

**ZONING BOARD OF APPEALS
AGENDA
REGULAR MEETING – VIRTUAL MEETING
TUESDAY, MARCH 7, 2023, 7:30 P.M.**

RECEIVED

2023 MAR -2 A 11: 25

HEBRON TOWN CLERK

Zoning Board of Appeals
Mar 7, 2023, 7:30 – 9:00 PM (America/New York)

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

<https://meet.goto.com/115935997>

You can also dial in using your phone.

Access Code: 115-935-997

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

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

PUBLIC HEARING

- I. **Petition 2023 – 1** Request of SYM LLC, Owner, for a variance of Section 3.A.5 of the Hebron Zoning Regulations, to allow the creation of a 12,156 square foot lot where the minimum lot area is 21,780 square feet, on premise located at 13 Church Street (AKA 7 Toomey Lane), Hebron Green District.

ORGANIZATIONAL MEETING

- I. Election of Officers

REGULAR MEETING

- I. Call to Order/Roll Call
- II. Approval of Minutes – August 2, 2022 – Public Hearing / Regular Meeting
- III. Action on Pending Applications

Petition 2023 – 1 Request of SYM LLC, Owner, for a variance of Section 3.A.5 of the Hebron Zoning Regulations, to allow the creation of a 12,156 square foot lot where the minimum lot area is 21,780 square feet, on premise located at 13 Church Street (AKA 7 Toomey Lane), Hebron Green District.
- IV. New Applications - None
- V. New Business
- VI. Correspondence
- VII. Adjournment

**LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF HEBRON, CONNECTICUT**

The Hebron Zoning Board of Appeals will hold a Public Hearing at a meeting scheduled for Tuesday, March 7, 2023, at 7:30 PM, to be held virtually through the GoToMeeting Platform, concerning the following:

Petition 2023 – 1, Request of SYM LLC, Owner, for a variance of Section 3.A.5 of the Hebron Zoning Regulations, to allow the creation of a 12,156 square foot lot where the minimum lot area is 21,780 square feet, on premise located at 13 Church Street (AKA 7 Toomey Lane), Hebron Green District.

Dated at Hebron, Connecticut, on this 22nd day of February 2023.

Martin Halloran, Chairperson

Interested persons may appear and all written communications will be received.

Legal Notice will be published in the Rivereast News Bulletin on Friday, February 24, 2023 and Friday, March 3, 2023.

Legal Notice will be published on the Town of Hebron Website at
<https://hebronct.com/agendas/>

Zoning Board of Appeals

Mar 7, 2023, 7:30 – 9:00 PM (America/New_York)

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Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>



Town of Hebron, Connecticut

Petition 2023-1



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

ZONING BOARD OF APPEALS APPLICATION

☒ Variance from the Zoning Regulations; ☐ Appeal from the Decision of the Zoning Agent
☐ Approval of Motor Vehicle Sales or Repair Location

Applicant Information:

Name: SYM LLC
Address: 11 South Main St, Marlborough CT 06447
Phone: 860-918-2622 Fax: 860-228-1607
Email: r.mccorison@comcast.net
Legal Interest: owner

FEB 21 2023

Owner Information:

Name: SYM LLC
Address: 11 South Main St, Marlborough CT 06447
Phone: 860-195-9984 Fax: 860-228-1607
Email: r.mccorison@comcast.net

☒ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 7 Toomey Lane AKA 13 Church St. Hebron, CT 06231
Size: _____ Zone: HG Assessor's Map and Lot #: 70-36
Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

Variance Request:

I hereby apply for a Variance to Section(s) 3.A.5 of the Hebron Zoning Regulations, to permit the following: EXISTING house AND IMPROVEMENTS NEW LOT CONSISTANT WITH Lot sizes in immediate vicinity SEE ATTACHMENT

Is a Hardship claimed? yes If so, what is the specific Hardship? Lot SQUARE footage is less than normally required in this zone
Preexisting Lot with existing house, needs lines adapted
SEE ATTACHED #1

Appeal from the Decision of the Zoning Agent:

I hereby Appeal the Decision of the Zoning Agent dated: _____ (attach copy), stating _____

The basis for my Appeal is: _____

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use: _____

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? No

If so, for what purpose? _____ When? _____ . File No. _____

Parties of Interest:

Attorney / Engineer / Architect / Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Taxes:

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

☒ Attached is proof of payment. (Required)

Fees:

Pr. 2/22/2023 Uk. #97 Dmg
\$60.00 (State Fee) + Town Fee* \$ 200.00 + \$10 Processing Fee = \$ 270 (payable to the Town of Hebron)
* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s) SYM LLC by Robert [Signature], member Date: 2/21/23

Signature of Applicant(s) [Signature] [Signature] Date: 2/21/23

Variance requested is under 3.A.5 Dimensional Standards

Minimum Lot area

Fits the criteria of the 2014 Hebron Plan and development's goal.

"Historic preservation must be achieved through the use of economic and zoning incentives, allowing historically significant structures to be preserved and adaptively reused in a way that maintains the "look" and "feel", as well as the aesthetics and character of the district."

This variance is in harmony with the general purpose and intent of the regulations and a literal enforcement of the regulations would result in preserving the historic character of the structure.

As the home is on the historic register, any changes to or uses of the house that may be required by the National Historic Association cannot be made by a condominium association but rather by an individual owner.

