-373-6303

The undersigned property owners approve of the designation of Kinney Road as a
Scenic Road under § 313-3 to § 313-10.

ARTICLE III

Scenic Roads

[Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]

	Name	Address	Signature
19.	Jennifer Pargano	176 Kinney Rd	Jennifer Pargano
20.	Keith Albert	233 Millstream Rd	Keith Albert
21.			
22.			
23.			
24.			
25.			
26.			
27.			

Review of Kinney Road frontage measurements and calculations

The request provided a list of property owners and total frontage on Kinney Road. The total provided was 9,420.324 feet.

By drafting a report using Town-GIS, I reviewed each parcel with frontage on Kinney Road. Parcels 04-9 (104 Millstream Road), 12-59 (no address-Town-owned), and 12-9 (no address-Millstream Road), were self-generated since they did not appear on the Kinney Road report. The total frontage generated by this report was 9311.02 feet. The discrepancy is likely due in part to the applicant's inclusion of the corners at the intersection of Kinney Road and Millstream Road.

Additionally, the list provided did not include 3 feet of Town-owned property associated with parcel 04-10A. Another minor difference between the list provided and my report was the calculation of frontage at the Town-owned parcel 12-59. The list provided 2090.1', my report generated 2140.99, a difference of 50.9.

The request provided a list of petition signatories. The total road frontage owned by the signatories of the petition provided with the request is 4,910.974 feet.

I reviewed the list provided and compared the frontage calculations with parcels that had a discrepancy. A few parcels (04-9, 04-14.1, 12-5.1, and 04-10) were represented with more frontage than my report generated (34.8', 204', 147.0 and 23.17', respectively). Again, a likely reason for the difference would be the imperfect calculation of frontage on corner lots at the intersection of Kinney Rd and Millstream Rd.

In the end, using the list provided with the request, or mine, it appears that the signatories of the petition provided with the request satisfy the requirement that they represent 50% of the property frontage of Kinney Road. $4684.994/9311.02=.5031$ or 50.3%.

Discrepancies between the list provided with the request and Town-GIS

Parcel 04-9 - 147.4' vs 102.2', a difference of 34.0'

Parcel 04.14.1 - 105' vs 213.4', a difference of 204'

Parcel 04.10- 157.05' vs 100.02', a difference of 23.17'

Parcel 04-10A - 63' unaccounted for

Parcel 12-5.1 - 310' vs 457.0', a difference of 147.0'

Parcel 12-59 - 2140.99' vs 2090.1', a difference of 50.9'

ARTICLE III
Scenic Roads

[Adopted 2-3-2000 by Ord. No. 2000-1 (Title IX, § F of the 1987 Code)]

§ 313-3. Authority.

Pursuant to the authority of General Statutes § 7-149a, the Planning and Zoning Commission is hereby authorized to designate any Town public highway or any portion of any Town public highway as a scenic road in accordance with the procedures in this article.¹

§ 313-4. Conditions.

No road or portion of road shall be designated as a scenic road unless it is free of intensive commercial development and intensive vehicular traffic.

§ 313-5. Criteria to be met.

Prior to designating a road as a scenic road, the Planning and Zoning Commission shall first specifically find that at least three of the following criteria are met:

- A. The highway is unpaved.
- B. The highway is bordered by mature trees or stone walls.
- C. The traveled portion of the highway is no more than 20 feet in width.
- D. The highway offers scenic views.
- E. The highway blends naturally into the surrounding terrain.
- F. The highway parallels or crosses over brooks, streams, lakes or ponds.

§ 313-6. Agreement of property owners.

No road may be designated as a scenic road by the Planning and Zoning Commission unless the owners of the majority of the lot frontage abutting the portion of the road proposed for such designation agree to its designation as a scenic road by filing a written statement of approval with the Commission on a form prescribed by the Commission.

§ 313-7. Procedure; contents of application.

The Planning and Zoning Commission shall consider a road for designation as a scenic road upon receipt of a request for such designation or may itself initiate proceedings to designate a road as a scenic road. No road shall be designated as a scenic road upon an application therefor unless the application, on a form prescribed by the Commission, contains the following:

1. Editor's Note: On 10-23-2001 the Planning and Zoning Commission designated Burrows Hill Road in its entirety as a scenic road.

- A. The name of the road proposed to be designated as a scenic road and a general description of the road or portion of it to be designated, which includes the total frontage of the road section proposed and the names and addresses of all abutters. The above information shall be shown on a plan at a minimum scale of one inch equals 200 feet, showing the limits of the proposed designated section of the road.
- B. A written description identifying those characteristics of the road which qualify it for scenic road status under § 313-5 of this article.
- C. A statement or statements of approval on a form prescribed by the Commission signed by the owners of a majority of the lot frontage abutting the proposed scenic road consenting to its designation as a scenic road. (Where the Planning and Zoning Commission itself initiates the designation of a road or a portion thereof as a scenic road, it may waive the requirement that the written statements of approval precede its consideration of the proposed designation; provided, however, that no designation of a scenic road shall be effective unless the written statements of approval executed by the requisite number of owners are filed with the Town Clerk and the Commission within such time period as the Commission shall specify.)

§ 313-8. Rescinding designation.

The Planning and Zoning Commission may rescind the designation of a road as a scenic road, provided that the owners of a majority of the lot frontage abutting the scenic road have executed a written statement of approval of rescission on a form prescribed by the Commission. Upon rescission, the statements of approval shall be filed with the Town Clerk.

§ 313-9. Maintenance.

The Town shall maintain its scenic roads in good and sufficient repair and in a safe, passable condition, pursuant to its regular schedule for maintenance of Town roads. Routine maintenance of a scenic road shall be carried out so as to preserve its scenic and rural characteristics, compatible with safe road operations. In the case of natural disaster in which a scenic road becomes impassable for usage or unsafe for public travel, emergency repairs may be made only to the extent needed to restore the scenic road to its pre-emergency condition.

§ 313-10. Alterations, improvements or reconstruction.

As used herein, the term "alteration or improvement" of a scenic road shall mean all repairs or improvements other than routine road maintenance or repairs made necessary by a natural disaster, and shall include any widening or straightening of the right of way, any widening, straightening or change of grade of the traveled portion of the scenic road, the paving of a scenic road having a gravel surface, the removal of stone walls, the removal of mature trees, the regrading of roadside slopes and all other similar improvements. As used herein, the term "reconstruction" of a scenic road shall mean the complete removal of the road surface or subsurface for the purposes of reconstructing the scenic road in its entirety, including any extension of the width of the scenic road.

Any alteration, improvement or reconstruction of a scenic road shall be approved by the Town Manager in accordance with the following standards:

- A. Curves. Curves shall not be eliminated unless they are found to be a hazard.
- B. Grades. Hills and valleys shall not be destroyed by cuts and fills unless essential for road safety.
- C. Widths. Scenic roads should only be widened if the amount of traffic, safe road operations and maintenance needs require such widening.
- D. Side slopes. The existing steepness of side slopes is preferable to the reduction of gradient by extensive removal of soil and rock, especially where the slope is fully stabilized and where it is rich with existing ground cover, shrubs and trees.
- E. Vistas. Vistas of distinct landscapes should be preserved by suitable vegetation management techniques.
- F. Vegetation. Vegetation on the side of scenic roads shall be managed in such a way as to preserve wildflowers, shrubs of ornamental and wildlife values, trees overarching, isolated trees and trees forming a canopy of a closed forest.
- G. Stone walls. If stone walls or portions thereof must be removed, they shall be rebuilt along the affected portion of the scenic road wherever practical.
- H. Utility lines. Wherever practical, utility lines should be placed underground; where not practical, cooperation of the utilities should be sought to ensure suitable vegetation management techniques are in place to preserve wildflowers and shrubs.
- I. Billboards and sand, gravel and salt piles. The placing of billboards, sand, gravel or salt piles, refuse disposal or other unsightly depositions or structures shall be forbidden.²

2. Editor's Note: Former Art. IV, Snow and Ice Removal, adopted 9-28-2006 by Ord. No. 2006-1, and which immediately followed this section, was repealed 9-14-2017.

Sec. 7-149a. Designation of scenic roads. Appeal. Maintenance of highway. (a) Any town, city or borough may, by ordinance, designate highways or portions of highways as scenic roads and may regulate future alterations and improvements on such designated scenic roads, including, but not limited to, widening of the right-of-way or of the traveled portion of the highway, paving, changes of grade, straightening, removal of stone walls and removal of mature trees. No state highway or portion thereof may be designated as a scenic road under the provisions of this section.

(b) The power to designate such scenic roads may be delegated by ordinance to a planning commission or a combined planning and zoning commission. The ordinance shall prescribe the standards and procedures to be used to determine which highways or portions of highways shall be designated as scenic roads, except that to be designated as a scenic road, a highway or portion of a highway must be free of intensive commercial development and intensive vehicular traffic and must meet at least one of the following criteria: (1) It is unpaved; (2) it is bordered by mature trees or stone walls; (3) the traveled portion is no more than twenty feet in width; (4) it offers scenic views; (5) it blends naturally into the surrounding terrain, or (6) it parallels or crosses over brooks, streams, lakes or ponds.

(c) No highway or portion of a highway may be designated as a scenic road under this section unless the owners of a majority of lot frontage abutting the highway or portion of the highway agree to the designation by filing a written statement of approval with the town clerk of such town. The scenic road designation may be rescinded by the same designating authority, using the same procedures and having the written concurrence of the owners of a majority of lot frontage abutting the highway or portion of the highway.