Attached is Section 3.A.5

Section 3.A

BUSINESS DISTRICTS & USES HEBRON GREEN (HG)

3.A.4 ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customary, subordinate, and incidental to a permitted principal business use are permitted provided they are shown on the Site Plan approved by the Commission or are considered by the Director of Planning to be minor in nature.
2. A drive-through facility shall not be considered a permitted accessory use.
3. Outdoor dining accessory to a restaurant may be permitted by Special Permit.
4. Uses and structures which are customary, subordinate, and incidental to a permitted principal residential use are permitted as provided in Section 2.D.
5. Alcoholic Beverages are permitted as an accessory use in accordance with Section 5.O.
6. Outside storage and/or display of goods and merchandise in accordance with Section 5.K.

3.A.5 DIMENSIONAL STANDARDS

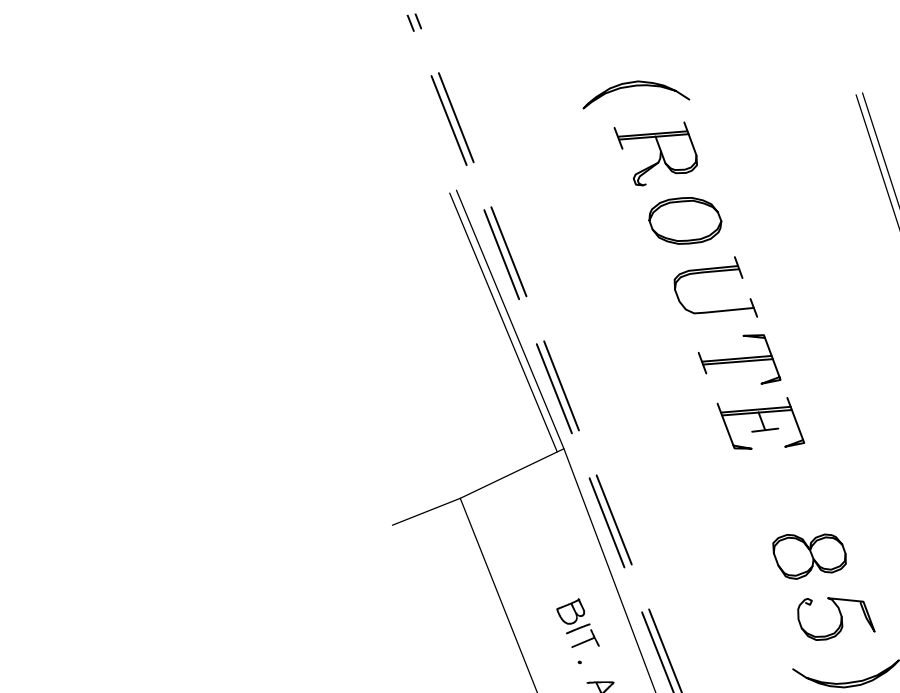
See Section 6.A for possible dimensional exceptions.

Lot-Related Requirements	HG
Minimum Lot Area	21,780 SF
Minimum Lot Frontage	75 Feet

Setback-Related Requirements	
Minimum Front Yard Setback / Maximum Front Yard Setback	The average of the front setbacks of the adjoining buildings on each side except as may be modified by the Commission for cafes, outdoor dining, pedestrian amenities, plazas, etc.
Minimum Side Yard Setback	10 Feet except that the Commission may, by Special Permit, reduce this to 5 feet for excellence in building, landscaping, or streetscape design
Minimum Rear Yard Setback	25 Feet

Building-Related Limitations	
Maximum Building Height	2 1/2 Stories or 25 Feet, whichever is more restrictive
Maximum Building Coverage	30%

-----		PROPERTY LINE
-----		EASEMENT LINE
	⊗	ANGLE POINT
	○	IRON PIN OR PIPE FOUND
	⊙	DRILL HOLE FOUND
	●	IRON PIN SET 5/8" REBAR
	⦿	MAG NAIL FOUND
	△	SURVEYOR CONTROL POINT



CHURCH

STONECROFT DR

ACCESS EASEMENT
IN FAVOR OF PARCEL 'B'

PAUL & CARLA POMPROWICZ
17 CHURCH ST.
ZONE HG

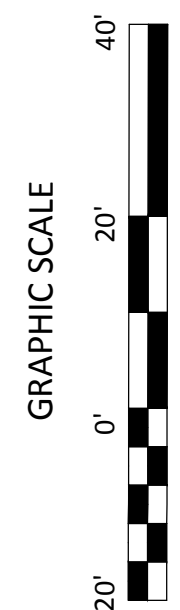
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: "A-2"

[illegible]

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL

ROBERT W. HELLSTROM, L.S. #13626



1 inch = 20ft.

ROB HELLSROM
LAND SURVEYING LLC

Mailing Address:
P.O. BOX 378
HEBRON, CT. 06248
(860) 228-9853

32 MAIN STREET
HEBRON, CT 06248
www.hellstromsurveying@yahoo.com
RHSCT.COM

PROPERTY SURVEY
BOUNDARY RECONFIGURATION PLAN

- PREPARED FOR -
SYM BUILDERS, LLC

CHURCH STREET

HEBRON

1 OF 1

MAR

3

FEBRUARY 20, 2022

DATE:

HEBRON, CT 06248

j.hellstromsurveying@yahoo.com

j.hellstromsurveying@yahoo.com

HEBRON

1 OF 1

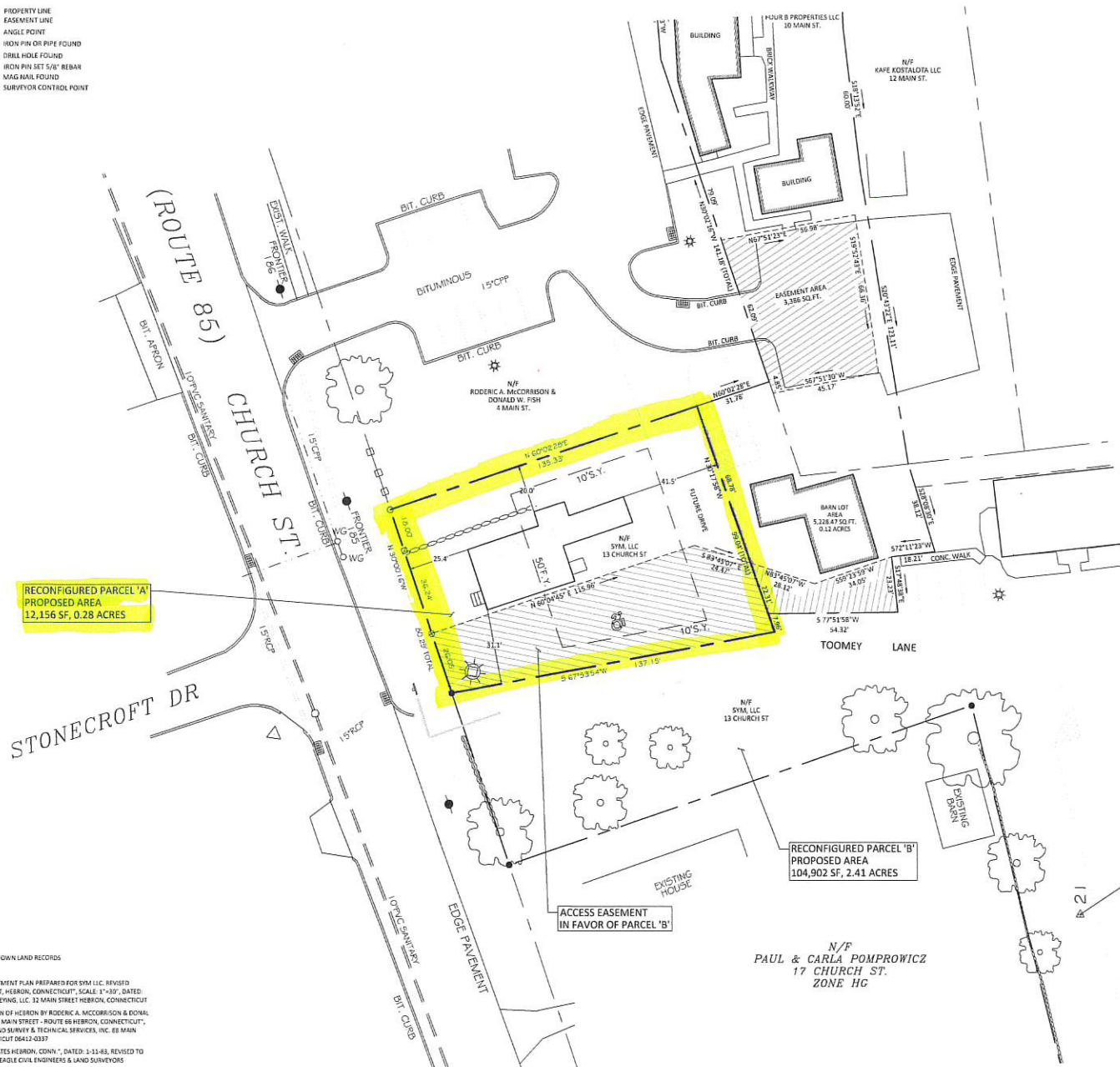
MAR

3


FEBRUARY 20, 2022

DATE:

_____	PROPERTY LINE
-----	EASEMENT LINE
⊗	ANGLE POINT
⊙	IRON PIN OR PIPE FOUND
⊕	DRILL HOLE FOUND
⦿	IRON PIN SET 5/8" REBAR
⦿	MAG NAIL FOUND
△	SURVEYOR CONTROL POINT



PER MAP
REFERENCE A=1

	ROB HELLSTROM LAND SURVEYING LLC Mailing Address: P.O. BOX 378 HEBRON, CT. 06248 (860) 229-9823	PROPERTY SURVEY BOUNDARY RECONFIGURATION PLAN - PREPARED FOR - SYM BUILDERS, LLC CHURCH STREET	HEBRON	1 OF 1	JOB NO.: 22-112	22-112, Boundary Reconfig	CONNECTICUT
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NO.		DATE	DESCRIPTION
<p>THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL AND SIGNATURE OF SEAL</p>			
<p>TO ANY WORKMAN OR PERSONS WHOSE NAMES ARE HEREIN MENTIONED</p>			
<p>ALL DIMENSIONS SHOWN</p>			
<p>THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL AND SIGNATURE OF SEAL</p>			

DEED REFERENCES

1. VOLUME 380, PAGE 106 OF THE HEBRON TOWN LAND RECORDS

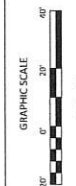
MAP REFERENCES:

1. "TOWN'S CROSSING ROADWAY ADJUSTMENT PLAN PREPARED FOR SYM LLC, REVISED 10/20/2014, SCALE: 1"=30', 33 CHURCH STREET, HEBRON, CONNECTICUT, SCALE: 1"=30", DATED: 5-13-21, BY BOB HELLSTROM LAND SURVEYING, LLC 33 MAIN STREET HEBRON, CONNECTICUT 06242-0337
2. "EASEMENT TO BE GRANTED TO THE TOWN OF HEBRON BY RODERICK A MCCORMACK & DONNA H. FEH AND JAMES E. TOLIN JR AND TOLIN JR INC. - RIGHT OF WAY, HEBRON, CONNECTICUT, DATED: JULY 2004, SCALE: 1"=20, BY LAND SURVEY & TECHNICAL SERVICES, INC. 68 MAIN STREET, P.O. BOX 337 CHESTER, CONNECTICUT 06412-0337
3. "PREPARED FOR 10 MAIN STREET ASSOCIATES HEBRON, CONN.", DATED: 5-11-83, REVISED TO 2-22-83, SCALE: 1"=20, BY MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS PLASTIDURITE, CONNECTICUT.