(d) Any person aggrieved by a designation of a highway or portion of a highway as a scenic road pursuant to this section by a planning commission or a combined planning and zoning commission may appeal such designation in the manner and utilizing the same standards of review provided for appeals from the decisions of planning commissions under section 7-149.

(e) Any highway or portion of any highway designated as a scenic road shall be maintained by the town, city or borough in good and sufficient repair and in passable condition. Nothing in this section shall be deemed to prohibit a person owning or occupying land abutting a scenic road from maintaining and repairing the land which abuts the scenic road if the maintenance or repair occurs on land not within the right-of-way, paved or unpaved, of the scenic road.

(P.A. 1991-401, S. 1, 4; P.A. 1999-35 S. 3.)

History: P.A. 1999-35 amended Subsec. (d) to replace reference to Sec. 7-2 with Sec. 7-149.

B. Business Districts

IV. Village Green District

The Village Green District is the name given to the new mixed-use business expansion area within the Hebron Town Center (see attached map). This District was first conceived in the 2004 Plan of Conservation and Development and since then several significant steps have been taken to establish the District. The area includes the property currently owned by the Horton Brothers LLC (130 acres) and Six F's Associates (6 acres). The Village Green District is bordered on the North by Route 66, on the West by Route 85 and on the south by Kinney Road. The total acreage is approximately 136 acres, and the entire site is within the Town's Sewer Service District and is also served by public water from the CT Water Company.



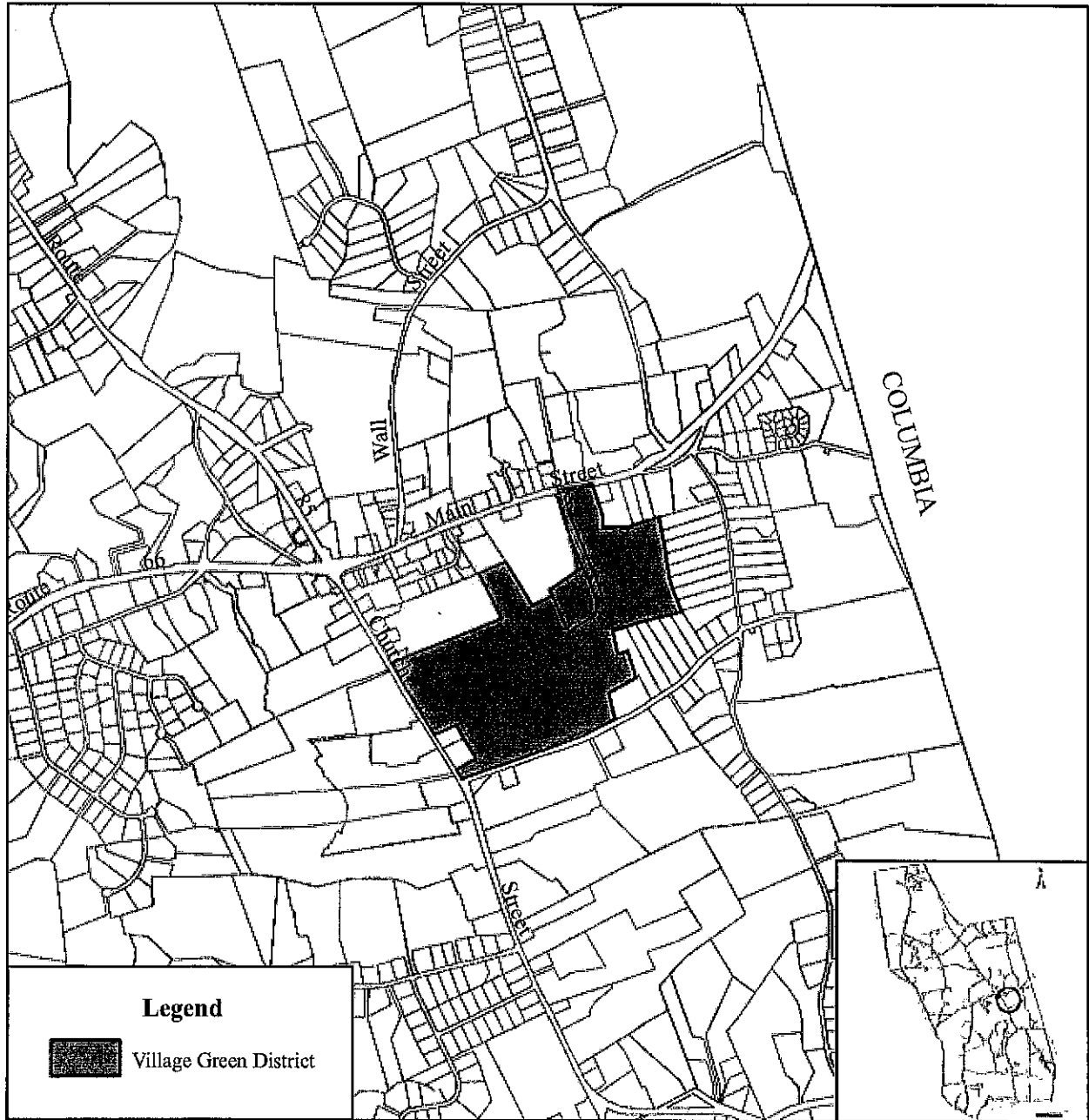
This area had been identified for a number of years as a potential business expansion area to provide additional locations to expand the Town's commercial tax base and provide employment opportunities and services to serve Hebron's growing population. After a review of several alternative sites around Town, it was determined that this is the preferred site.

The Village Green site has a pattern of open fields and some very distinctive stonewalls and tree lines. The slopes are generally moderate and wetland soils comprise less than one-third of the total area. A narrow area of wetlands is located in the middle of the site extending from Route 66 to Kinney Road and a second wetland system is located on the western portion of the site, parallel to Route 85. A unique set of zoning regulations and Master Plan was created for this site which works with these natural resource and cultural features to incorporate them into the concept that is a well-planned, mixed-use new village center containing a variety of retail, office, industrial, commercial, residential, recreational and perhaps municipal uses. The planning for this district, and the goals within this Plan of Conservation and Development, seeks to follow the pattern of a traditional New England village rather than a suburban sprawl development. This vision includes pedestrian access, shared parking lots behind buildings, quality architecture, and a compatible mixture of uses, all centered on a new village green.

Map No. 20

VILLAGE GREEN DISTRICT

2014 Hebron Plan of Conservation and Development
Hebron, Connecticut



Source: Digitized Hebron Assessors Map, 2013; Town of Hebron Zoning Map, 2012

NATHAN L. JACOBSON & ASSOCIATES, INC.

From an economic development viewpoint, this 136-acre district represents a location for long term economic development growth in the Town of Hebron. The mixed-use nature of the District would bring a higher density population to this part of Hebron Center. It will provide an area for new businesses to locate and, existing businesses to grow, enhancing the local commercial tax base. The Hebron Center Market Study, completed in 2013, notes the importance of the Town having this available property for larger commercial sites and for planned developments. While there has been some disappointment at the slow start of the development of this District due in large part to the significant economic recession that started in 2007, this should not deter the Town from its long-term vision for this property.

Accomplishments:

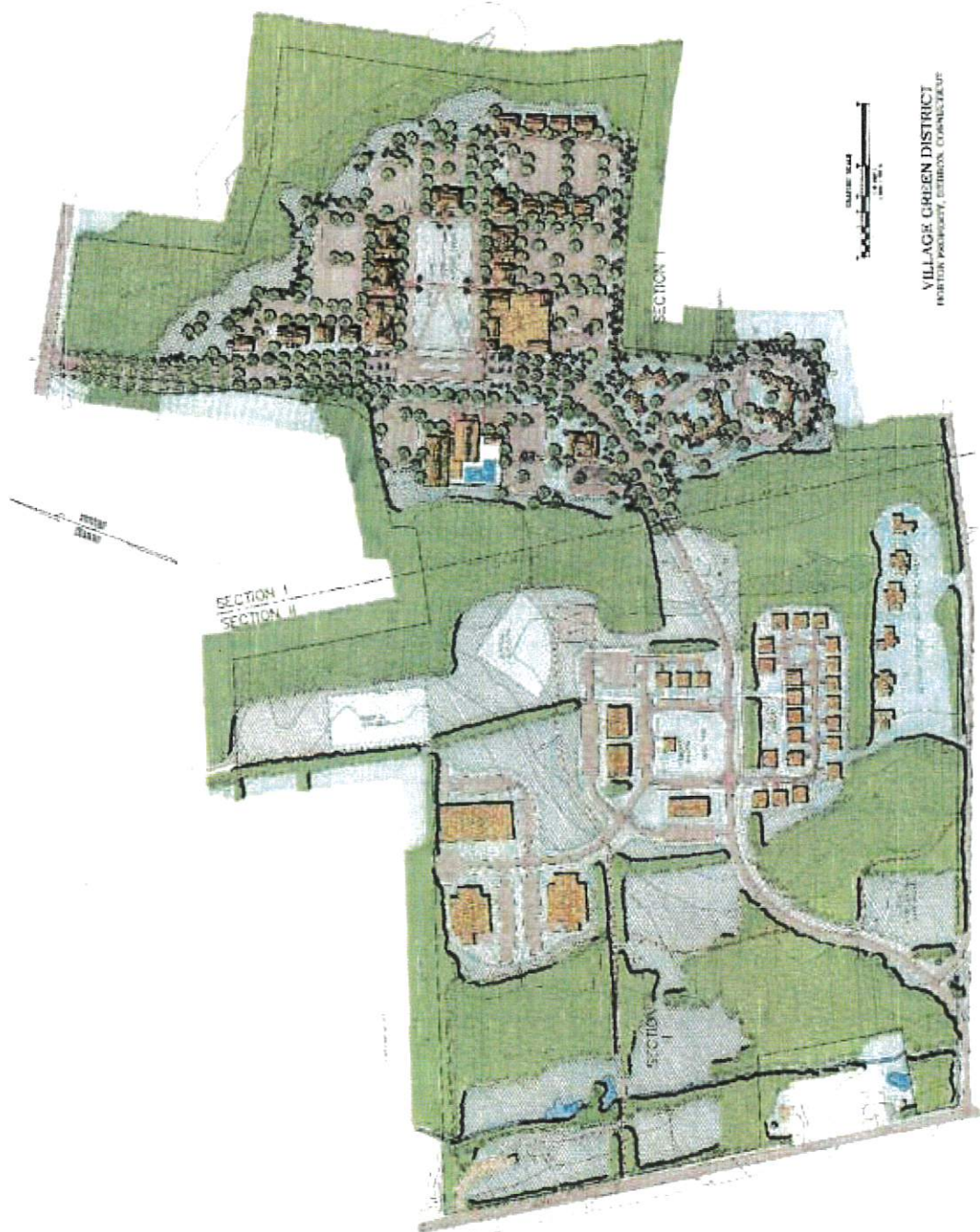
Since the adoption of the 2004 Plan of Conservation and Development, the following has taken place concerning the Village Green District:

- The 2004 Plan contained the original goal of creating the Village Green District. Since that time the Town has proceeded to actively implement that vision in cooperation with the property owners, the Board of Selectmen, the Economic Development Commission and others.
- In 2000, the Planning staff and Commission developed new, creative mixed-use zoning district regulations called the Village Green District, to guide the future development of this mixed-use district. These regulations were adopted and made part of the Hebron Zoning Regulations.
- The Planning and Zoning Commission rezoned the property from R-1, Single family Residential, to Village Green District in 2000.
- Following up on the newly adopted zoning regulations, the property owner developed and received approval of a Master Concept Plan in 2005 to lay out a conceptual plan, and development guidelines for the Village Green District.
- The Town was awarded several Small Town Economic Assistance Program (STEAP) grants in an effort to make the Village Green District as shovel-ready as possible. These grants funded:
 - The construction of the first 1,500 feet of John E. Horton Boulevard;
 - The installation of public sewers and public water into the site;
 - The installation of a new traffic signal in 2013 at the intersection of Horton Boulevard and CT RT 66.
- A Market Study of Hebron Center was conducted in 2013 to understand the economic potential of the Hebron Center area, including the Village Green District, and to help focus marketing efforts.
- As part of the Incentive Housing Zone (IHZ) Study in 2013, the Planning and Zoning Commission reviewed mapping and zoning regulation language to include a mixed-use and IHZ overlay zone within a portion of the District.

Map No. 21

VILLAGE GREEN DISTRICT
MASTER PLAN

2014 Hebron Plan of Conservation and Development
Hebron, Connecticut



NATHAN L. JACOBSON & ASSOCIATES, INC.

Goal and Objectives

Goal: Continue to support and implement the Village Green concept to provide for a mix of land uses in an integrated, tasteful environment which is aesthetically pleasing and attractive to the town residents as a pleasant area to shop, eat, transact business, recreate, and, for some, to reside. This will be guided by the approved Master Concept Plan and newly created Village Green district regulations with an emphasis on broadening the tax base, promoting job creation, and allowing the delivery of desirable goods and services to the town.

Objectives:

1. Development within the Village Green District should be consistent with the Goal and Objectives of this Plan and the Village Green district regulations which envision a mixed-use zone with elements of commercial, retail, office, professional, residential, cultural, educational, recreational, and light industrial uses. Industrial condominiums and industrial incubator space should be encouraged.
2. As provided for in the Village Green district regulations and the approved Master Concept Plan, residential uses should be integrated with the commercial /retail uses, as had historically occurred around the Hebron Green, which includes shop owners, and other living quarters above, and nearby, the businesses.
3. Development should be land/soil/topography based, with consideration given to preserving natural features. Streams and wetlands should serve as buffer areas, and provide opportunity for passive recreation such as walking paths and trails.
4. Buffer areas along the boundary of the Village Green District shall be provided to establish a transition to adjacent established residential areas; this can be provided by the use of open space, residential uses and/or retention of existing vegetation within these buffer areas.
5. Visual coherency is important. Development should be mixed, but also “integrated.” Design standards, as contained in the approved Master Concept Plan and the Town’s Design Guidelines, should be enforced by a “design development – site review” process, through the Planning and Zoning Commission, which encourages businesses that are interested in the longer-term welfare of the town.
6. As set forth in the Village Green district regulations, the development should be “human scale.”
 - Building heights should be no higher than 3 stories. Many buildings should be built at the street line.
 - Adequate parking should be provided behind buildings with landscaping and trees, within easy walking distance to a variety of features.
 - Perimeter walkways should be provided around the zone that ties into the Hebron Green walks and other walkways within Hebron Center.

- Integrated sidewalks and trails should be constructed to facilitate walking from Hebron Elementary School and Stonecroft senior housing to the Library or to the central business district.
 - A focal point for the new business center should be a new Town Green, which can establish an identity to the area and serve as a new community-gathering place.
7. A bikeway / pedestrian connection should be planned and implemented between the Village Green District / Hebron Center area to the Church Street Park and Air Line Trail to the south.
 8. Take measures to ensure that an adequate, sustainable supply of water is available for this district and that new water supply locations, if established within the district as shown in the Master Concept Plan, are adequately protected with open space or other protective buffers.

H. Scenic Vistas and Streetscapes

The rural look and feel of Hebron is best appreciated by many residents by the scenic views of the countryside from the Town's major and secondary roads. As one travels through the Town, the image of agricultural fields and open meadows, surrounded by forests, defined by stone walls or tree lines, punctuated by historic farm buildings, are an enduring picture of the rural image of Town. We can best describe these aspects of the Town with two interrelated categories: scenic vistas and streetscapes.

Scenic Vistas

Scenic vista is a term that this Plan uses to talk about special views of the Town that capture the rural character of the community. Scenic viewpoints exist in various parts of the Town. Not surprisingly, many of these are from the higher elevations that exist in the north and northeast parts of town. In addition, some of the broad wetland and marsh areas also provide these scenic views looking back at the higher elevations.

The Town has taken a number of actions since the adoption of the 2004 Plan to further the Goals and Objectives in this section:



- The Town adopted a Scenic Road Ordinance;
- The Town Subdivision Regulations were amended to require applicants to identify stone walls, significant trees and tree lines along existing roads;
- Zoning Regulations were amended to use full cutoff lighting;
- Conservation Easements were often required by the land use commissions to protect stone walls and tree lines along existing and proposed streets; and,
- The Subdivision Regulations were amended to reduce street widths on most new roads in Town. This will enhance the appearance and character of new subdivision roads as less clearing and grading will be required.

It is the goal of this Plan to identify areas that can be designated as scenic and to encourage any new development to preserve them by creative design, use of cluster developments and wise placement of open space and conservation easements.

Goal and Objectives

Goal: To protect the aesthetic natural and cultural viewpoints and road design that provides opportunities as scenic vistas and rural streetscapes.

Objectives:

1. Inventory and map all significant high points, scenic vistas, unique rural streetscapes and other significant natural features such as cliffs, ravines, caves, etc.
2. Restrict clearing and development of hilltops and other prominent high points in Hebron.
3. Protect natural and managed clearings along highland areas for viewpoint access.
4. Restrict obstacles from being introduced in existing viewpoint areas.
5. Recognize that large lowland wetland areas (Raymond Brook Marsh and abandoned railroad rights-of-way) provide unique viewpoints that should be protected.
6. Establish a trail network with viewpoints along trailside by working cooperatively with adjacent landowners.
7. Prioritize the protection of identified scenic areas and viewpoints during the design and review of new developments.
8. Consider a tree replanting policy along Town roads when dead or dying tree removal has occurred to maintain a long term vision of scenic roadways.
9. Take possible measures to ensure that future tree trimming along streets is limited to the highest extent possible taking into consideration legitimate public safety concerns.

Streetscapes

Streetscapes is the other category that deserves special attention. Hebron has numerous examples of older country roads. These streets, with their stonewalls and canopy trees lining the pavement edge, add much to the rural feel of the Town. These aspects can be easily lost when adjacent land develops, stonewalls are removed, numerous curb cuts are allowed that remove the treeline edge, and if other poor design decisions are made.