MAP STANDARD NOTES

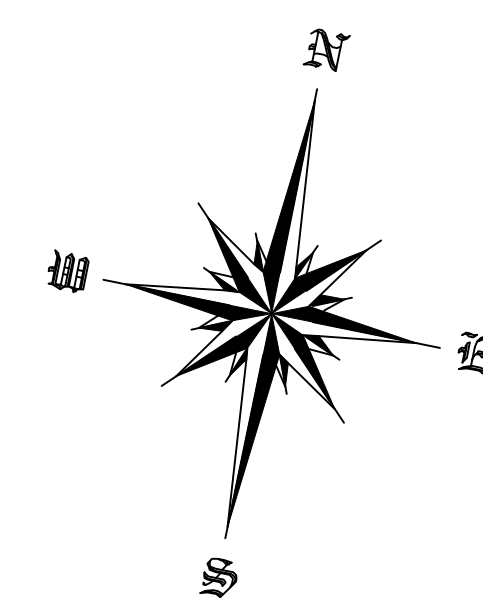
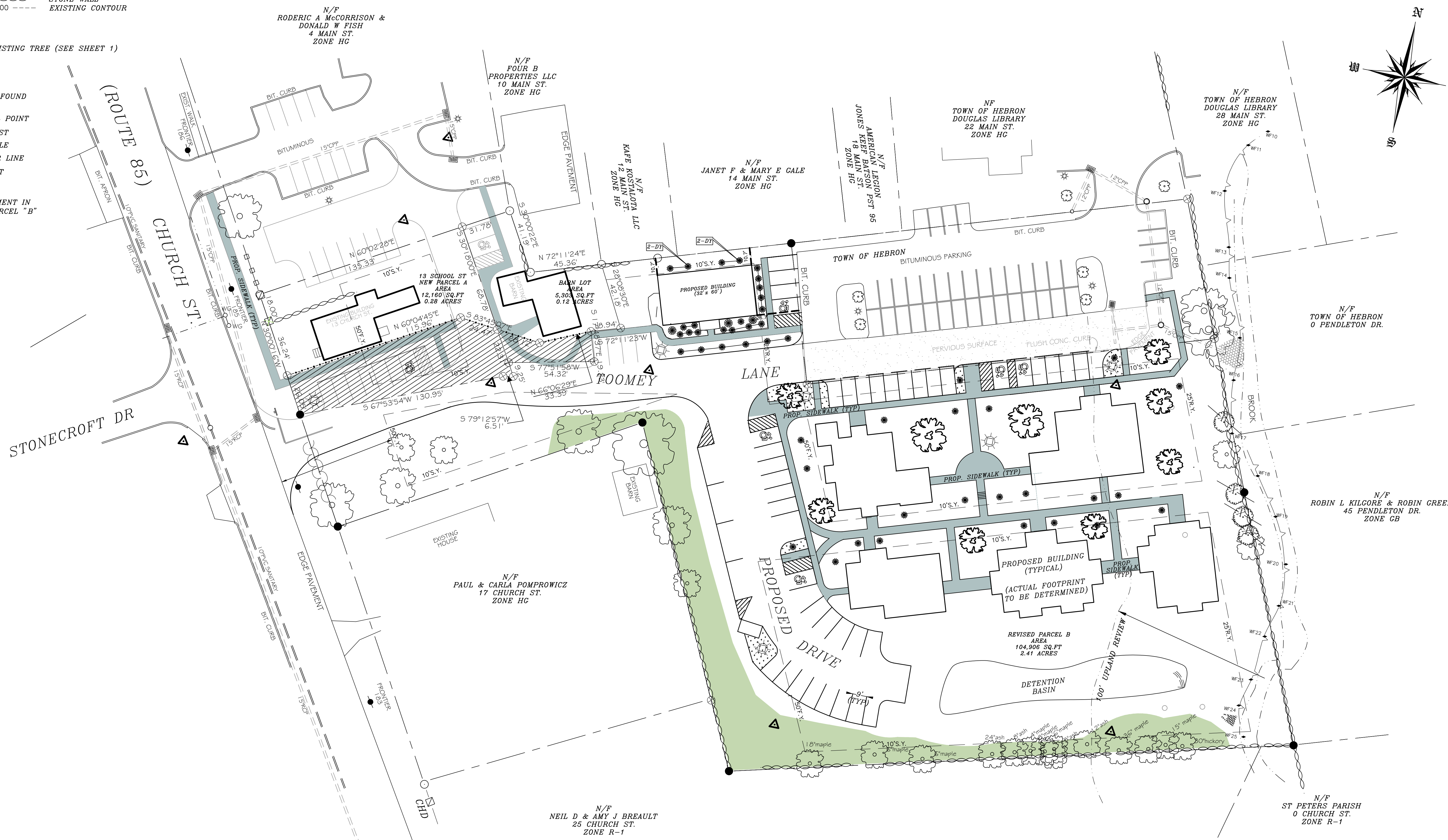
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: "A-2"

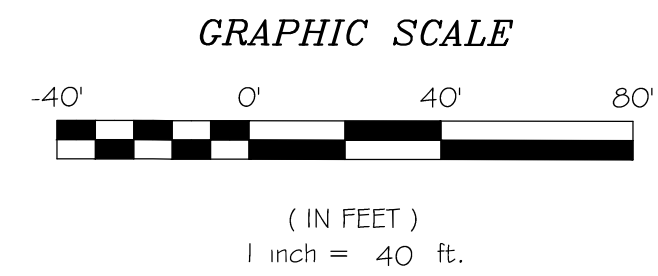


LEGEND

- 25'S.Y.
PROPERTY LINE
BUILDING SETBACK LINE AS MARKED
STONE WALL
500
EXISTING TREE (SEE SHEET 1)
ANGLE POINT
IRON PIN OR PIPE FOUND
MONUMENT FOUND
SURVEYOR CONTROL POINT
GRANITE STONE POST
EXISTING LIGHT POLE
CITY WATER LINE
IRON PIN TO BE SET
UTILITY EASEMENT IN FAVOR OF PARCEL "B"



MAP STANDARD NOTES:
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS A BOUNDARY & TOPOGRAPHICAL SURVEY. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE 'A-2' CLASS OF ACCURACY.
2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2, CONTOUR INTERVAL IS EQUAL TO 1 FOOT.
3. HORIZONTAL & VERTICAL DATUM IS TIED TO CTGS STA. 1210 & STA 6528.
4. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS MAKE SEPARATE HOUSE 13 SCHOOL, REMOVE BARN LOT TO ABUTTING NIEGHOR AND MERGE REMAINING LAND TO PARCEL "B".
5. WETLANDS AS SHOWN PER NATHAN L. JACOBSON & ASSOCIATES, INC..
MAP REFERENCES:
1. "LAND OF ROBERT J. & PAULA J. TOOMEY, TO BE CONVEYED TO THE TOWN OF HEBRON, CONNECTICUT, PERIMETER SURVEY", SCALE 1" = 40', SHEET 1 OF 1, PROJ.NO. 0099-0038, DATED MAY 2015; REVISED TO AUG. 25, 2015 BY LAND SURVEY & TECHNICAL SERVICES, INC.
2. "PLAN AND PROFILE, ROUTE 85 CHURCH STREET, STATION 276+50 TO 286+, SANITARY SEWER, TOWN OF HEBRON, CONNECTICUT", SCALE 1" = 40' HOR., 1" = 4' VERT., SHEET 12 OF 24, PROJ. 86-472A, DATED APRIL 1989, REVISED TO APRIL 16, 1990 BY FUS5 & ONEILL, INC.
3. "PROPERTY OF HORACE W. SELLERS, HEBRON, CONN.", MAP NO. 2-78-2, DATED FEB. 14, 1977 BY HARRY K. MEGSON, P.E. & L.S.
4. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF HEBRON, HEBRON-COLCHESTER ROAD FROM THE HEBRON GREEN SOUTHERLY ABOUT 5,400 FEET, ROUTE NO. 366, SCALE, 1" = 40', NO. 9070, SHEET 1 OF 2, DATED JAN. 29, 1932.
5. MAPS TOOMEY'S CROSSING



ALL RIGHTS RESERVED
ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL
ROBERT W. HELLSTROM, L.S. #13626

WENTWORTH CIVIL ENGINEERS LLC 177 WEST TOWN ST. LEBANON, CT 06249 TEL (860) 642-2355 FAX (860) 642-4798 web: wentworthcivil.com			NO.	DATE	DESCRIPTION
R E V I S I O N S					

ROB HELLSTROM
LAND SURVEYING LLC
Mailing Address:
P.O. BOX 497
COLUMBIA, CT. 06237-0497
(860) 228-9853
(860) 228-1360 (FAX)

32 MAIN STREET
HEBRON, CT., 06248
robis44@aol.com
hellstromsurveying@yahoo.com
www.hellstromlandsurveying.com

DATE: FEBRUARY 18, 2021

IMPROVEMENT LOCATION SURVEY
- PREPARED FOR -
SYM LLC
REVISED BOUNDARY
PARCEL A & B
13 CHURCH STREET

HEBRON CONNECTICUT

SHEET NO.:	1 OF 1	JOB NO.:	2017-009
BY:	RWH	SCALE:	1" = 30'
FILE NO:	REV BNDY 12-16-20		



Town of Hebron

TOWN OFFICE BUILDING
15 GILEAD STREET
HEBRON, CONNECTICUT 06248
TELEPHONE: (860) 228-5971
FAX: (860) 228-4859
www.hebronct.com

Assessor's Office

TINA CORRIVEAU, CCMA
Assessor – ext. 147
assessor@hebronct.com

ABUTTER'S LIST

Subject Property: 7 Toomey Ln.

Owner: 7 Toomey Lane, LLC

Distance: 200'

The attached abutter's list and mailing labels have been generated using the Town's online GIS system. **The ownership and mailing address information may be deemed reliable but is not guaranteed.** All ownership information should be verified by the applicant independently by reviewing the land records in the Town Clerk's Office and/or property cards in the Assessor's Office.