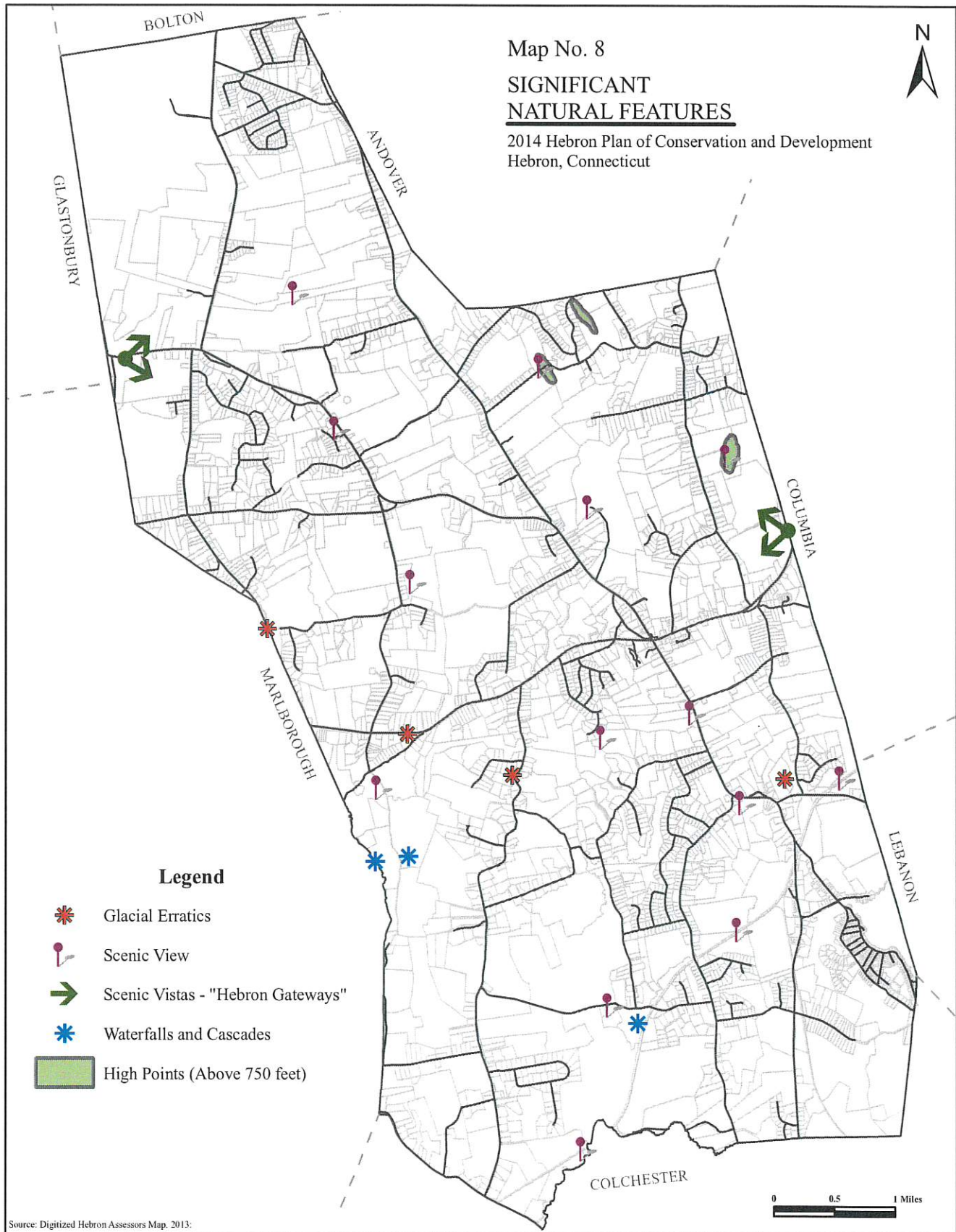


Goals and Objectives

Goal: To ensure that rural streetscapes are recognized and that their preservation is made a factor when land development or street improvement decisions are made.

Objectives:

1. Through innovative subdivision and zoning regulations, such as clustering, discourage strip development along existing Town roads in order to minimize the number of curb cuts, control visual impact, and reduce interruptions to traffic
2. Consider the requirement of conservation easements along existing Town roads where necessary to preserve the existing character of the Town's rural streetscapes.
3. The character of the Town's rural streetscapes should be considered as a major factor during the Town's design for improvements to existing roads.
4. Initiate an "Adopt A Road" program within the Town of Hebron, particularly along rural roads, to encourage volunteer efforts in maintaining these important scenic roads.
5. Minimize lighting along Town residential streets, within subdivisions, and within commercial properties.
6. Establish rural road design and improvement standards for all existing unimproved Town roads. Such standards should consider reduced road width while taking into account the character of the road, its unique features and historic use.



Memo

To: Town of Hebron Planning and Zoning Commission
From: Kevin Kelly
cc: Andy Tierney, Town Manager
Date: October 3, 2022
Re: Kinney Road, Scenic Road Designation

To the members of the Planning and Zoning Commission.

As Director of Public Works for the Town of Hebron, I would like to offer my arguments against the designation of Kinney Road as a scenic road. Whenever a scenic road requires maintenance, Hebron code 313-9 requires that it “shall be carried out so as to preserve its scenic and rural characteristics”. Although we try to maintain this care with all roadways, this can restrict repair methods in areas such as road maintenance and tree trimming, adding a hurdle in the efficient operation of Public Works.

There are many roadways in Hebron lined with stone walls, mature trees, and rustic landscape that are considered by residents to be “scenic”. An example is Burnt Hill Road and its panoramic views of the valley. This is still a valued road and preserved as such without the designation.

In addition, there is criteria that must be met. As guidance from CT Gen Stat 7-149a (2012) states, a scenic roadway should not be more than 20 feet in any traveled portion. Most of this roadway measures 20 feet except for the area at pole #898 which measures from the road edge to the opposite curb at 23 feet, thus not meeting the requirements.

It is my opinion; that the scenic road label is not being used as intended, but as a vehicle for restricting growth in the Town and could present a hurdle to development on adjacent properties. Currently, I do not believe that using the designation for this road is in the best interest of the Town.

Respectfully,

Kevin J. Kelly
Director of Public Works
Town of Hebron

Matthew Bordeaux

From: Andy Tierney
Sent: Tuesday, October 4, 2022 12:22 PM
To: Natalie Wood
Cc: Matthew Bordeaux
Subject: Request for Scenic Road designation

Dear Chairman Wood, and Hebron planning and zoning commission members, I am writing you today in opposition of Kinney Rd. becoming a scenic road. Hebron is a quaint town with many beautiful country roads. Kinney Rd. is just that, it is less than one mile long and has the same attributes as most town roads in Hebron. The town's long-range plan has the village square district, sewer district, and land purchased for a new public works facility, all in this vicinity. The town plans on maintaining the rural character of the roadway, but at the same time this designation could hamper any future development and maintenance of the road. I would like to direct your attention to the timing of this request, there is a grassroots campaign against development of property on this street, and I strongly believe that this request is due to that. Even though the property owners have signed a petition that meet's a small part of the criteria, I believe there are other areas where it does not. I have many years in municipal government and experience in these kinds of requests. this could be precedent setting and a hindrance in moving the town forward. I believe this is being used as a tactic to block development rather than to protect or designate a scenic road in the way it was meant to be. Lastly, to give some insight this January I will have completed my 27th year with this town, within that time I was in charge of Hebron's roads before becoming the Town Manager, I presently serve as a longtime director of the Connecticut Association of Street and Highway Officials, recently stepping down as president this year, and working hand in hand with the Department of Transportation, where my sister-in-law Colleen Kissane (until her recently retirement) was in charge of scenic Rd designation for all of Connecticut. Please feel free to contact me for any information you may need regarding this request. let's do what's best for all Hebron residents, and for the right reasons and let's designate scenic roads on the merits not agendas too block municipalities for moving forward with projects.

best regards

Andrew J Tierney
Town Manager
Town of Hebron CT
P 860-228-5971 Ext 122



Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980

ZONING / SUBDIVISION REGULATION AMENDMENT APPLICATION

Regulation to be Amended:

☐ Subdivision ☒ Zoning

Section: Section 6.D

Applicant Information:

Name: Hebron Planning and Zoning Commission
Address: 15 Gilead Street, Hebron
Phone: 860-228-5971
Email: mbordeaux@hebronct.com

Proposed Amendment:

See attached

* If necessary, attach a copy of the proposed changes. Please clearly indicate new wording, and text to be deleted.

Purpose of Amending Regulation:

To extend the current temporary and limited moratorium on Cannabis Establishments. This will allow the PZC additional time to draft their regulations and consult with other Boards & Commissions.


How is the Proposed Amendment Compatible to the Plan of Conservation and Development?

The Moratorium is currently established to allow the Commission and the Town to review the State Statute and to develop reasonable regulations on this matter. This proposed amendment will extend the moratorium to allow the Commission additional time to draft their regulations and consult with other Boards & Commissions.

Additional Information:

Does the proposed amendment affect any uses permitted in any Zoning District within 500 feet of the Town Boundary? X Yes, or No

Fees:
$$\$150 \text{ (Town Fee)} + \$10 \text{ Processing Fee} + \$60 \text{ (State Fee)} = \$ 220 \quad \text{N/A}$$
Signatures:

Signature of Applicant(s)  Date: October 27, 2022

Print Name: Matthew R. Bordeaux

Amendment to Hebron Zoning Regulations

Approved: August 24, 2021

Amended: March 8, 2022

Amended: TBD

Amendment Effective Date: TBD

Section 6

New Section 6.D

D. Temporary and Limited Moratorium on Cannabis Establishments

1. **Statement of Purpose.** This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning *Responsible and Equitable Regulation of Adult-Use Cannabis (the "Act")*, portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., *Palliative Use of Marijuana* – legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public's general health, safety and welfare.

2. **Definitions.**

- a. *Cannabis.* Marijuana as defined in Section 21a-240, C.G.S.
- b. *Cannabis Establishment.* Producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.
- c. *Cultivator.* A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.
- d. *Delivery Service.* A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities

licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof.

- e. *Dispensary Facility.* Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.
- f. *Food and Beverage Manufacturer.* A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.
- g. *Hybrid Retailer.* A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
- h. *Micro-cultivator.* A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.
- i. *Person.* An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.
- j. *Product Manufacturer.* A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.
- k. *Product Packager.* A person that is licensed to package and label cannabis and cannabis products.
- l. *Retailer.* A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.
- m. *Transporter.* Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.

3. **Applicability.** During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Hebron, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Planning and Zoning Commission or Zoning Enforcement Officer, as may be appropriate.

4. **Effective Date/Term.** This temporary and limited moratorium shall become effective on <insert effective date> and shall remain in effect until <insert duration> months following the effective date.



Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980



SPECIAL PERMIT APPLICATION

☒ New Special Permit Application; ☒ Amendment to Approved Special Permit

Applicant Information:

Name: ROGER G. BARRETT JR.
Address: 87 SHODDY MILL RD. BOLTON, CT. 06043
Phone: (860) 918-0268 Fax: (860) 228-5106
Email: ROGER@COUNTRYCARPENTERS.COM
Legal Interest: OWNER

Owner Information:

Name: ROGER G. BARRETT JR. / 85 PROPERTIES, LLC
Address: 87 SHODDY MILL RD. BOLTON, CT. 06043
Phone: (860) 918-0268 Fax: (860) 228-5106
Email: ROGER@COUNTRYCARPENTERS.COM
☒ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 326 GILEAD ST. - RT. 85 HEBRON, CT. 06248
Size: 274,200 SQ. FT. Zone: R-1 Assessor's Map and Lot #: Map 24, Lot 26
Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

Requested Use:

Application is made under Section 6.B.3-7E of the Hebron Zoning Regulations, requesting approval of the following use: EXPANSION OF EXISTING EMPLOYEE PARKING AREA - MORE THAN 50' FROM NEAREST PROPERTY LINE AND SCREENED FROM SAID LINE WITH RAISED EARTH BERM, 6'6" TALL SOLID WOOD FENCE, AND A STAND OF PINE TREES, AS DEEMED BY THE COMMISSION.

Relationship of Proposed Special Use to the Plan of Development:

TO ALLOW SAFE PARKING FOR EMPLOYEES.

Benefits of Proposed Special Use to the Town of Hebron:

THIS ALLOWS A THRIVING COMPANY WITH CONGRUENT TOWN IDEALS TO BETTER CONDUCT THEIR DAILY BUSINESS, AND THE ENHANCED LINE-OF-SIGHT BENEFITATION FOR PROPERTY ABUTTERS FOSTERS A RETENTION OF, AND IMPROVEMENT TO, CURRENT GOOD-WILL RELATIONS AMONG COMMERCIAL AND RESIDENTIAL RESIDENTS.

Parties of Interest*:

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? ☒ yes ☐ no

☒ Attached is proof of payment. (Required)

Fees:

Town Fee* \$ 150.00 + \$10 Processing Fee + \$60.00 (State Fee) = \$ 220.00 (payable to the Town of Hebron)

* Town fee is established by Town ordinance.

pd. 11/8/2022 ck. #43871 Dmg

Signatures:

Signature of Owner(s) Roger Banett Date: 11/9/22

Signature of Applicant(s) Roger Banett Date: 11/9/22



Town of Hebron, Connecticut

Petition 2022-13

Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980



SITE PLAN APPLICATION

☐ New Site Plan Application ☒ Amendment to Approved Site Plan

Applicant Information

Name: ROGER BARRETT JR
Address: 87 SHODDY MILL RD BOLTON, CT 06043
Phone: (860) 918-0268 Fax: (860) 228-5106
Email: ROGER@COUNTRYCARPENTERS.COM
Legal Interest: OWNER

Owner Information

Name: ROGER BARRETT JR
Address: 87 SHODDY MILL RD BOLTON, CT 06043
Phone: (860) 918-0268 Fax: (860) 228-5106
Email: ROGER@COUNTRYCARPENTERS.COM
☒ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel

Address: 326 GILEAD ST (RT. 85)
Size: 274,200 SQ FT Zone: R-1 Assessor's Map and Lot #: MAP 24, LOT 26
Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no
Is the subject parcel within a designated "Village District"? ☐ yes ☒ no

Requested Use

Application is made under Section 6.B.3-7E of the Hebron Zoning Regulations, requesting approval of the following use: EXPANSTON OF EXISTING EMPLOYEE PARKING AREA

Parties of Interest*

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

TaxesAre all real estate, sewer use, and sewer assessment taxes current? ☒ yes ☐ no☒ Attached is proof of payment. (required)**Fees**

\$150 + \$ 150.00 + \$10 Processing Fee + \$60 (State Fee) = \$ 220.00
(\$ 50 / ca. 1,000 sf of new construction) (Payable to the Town of Hebron)

pd. 11/8/2023 ck. # 43871 Dmg

SignaturesSignature of Owner(s) Roger Banett Date: 11/9/22Signature of Applicant(s) Roger Banett Date: 11/9/22



ATTACHMENT

Subject: Parking Lot Expansion
Country Carpenters, Inc.
326 Gilead St / Rt 85

09NOV22

Ladies and Gentlemen of the Commission,

Country Carpenters existing employee parking area is insufficient to support both employee vehicles as well as large commercial vehicles, and seasonally accommodate all plowable snow from our property. The eastern edge of the parking area where expansion begins was overgrown with briars, vines, and dead ash trees, which were not only unsightly but posed a significant safety hazard to personnel and property.

The location of the proposed expansion site, in that there are no streets with access to it, shall not in any way affect safety in the streets nor increase traffic congestion in the area. The location is also ideal in that no business-related operations are connected to the use of the area ensuring that the use shall be in harmony with the appropriate and orderly development of the area.

Dead trees and underbrush were removed, and topsoil was excavated from the expansion area and used to create a raised earth berm between property abutters and the expansion area. Centered at the high point of the berm running its full length will be a 6-1/2' tall wooden fence, and in addition, (14) 8' white pine trees were planted along the full length of the berm. Additional trees may be added over time to further enhance this line-of-sight beautification.

The expanded parking surface will first be treated with 8" of process gravel, tamped, then 4" of asphalt millings, which will also be tamped. To prevent inadvertent expansion over time, the area will be defined by a split rail fence.

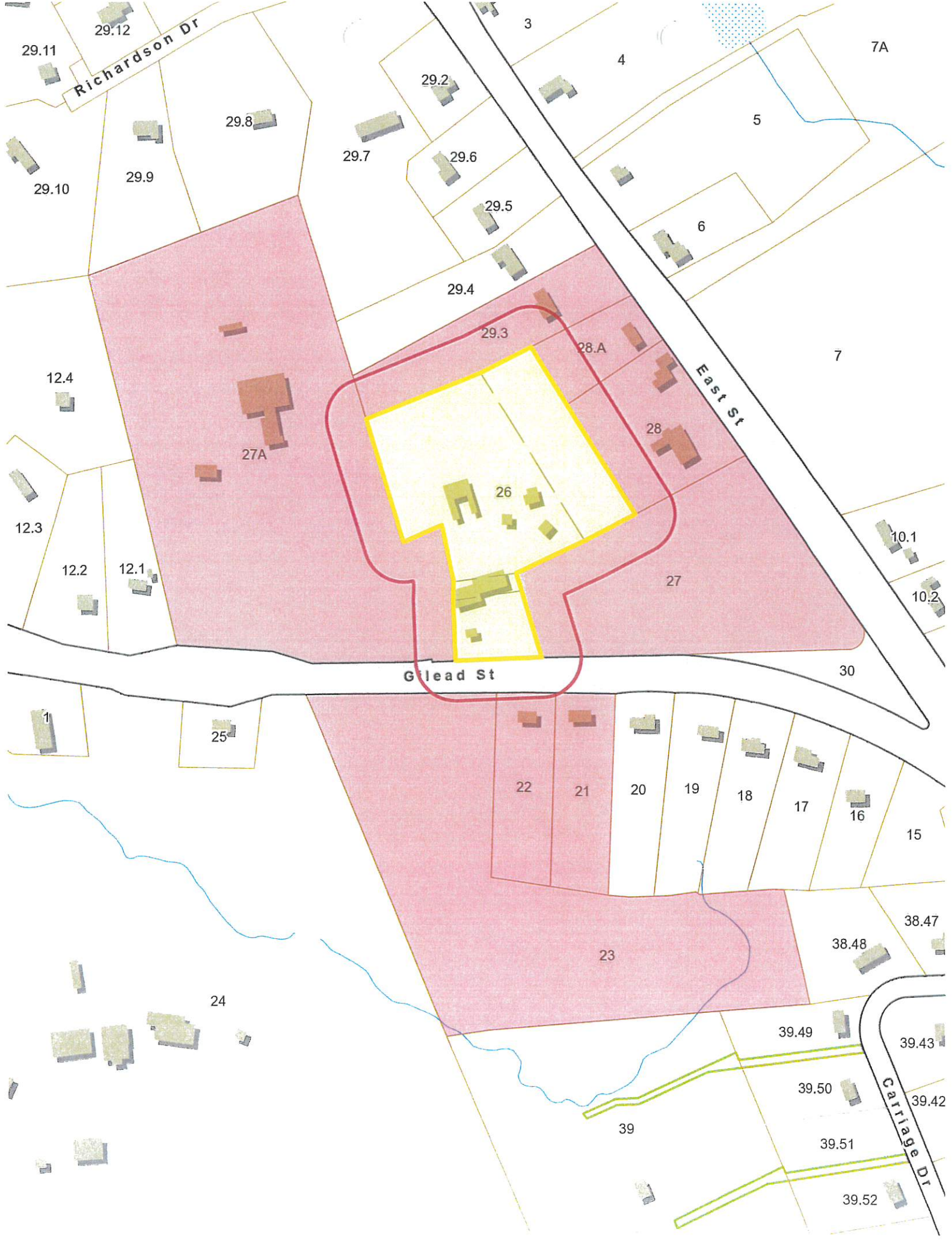
All improvements made are to be in keeping with current and probable future characteristics of the neighborhood, and the location and nature of landscaping and fencing are such that the proposed use shall not hinder nor discourage the appropriate use and development of adjacent land and buildings nor impair the value thereof.

As the site shall have no signals, artificial illumination nor any noise making devices, this development requires no utilities nor services. Maintenance of fencing and snow removal are the only provisions required to ensure its long-term viability.

My respectful thanks in advance for your time and consideration evaluating this information and for your fair judgement.

Sincerely,

Roger G Barrett Jr
Owner – Country Carpenters, Inc.
& 85 Properties, LLC



A HISTORY AND NARRATIVE OF TOOMEY'S CROSSING

Approximately seven and a half years ago we (SYM associates) started the process for a development of mixed use condominiums and upscale rental apartments in the center of the town. We arranged for the town to acquire property for the expansion of the parking lot for the library and retained cross parking easements for any development that would be approved by the town. We submitted and received approval for a plan for five mixed use condominium buildings in a 1st phase and three residential multi-unit upscale apartment buildings in a second phase under a master plan concept.

Once the approval for phase one was obtained the infrastructure for both phases were started and although navigating the various pathways of bureaucracy & requirements from Hebron P&Z, WPCA, Public works, DOT, CT Water, Eversource, CNG, & COMCAST was cumbersome and daunting, we were able to install 85% of all infrastructure needed to complete the entire project & build one commercial building and convert another building to commercial use. A third building (the barn) was sold to an abutter with the understanding that it would remain as commercial or office space. In the midst of these efforts COVID happened and every imaginable problem & delay resulting from this incredible catastrophe occurred. As a side issue, bricks and mortar locations have become less desirable because remote working arrangements became the new normal and the desirability for commercial & office locations have evaporated. Office /commercial space not on the main thoroughfare have sparked little or no interest,

We are proceeding with this development and are now planning to sell the remaining PAD sites to a known & respected local builder/developer. One of my partners & myself both have recently been diagnosed with some rather serious health issues and have determined that we are no longer able to finish the project as we originally intended but we feel that these folks that are purchasing the remaining property will respect the intent and pride in this endeavor and finish the project the way we had always envisioned.

Some of the issues remaining that must be reviewed and considered are the following:

- 1) Review the final plans and design of the remaining five buildings which will now become the mixed use condominiums.
- 2) Also the P&Z member's interpretations of the regulations regarding this project. We have adjusted the storm drainage design to accommodate some new architectural features that the town had thought would add to the overall appearance of the site.

- 3) We would respectfully request that you consider the possibility of a 1st floor area of one downstairs of the front buildings be reserved as an office and/or gymnasium space to be used as an amenity and further classified as non-residential with some public access & usage to be counted toward the perceived percentage of residential and non-residential use.
- 4) Also, because of the mixed use status of the approval, any usage by a more commercial tenant would be possible if such a use became desirable and sought after at any time in the future.

It has always been our perception and understanding that the whole process of a special permit site plan review concept was put in place so that if needed, plans could be modified by the commission so that the original intent of the project was adhered to and that any changes that may be allowed would be in the best interests of the town. It is our belief that our request for consideration is both reasonable and desirable. We think that Dream Developers are the perfect choice to finish this project and the end result will be something we will all take pride in.

As a final note, we are all too painfully aware of the recent raising of the lending rates and the tightening of availability of speculative commercial construction funding and would ask that a careful and quick decision be reached before it becomes even more difficult to secure the necessary funding.

It is our belief that with thoughtful overview by the town this project will provide a needed and desirable living area in the center of town and will become a welcome addition to the community.

Respectfully:



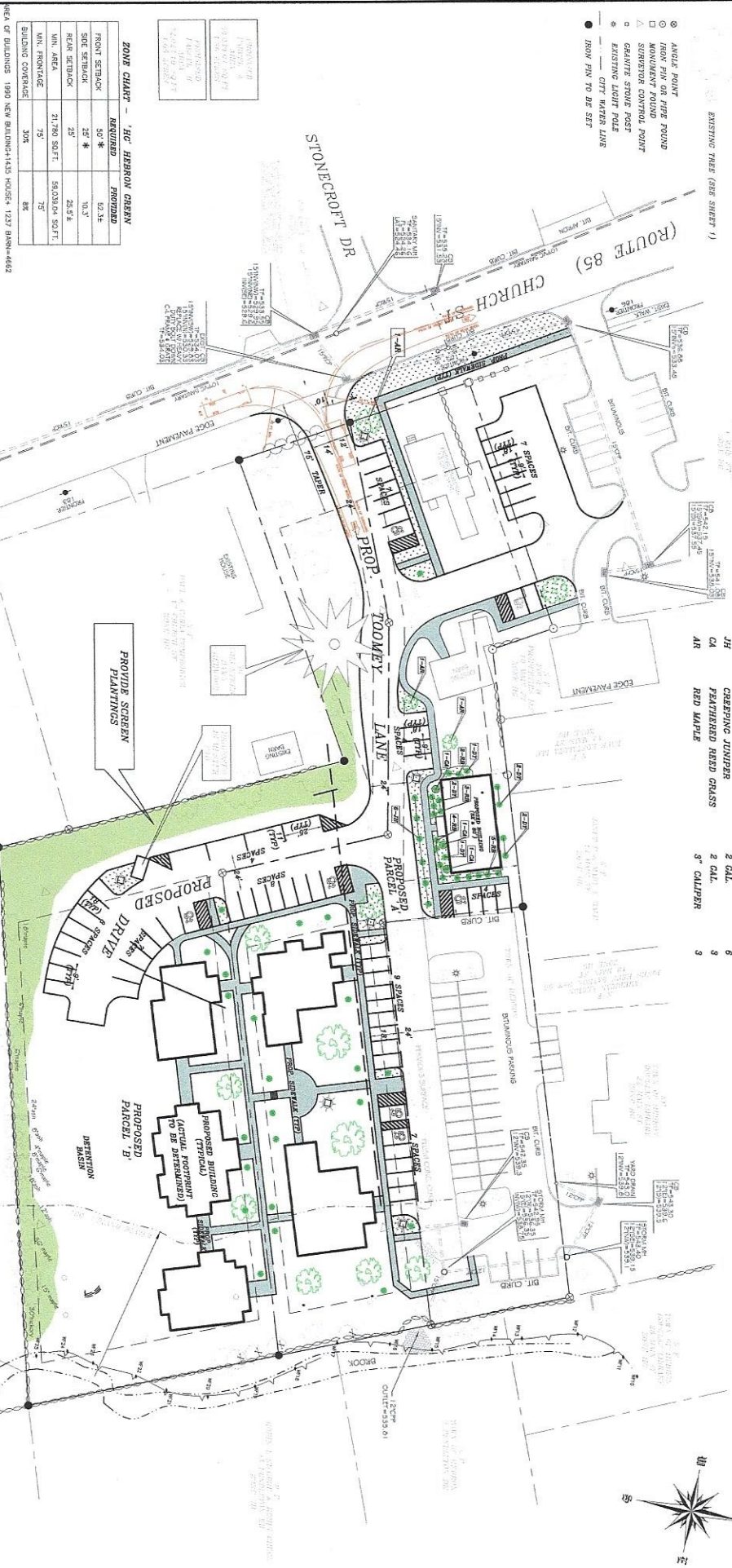
SYM Associates LLC

LEGEND

- PROPERTY LINE
- EXISTING SIDEWALK LINE AS MARKED
- STREET WALL
- EXISTING CONTOUR
- EXISTING TREE (SEE SHEET 1)
- ANGLE POINT
- IRON PIN OR FIRE FOUND
- STAKE
- STAKE CONTROL POINT
- QUALITY STAKE POST
- EXISTING LIGHT POLE
- CITY WATER LINE
- IRON PIN TO BE SET

PHASE 1 LANDSCAPING PLAN

KEY	NAME	SIZE	QUANT.
DY	DWARF BRIGET GOLD YEW	2 CAL.	8
RD	RED RHODODENDRON	2 CAL.	14
JH	CREeping JUNIPER	2 CAL.	6
CA	FEATHERED REED GRASS	2 CAL.	3
AR	RED MAPLE	3" CALIPER	3



ZONE CHART - HC HERBON GREEN

REQUIRED	PROVIDED
FRONT SETBACK	50' *
SIDE SETBACK	25' *
REAR SETBACK	25' *
MIN. AREA	21,780 SQ. FT.
MIN. FRONTAGE	75'
BUILDING COVERAGE	30%

AREA OF BUILDING 1980 NEW BUILDING+1435 HOUSE 1237 BARN+4482

PHASE 1 PLANNING

TOTAL BUILDING AREA 1,980 BLDG SQ. FT.

1592 SQ. FT. 4 SPACES / 1000 SQ. FT. = 7 REQUIRED

PROVIDED = 2 HC + 6 STD = 10 TOTAL

* THE REQUIRED FRONT YARD SETBACK SHALL BE THE GREATER OF THE TWO SETBACKS REQUIRED BY THE ZONING ORDINANCE AND THE CITY OF HERBON. THE REQUIRED FRONT YARD SETBACK SHALL BE THE GREATER OF THE TWO SETBACKS REQUIRED BY THE ZONING ORDINANCE AND THE CITY OF HERBON.

MAP STANDARD NOTES:

1. THE SURVEY FOR THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
2. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, ROBERT HELSTROM, LLC, ON THE DATE OF SURVEY, MAY 12, 2017.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.