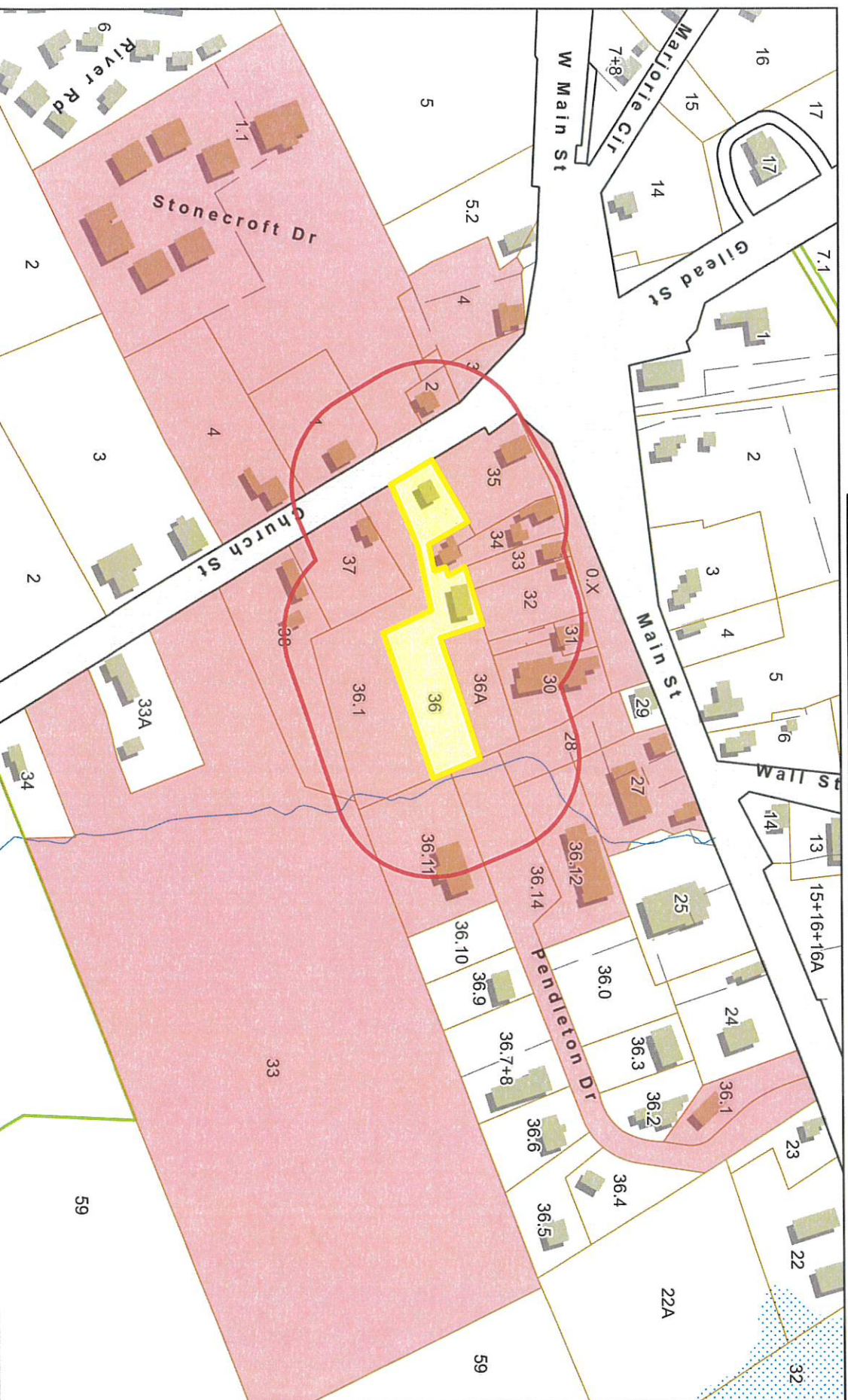
Hebron, CT



February 10, 2023

1 inch = 281 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

10 MAIN STREET
FOUR B PROPERTIES LLC
52 GRISWOLD LN
AMSTON, CT 06231

HEBRON TOWN OF
15 GILEAD ST
HEBRON, CT 062481501

POMPROWICZ PAUL L & CARLA
PO BOX 49
HEBRON, CT 062480049

AMERICAN LEGION
JONES KEEFE BATSON PST 95
PO BOX 95
HEBRON, CT 062480095

HEBRON TOWN OF
DOUGLAS LIBRARY OF HEBRON
15 GILEAD ST
HEBRON, CT 06248

SCHULTE CATHYANN TRUST
SCHULTE CATHYANN TRUSTEE
PO BOX 257
HEBRON, CT 062480257

BACH LOUIS W &
DULEY CAITLIN M
22 CHURCH ST
HEBRON, CT 062481427

KAFE KOSTALOTA LLC
1233 TREE BAY LN
SARASOTA, FL 342423846

SMITH ERIN P & CHRISTOPHE
25 CHURCH ST
AMSTON, CT 06231

BOGUE WILLIAM F
1 WEST MAIN ST
HEBRON, CT 062481446

KILGORE ROBIN L
C/O ROBIN GREEN
63 HIGH POINT COMMONS
MARLBOROUGH, CT 06447

ST PETERS PARISH
EPISCOPAL ECCL SOC
PO BOX 513
HEBRON, CT 062480513

C RICE REALTY LLC
C/O HELLSTROM ROBERT
44 DOUBLEDAY RD
COLUMBIA, CT 06237

L&J PROPERTIES LLC
56 MAHONEY RD
COLCHESTER, CT 06415

UNITED BRETHREN OF HEBRON
P O BOX 260
HEBRON, CT 062480260

C2020 LLC
297 JAGGER LN
HEBRON, CT 062481139

LAURIE D KRAMAN LLC
PO BOX 157
HEBRON, CT 062480157

WAVERTON HALL, LLC
PO BOX 301
HEBRON, CT 062480301

HANS PROPERTY LLC
16 SENATOR DR
CROMWELL, CT 06416

MCCORRISON RODERIC A &
FISH DONALD W
PO BOX 1434
HEBRON, CT 062481434

HEBRON HOUSING AUTHORITY
C/O MERIT PROPERTIES INC
PO BOX 7117
KENSINGTON, CT 06037

MOORCROFT WILLIAM B & JOY
PO BOX 151
AMSTON, CT 06231

HEBRON INSURANCE LLC
PO BOX 221
HEBRON, CT 062480221

MULLACH ABU ASSOCIATES LL
152 BUSH HILL RD
LEBANON, CT 06249

HEBRON TOWN OF
15 GILEAD ST
HEBRON, CT 06248

OWM ESTATES LLC
PO BOX 93
HEBRON, CT 06248

After recording, return to:

Erik S. Young, Esq
11 S. Main Street
Marlborough, CT 06447

WARRANTY DEED – STATUTORY FORM

By this deed, SYM, LLC, a Connecticut limited liability company, acting herein through Roderic A. McCarrison, a Member, duly authorized (the "Grantor"), for the consideration of ONE DOLLARS and 00/100 (\$1.00) and other valuable consideration, hereby grants to 7 Toomey Lane LLC, a Connecticut limited liability company (the "Grantee"), with **WARRANTY COVENANTS**, all of the right, title and interest which the said Grantor has in that certain condominium site pad known as Unit 1 Toomey's Crossing, A Mixed Use Residential and Commercial Condominium, more particularly described in Schedule A attached hereto and made a part hereof.

Together with all limited common elements and percentages of common elements allocated to said units upon completion and as described in the Declaration referenced in said Schedule A.

The Grantee herein expressly assumes and agrees to be bound by and to comply with all of the terms, conditions, covenants, restrictions, obligations, reservations and easements as set forth in said Declaration and all Exhibits thereon, and the Bylaws and Rules of Toomey's Crossing, as all may be amended or supplemented from time to time.

Said premises are subject to those matters listed on Schedule A, building, building line and zoning restrictions, and any and all provisions of any ordinance, municipal regulation, public or private law regarding land use, easements, agreements, and certificates as of record may appear or which may be granted during the development of the premises (provided that none render title to the premises unmarketable) and are further subject to taxes to the Town of Hebron, on the Grand List of October 1, 2021, and thereafter, which taxes the grantee herein assumes and agrees to pay as part consideration for this deed.

Said premises are also subject to the right to pass and repass over remaining property of Paula Joan Toomey located at 13 Church Street and to permit public parking in common with others within the improved parking areas located at such premises.

Said premises are also subject to the right to pass and repass over the property conveyed in Volume 527 at Page 333 of the Hebron Land Records and to permit public parking in common with others within the improved parking areas located thereon, subject to such reasonable conditions as the Town of Hebron may establish from time to time.

SCHEDULE A

UNIT 1

TOOMEY'S CROSSING

A MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM

All that certain real property situated in the Town of Hebron, County of Tolland and State of Connecticut known and described as Unit 1 of a common interest community known as Toomey's Crossing, as set forth in a certain Declaration of Toomey's Crossing by SYM, LLC dated November 7, 2019 and recorded in Volume 563 at Page 596 of the Hebron Land Records, as the same may be amended.

Said premises are also subject to the terms and conditions of a Special Permit recorded August 21, 2019 in Volume 561 at Page 358 of the Hebron Land Records.

Said premises are also subject to an Easement to the Connecticut Light and Power Company dated February 25, 2020 and recorded in Volume 568 at Page 274 of the Hebron Land Records.

Said premises are also subject to rights granted in a Deed to connect to any water, sewer gas or electric lines on land adjoining the condominium, together with and subject to a utility easement in favor of Parcel B as shown and described in the said instrument dated May 14, 2021 and recorded May 24, 2021 in Volume 586 at Page 454 of the Hebron Land Records.

TO HAVE AND TO HOLD the above granted premises unto the said Grantee, her heirs, successors and assigns forever. Signed this 18th day of May, 2022.


WITNESS:

GRANTOR:

SYM, LLC

Dianne M. Wayland
Dianne M. Wayland

By Roderic A. McCorrison
Roderic A. McCorrison, Its Member


Peter W. Soulsby

STATE OF CONNECTICUT)
) ss. Marlborough May 18, 2022
COUNTY OF HARTFORD)

Personally Appeared Roderic A. McCorrison, Member of **SYM, LLC**, as aforesaid, Signer of the foregoing Instrument, and acknowledged the same to be his free act and deed as such Member and the free act and deed of said limited liability company.

Dianne M. Wayland
Dianne M. Wayland

Notary Public
My Commission Expires: 10/31/2023

RECEIVED FOR RECORD
HEBRON TOWN CLERK
05/20/2022 11:06:25 AM
VOL 601 PGS 516 - 518

Town of Hebron

Receipt for Payment

Date Wednesday, February 22, 2023

Receipt No.: 7691

Address **13 CHURCH STREET (AKA 7 TOOMEY LANE)**

Notes ZBA Petition #2023-1 - Existing house & improvements

Land Use Agency Fees

Planning and Zoning Commission Fees	\$200.00
Zoning Board of Appeals Fees	\$0.00
Sign Application Fees	\$0.00
Fee-In-Lieu of Open Space	\$0.00
Engineering Fees	\$0.00
Inland Wetlands Commission Fees	\$0.00
State Conservation Fund Fee	\$60.00
Letter or Legal Size	\$0.00
Tabloid Size	\$0.00
Black and White Print	\$0.00
Color Print	\$0.00
Zoning Regulations	\$0.00
Subdivision Regulations	\$0.00
Inland Wetlands Regs.	\$0.00
Plan of Development	\$0.00
Application Processing Fee:	\$10.00