WENTWORTH CIVIL ENGINEERS, LLC
 100 MAIN STREET
 SUITE 200
 HERBON, CT 06033
 TEL: 860-228-1100
 FAX: 860-228-1101
 WWW.WENTWORTHCIVIL.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	5/12/17	ISSUED FOR PERMIT
2	5/12/17	ISSUED FOR PERMIT
3	5/12/17	ISSUED FOR PERMIT
4	5/12/17	ISSUED FOR PERMIT
5	5/12/17	ISSUED FOR PERMIT
6	5/12/17	ISSUED FOR PERMIT
7	5/12/17	ISSUED FOR PERMIT
8	5/12/17	ISSUED FOR PERMIT
9	5/12/17	ISSUED FOR PERMIT
10	5/12/17	ISSUED FOR PERMIT

GRAPHIC SCALE

1" = 40' H.

1" = 40' V.

ROB HELSTROM LAND SURVEYING, LLC
 100 MAIN STREET
 SUITE 200
 HERBON, CT 06033
 TEL: 860-228-1100
 FAX: 860-228-1101
 WWW.ROBHELSTROM.COM

IMPROVEMENT LOCATION SURVEY
 - PREPARED FOR -
SYM LLC
 100 MAIN STREET
 SUITE 200
 HERBON, CT 06033
 TEL: 860-228-1100
 FAX: 860-228-1101
 WWW.SYM-LLC.COM

SITE LAYOUT - PROPOSED BUILDINGS, PARKING & SIDEWALKS
 13 CHURCH STREET
 CONNECTICUT

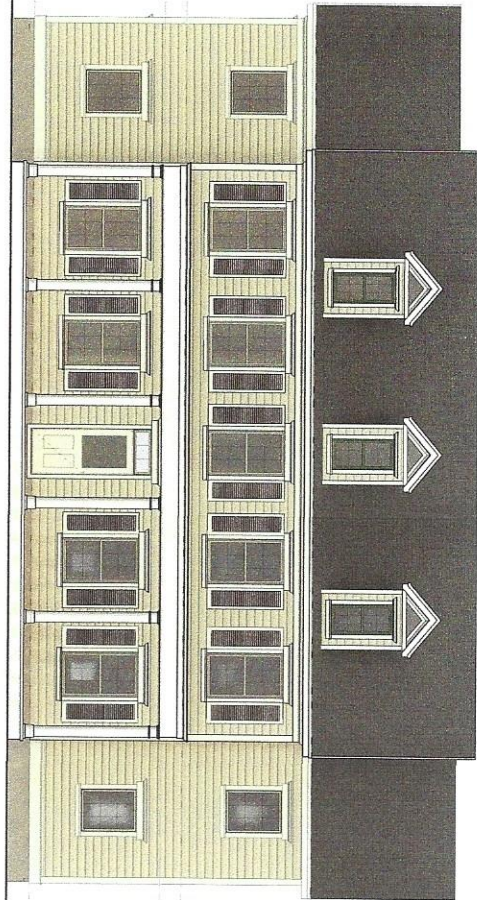
DATE: MAY 12, 2017

FR: ROBERT H.

SCALE: 1" = 30'

JOB NO.: 2017-003

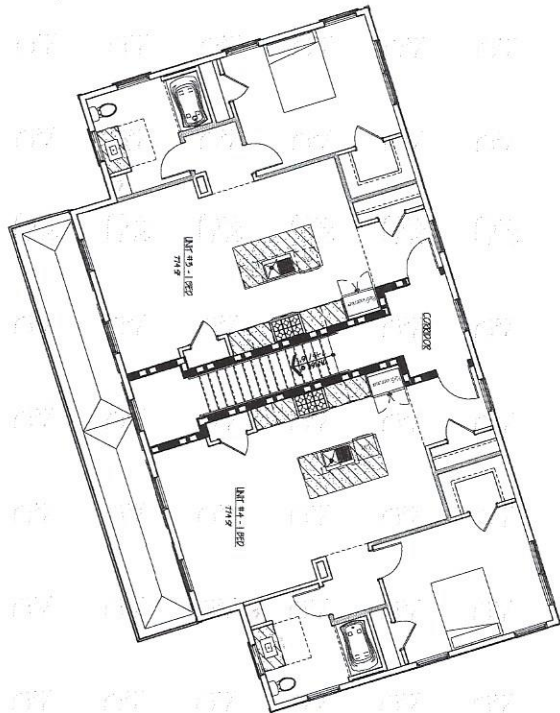
FILE NO.: SH4571



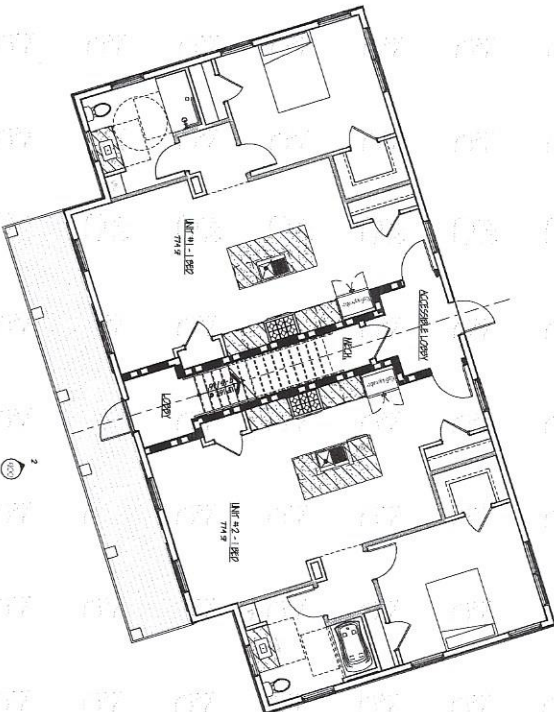
2 BUILDING #1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 3D FRONT EXTERIOR AXON VIEW
SCALE: 3/8" = 1'-0"



3 BUILDING #1 - 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 BUILDING #1 - FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



TOOMEY'S CROSSING

TOOMEY'S CROSSING -
PHASE 1

13 CHURCH STREET
HEBRON, CT

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

CHRIS
LEGIADRE
ARCHITECT

dream
developers

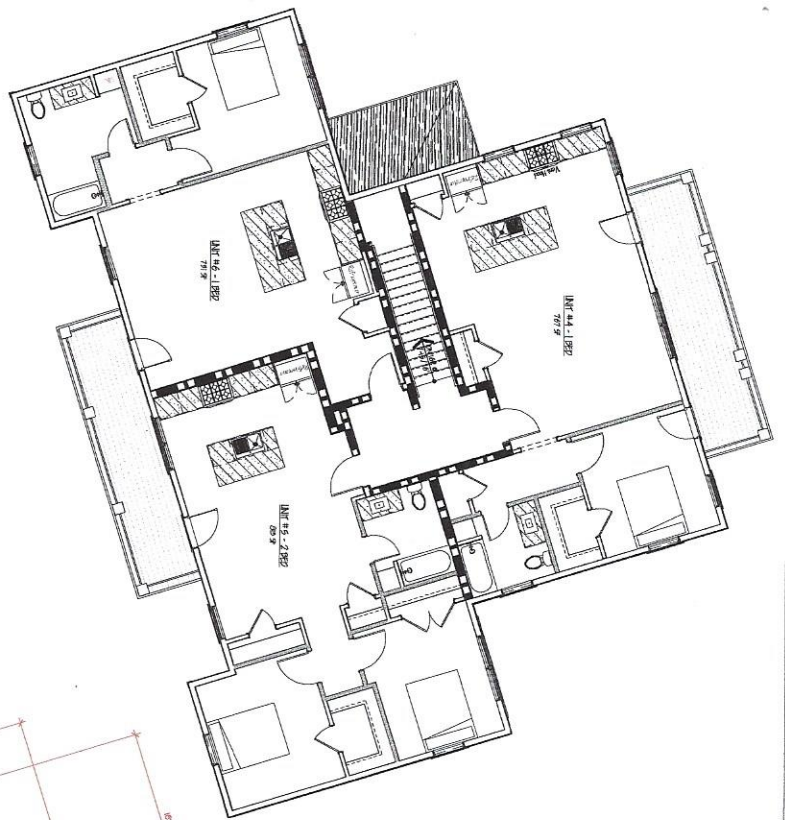
SHEET 001
BUILDING #1 CONCEPTUAL DESIGN

DESIGNER'S SIGNATURE:

1	DESIGNER'S SIGNATURE	DATE: 05/05/2022
2	PROJECT MANAGER'S SIGNATURE	DATE: 05/05/2022
3	CLIENT'S SIGNATURE	DATE: 05/05/2022
4	DATE: 05/05/2022	DATE: 05/05/2022
5	DATE: 05/05/2022	DATE: 05/05/2022
6	DATE: 05/05/2022	DATE: 05/05/2022
7	DATE: 05/05/2022	DATE: 05/05/2022
8	DATE: 05/05/2022	DATE: 05/05/2022
9	DATE: 05/05/2022	DATE: 05/05/2022
10	DATE: 05/05/2022	DATE: 05/05/2022

PROJECT NAME	TOOMEY'S CROSSING
PROJECT NO.	2022-001
DATE	05/05/2022
SCALE	AS SHOWN
DESIGNER	CHRIS LEGIADRE
PROJECT MANAGER	CHRIS LEGIADRE
CLIENT	TOOMEY'S CROSSING
DATE	05/05/2022

A100



2 BUILDING #2 - 2ND FLOOR PLAN
SCALE 3/16" = 1'-0"

1 BUILDING #2 - FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



DATE: 08/05/2010
DRAWN: J. L. LEE
CHECKED: J. L. LEE
SCALE: 3/16" = 1'-0"

TOOMEY'S CROSSING

TOOMEY'S CROSSING - PHASE 1

13 CHURCH STREET
HEBRON, CT

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

CHRIS
LEGIADRE
ARCHITECT

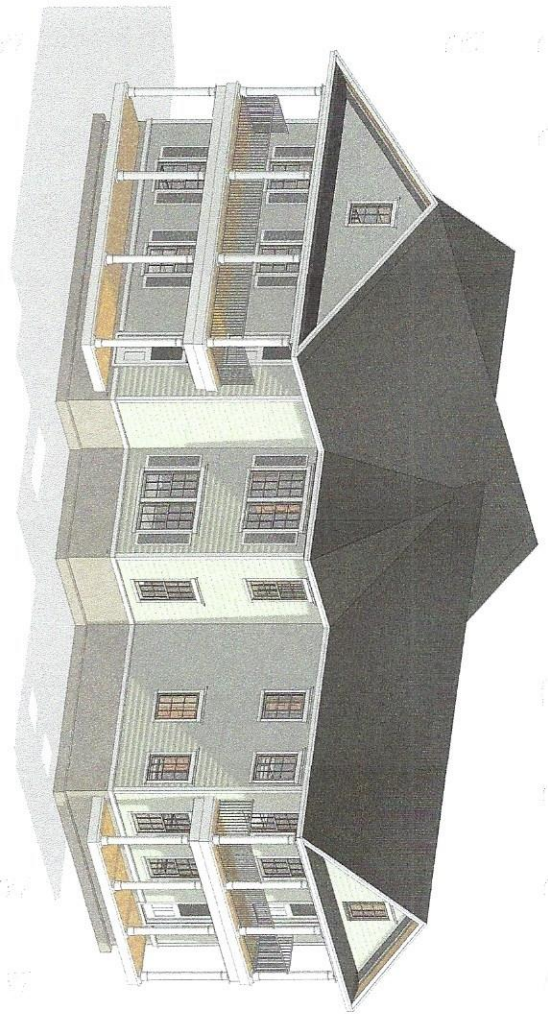
dream
developers

BUILDING #2 CONCEPTUAL DESIGN

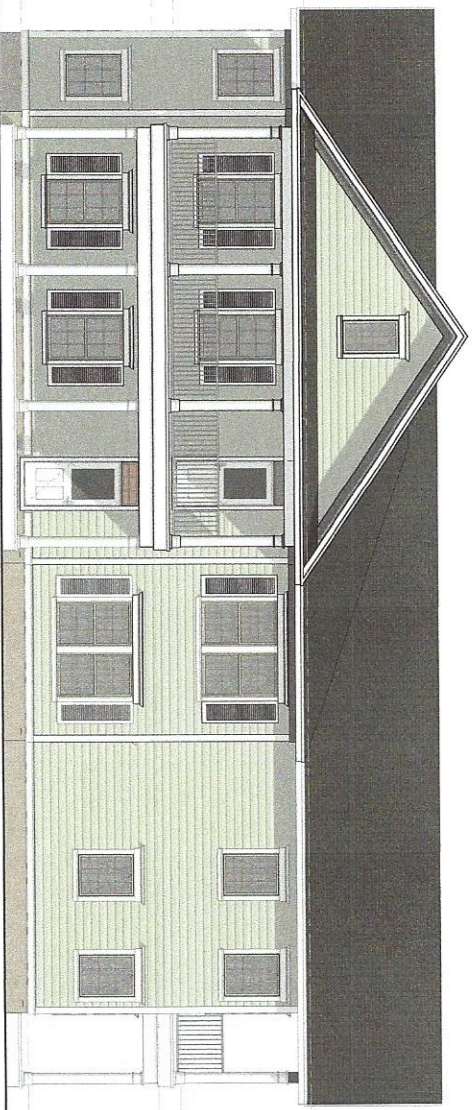
DATE: 08/05/2010

1	TOOMEY'S CROSSING - PHASE 1	08/05/2010
2	TOOMEY'S CROSSING - PHASE 1	08/05/2010
3	TOOMEY'S CROSSING - PHASE 1	08/05/2010
4	TOOMEY'S CROSSING - PHASE 1	08/05/2010
5	TOOMEY'S CROSSING - PHASE 1	08/05/2010
6	TOOMEY'S CROSSING - PHASE 1	08/05/2010
7	TOOMEY'S CROSSING - PHASE 1	08/05/2010
8	TOOMEY'S CROSSING - PHASE 1	08/05/2010
9	TOOMEY'S CROSSING - PHASE 1	08/05/2010
10	TOOMEY'S CROSSING - PHASE 1	08/05/2010

A102



2 BUILDING #3 - 3D FRONT EXTERIOR AXON
SCALE: 1/8" = 1'-0"



1 BUILDING #3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

TOOMEY'S CROSSING

TOOMEY'S CROSSING -
PHASE 1

13 CHURCH STREET
HEBRON, CT

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

CHRIS
LEGIADRE
ARCHITECT

dream
developers

SHEET 001
BUILDING #3 CONCEPTUAL DESIGN -
ELEVATIONS AND 3D VIEWS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/20/2022	CONCEPTUAL DESIGN - ELEVATIONS AND 3D VIEWS	CL	CL
2	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
3	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
4	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
5	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
6	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
7	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
8	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
9	06/20/2022	REVISION: 1.0 - 1.0	CL	CL
10	06/20/2022	REVISION: 1.0 - 1.0	CL	CL

PROJECT: A103a
NO. 103a
SHEET: 001
DATE: 06/20/2022
SCALE: 1/8" = 1'-0"

TOOMEY'S CROSSING
PHASE 1
13 CHURCH STREET
HEBRON, CT

CHRIS
LEGIADRE
ARCHITECT

dream
developers

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

TOOMEY'S CROSSING -
PHASE 1
13 CHURCH STREET
HEBRON, CT

TOOMEY'S CROSSING -
PHASE 1
13 CHURCH STREET
HEBRON, CT

TOOMEY'S CROSSING -
PHASE 1
13 CHURCH STREET
HEBRON, CT

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	08.09.2007
2	SCHEMATIC DESIGN	08.09.2007
3	PRELIMINARY DESIGN	08.09.2007
4	FINAL DESIGN	08.09.2007
5	CONSTRUCTION DOCUMENTS	08.09.2007

A103

1 BUILDING #3 - FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

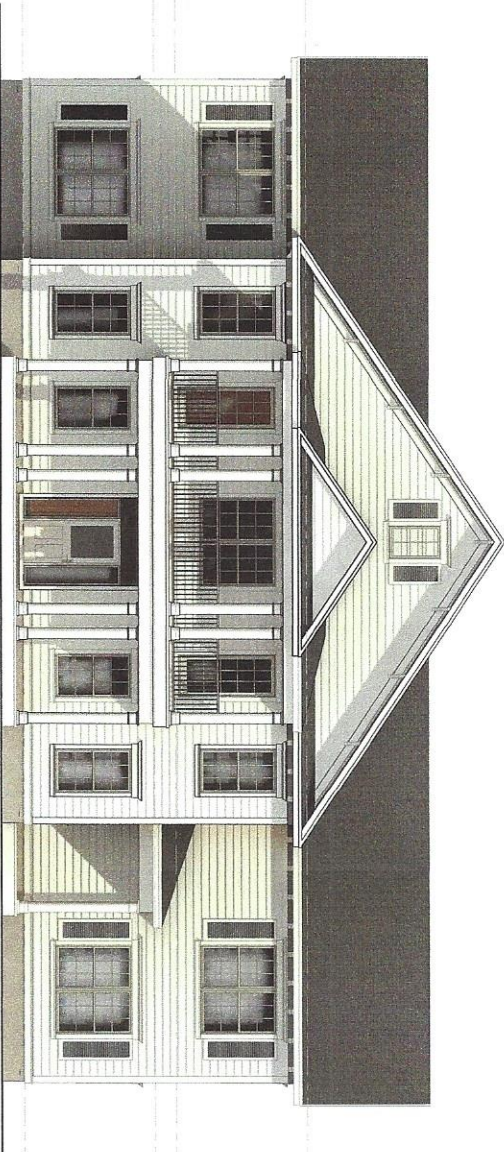
2 CONSTRUCTION PLAN - 2ND FLOOR
SCALE 3/16" = 1'-0"



2 BUILDING #2 - 3D FRONT EXTERIOR AXON
SCALE: 1/4" = 1'-0"



1 BUILDING #2 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



TOOMEY'S CROSSING

TOOMEY'S CROSSING -
PHASE 1

13 CHURCH STREET
HEBRON, CT

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

CHRIS
LEGIADRE
ARCHITECT

dream
developers

SHEET 1
BUILDING #2 CONCEPTUAL DESIGN -
ELEVATIONS AND 3D VIEWS

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN - ELEVATIONS AND 3D VIEWS	04/12/2022
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

PROJECT NO.	10012186	DATE	04/12/2022
SCALE	1/4" = 1'-0"		
DESIGNER	CHRIS LEGIADRE		
CHECKED BY	CHRIS LEGIADRE		

A102a

**PLANNING AND ZONING COMMISSION
MEETING SCHEDULE
2023**

Regular Meeting / Public Hearings		Regular Meeting / Workshop
January 10, 2023		January 24, 2023
February 14, 2023		February 28, 2023
March 14, 2023		March 28, 2023
April 11, 2023		April 25, 2023
May 9, 2023		May 23, 2023
June 13, 2023		June 27, 2023
July 11, 2023		
		August 22, 2023
September 12, 2023		September 26, 2023
October 10, 2023		October 24, 2023
November 14, 2023		
December 12, 2023		
January 9, 2024		January 23, 2024

Unless otherwise specified, Planning and Zoning Commission meetings are held at 7:00 p.m. in the Selectmen's Meeting Room, Hebron Town Office Building, 15 Gilead Street, Hebron, CT.