Amount Due:

\$270.00

Payments

Cash	\$0.00
Check	\$270.00
Check No:	<u>97</u>
Credit Card:	\$0.00

Payment

\$270.00

Cashier

D. Godbout

7 Toomey Lane LLC
11 South Main St
Marlborough CT 06447

Date 2/21/23

97
51-7028/2111

Pay to the
order of

Town of Hebron
Two hundred seventy Dollars

\$

270

Dollars

LIBERTY BANK
Middletown CT 06457-3345

MEMO

ZBA Petition 2023-1

SIGNED

[Signature]

⑆211170282⑆ 6578599509⑈ 0097

**ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING/PUBLIC HEARING– VIRTUAL MEETING
TUESDAY, August 2, 2022, 7:30 P.M.**

RECEIVED

2022 AUG 17 12:23

Carol A. Thompson
HEBRON TOWN CLERK

Members Present: M. Halloran, J. Petrozza, L. Richards
Alternates Present: B. Smith, S. Weir
Staff: M. Bordeaux, Town Planner
Guests: Frank Teodosio

PUBLIC HEARING

Petition 2022 – 3, Request of Frank Teodosio, Owner, for a variance to Section 2.E.4 of the Hebron Zoning Regulations, to allow a portion of a 520 square foot carport 8.1 feet from the side property line where 20 feet is required by the Regulations, on premise located at 3 Lebanon Road, Residence 1 (R-1) District.

LEGAL NOTICE ZONING BOARD OF APPEALS TOWN OF HEBRON, CONNECTICUT

The Hebron Zoning Board of Appeals will hold a Public Hearing at a meeting scheduled for Tuesday, August 2, 2022, at 7:30 PM, to be held virtually through the GoToMeeting Platform, concerning the following:

Petition 2022 - 3, Request of Frank Teodosio, Owner, for a variance to Section 2.E.4 of the Hebron Zoning Regulations, to allow a portion of a 520 square foot carport 8.1 feet from the side property line where 20 feet is required by the Regulations, on premise located at 3 Lebanon Road, Residence 1 (R-1) District.

Dated at Hebron, Connecticut, on this 14th day of July 2022.

Martin Halloran, Chairperson

Interested persons may appear and all written communications will be received.

The Legal Notice will be published in the Rivereast News Bulletin on Friday, July 22, 2022 and Friday, July 29, 2022.

Legal Notice will be published on the Town of Hebron Website at <https://hebronct.com/agendas/>

J. Petrozza read Petition 2022-3 into the record.

F. Teodosio gave a brief presentation stating that he had recently made an addition on his home, which overtook the three car garage, and due to drop offs, steep grades, a septic tank, and a pool he would need to place a carport 8.1 feet from the side property line, due to relatively flat earth.

J. Petrozza inquired about the description of the structure. F. Teodosio explained it would be a roof with two or three posts, not a wall and explained where the walkway would be situated.

B. Smith asked how many cars would be parked in the carport. F. Teodosio responded that it would fit one car, and possibly a tractor with a plow. M. Halloran asked if the neighbors were

contacted about the installation of a car port. F. Teodosio answered that D. Godbout in the planning department had received the certificates of notification.

The motion to close the public hearing at 7:46pm was made by S. Weir, seconded by J. Petrozza; the motion passed unanimously.

**ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING/PUBLIC HEARING– VIRTUAL MEETING
TUESDAY, August 2, 2022, 7:30 P.M.**

REGULAR MEETING

Members Present: M. Halloran, J. Petrozza, L. Richards, J. Danaher
Alternates Present: B. Smith, S. Weir
Staff: M. Bordeaux, Town Planner

I. Call to Order/Roll Call: M. Halloran called the regular meeting to order on Tuesday August 2, 2022 at 7:47p.m. and called a roll call.

II. Approval of Minutes – July 5, 2022 – Public Hearing / Regular Meeting:
Members reviewed the minutes from the July 5, 2022 Public Hearing/Regular Meeting.

The Motion to accept the minutes from the July 5, 2022 Public Hearing/Regular Meeting was made by M. Halloran, seconded by B. Smith; the motion passed unanimously.

III. Action on Pending Applications:

Petition 2022 – 3, Request of Frank Teodosio, Owner, for a variance to Section 2.E.4 of the Hebron Zoning Regulations, to allow a portion of a 520 square foot carport 8.1 feet from the side property line where 20 feet is required by the Regulations, on premise located at 3 Lebanon Road, Residence 1 (R-1) District.

J. Petrozza read Action on Petition 2022-3 into the record.

M. Halloran opened up the floor for discussion.

Members agreed that there was no adverse reaction from neighbors, and that it is a reasonable request.

J. Petrozza read Petition 2022-3 into the record for voting purposes.

The motion to accept Petition 2022 – 3, Request of Frank Teodosio, Owner, for a variance to Section 2.E.4 of the Hebron Zoning Regulations, to allow a portion of a 520 square foot carport 8.1 feet from the side property line where 20 feet is required by the Regulations, on premise located at 3 Lebanon Road, Residence 1 (R-1) District, was made by M. Halloran, seconded by J. Petrozza, the motion passed with 5 ayes.

IV. New Applications - None

V. New Business- None

VI. Correspondence- None

VII. Adjournment-

The motion to adjourn was made by B.Smith, seconded by S. Weir, the motion was approved unanimously.

The meeting was adjourned at 7:56p.m.

Next Meeting-9/6/22

Respectfully Submitted,
Catharine Brinkman
Board Clerk