

**ZONING BOARD OF APPEALS
AGENDA
TUESDAY, MAY 2, 2023, 7:30 P.M.
Hebron Town Office Building, 15 Gilead Street, Hebron, CT**

RECEIVED

Town Clerk

APR 25 2023

ED, Asst.

TOWN OF HEBRON

PUBLIC HEARINGS

Petition 2023-2: Request of Mark and Kandy Caccio, Applicants, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 216 square foot accessory structure (shed) to be located 2' from the side property line where the minimum side yard setback is 10', on premise located at 44 Ames Rd, Amston Lake District.

Petition 2023-3: Request of David M. Pescatello, Owner, for a variance of Section 2.E.4 of the Hebron Zoning Regulations, to allow a 960 square foot accessory structure (garage) to be located 10' from the side property line where the minimum side yard setback is 20', on premise located at 765 East Street, Residence 1 District.

REGULAR MEETING

- I. Call to Order/Roll Call
- II. Approval of Minutes – March 7, 2022 – Public Hearing / Regular Meeting
- III. Action on Pending Applications
 - A. **Petition 2023-2:** Request of Mark and Kandy Caccio, Applicants, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 216 square foot accessory structure (shed) to be located 2' from the side property line where the minimum side yard setback is 10', on premise located at 44 Ames Rd, Amston Lake District.
 - B. **Petition 2023-3:** Request of David M. Pescatello, Owner, for a variance of Section 2.E.4 of the Hebron Zoning Regulations, to allow a 960 square foot accessory structure (garage) to be located 10' from the side property line where the minimum side yard setback is 20', on premise located at 765 East Street, Residence 1 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, May 2, 2023, at 7:30 PM, at the Hebron Town Office Building, 15 Gilead Street, Hebron, CT, concerning the following:

1. **Petition 2023 – 2** Request of Mark and Kandy Caccio, Applicant, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 216 square foot accessory structure (shed) to be located 2' from the side property line where the minimum side yard setback is 10', on premise located at 44 Ames Rd, Amston Lake District.
2. **Petition 2023 – 3** Request of David M. Pescatello, Owner, for a variance of Section 2.E.4 of the Hebron Zoning Regulations, to allow a 960 square foot accessory structure (garage) to be located 10' from the side property line where the minimum side yard setback is 20', at premise located at 765 East Street, Residence 1 District.

Dated at Hebron, Connecticut, on this 18th day of April 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, April 21, 2023 and Friday, April 28, 2023.

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

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals

FROM: Matthew R. Bordeaux, Town Planner

DATE: April 25, 2023

RE: Planner's Report for Zoning Board of Appeals May 2, 2023 Meeting

The Zoning Board of Appeals is asked to consider two applications for variance of the Hebron Zoning Regulations. The following contains a brief description of each request:

Petition 2023-2: Request of Mark and Kandy Caccio, Applicant, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 216 square foot accessory structure (shed) to be located 2' from the side property line where the minimum side yard setback is 10', on premise located at 44 Ames Rd, Amston Lake District.

The applicant would like to install a shed at 44 Ames Rd, approximately 12' x 18' (216 sq. ft.) in area, at two feet (2') from the easterly property boundary. The site plan (attached) depicts the proposed shed in red. The site plan shows the location of an existing shed approximately 6' x 8' (48 sq. ft.) depicted in yellow, that will be removed in the event that the ZBA approves the requested variance. There also exists a garage, depicted in blue, approximately 16' x 24' (384 sq. ft.), and located 10' off the easterly property boundary that will remain.

Section 2.E.5 of the Hebron Zoning Regulations is a table of dimensional standards applicable to Accessory Structures in residential zones. When located on a lot of record in the Amston Lake Zoning District, an accessory structure that exceeds 200 square feet in area shall be setback from the side property boundary a minimum of 10', which is the same as a principal building in the Amston Lake Zoning District.

A copy of the application, site plan, abutter's map and abutter's list, tax and sewer bill information are included for your review.

Petition 2023-3: Request of David M. Pescatello, Owner, for a variance of Section 2.E.4 of the Hebron Zoning Regulations, to allow a 960 square foot accessory structure (garage) to be located 10' from the side property line where the minimum side yard setback is 20', on premise located at 765 East Street, Residence 1 District.

The applicant would like to construct a 24' x 40' (960 sq. ft.) detached garage, to the rear of the existing single-family house at 765 East Street, ten feet (10') from the side (northerly) property boundary.

The lots on the stretch of East Street in the vicinity of 765 East Street are legal, non-conforming lots as they are undersized for the zone. The minimum lot area in the Residence 1 District is one acre and the minimum lot frontage is 175'. 765 East Street includes approximately 3.3 acres of additional land to the rear of the principal lot; however it is considered unusable due to the presence of regulated wetlands and watercourses.

The applicant is requesting a variance of Section 2.E.4 of the Hebron Zoning Regulations. Section 2.E.4 requires that when an accessory structure exceeding 200 square feet is proposed in the Residence 1 Zoning District, it shall be setback a minimum of 20' from the side property boundary, the same as would apply to a principal structure. The map attached depicts the location of the proposed garage in relation to the existing house and septic system.

A copy of the application (with attachment), abutter's map and abutter's list, bill information, deed and description, and site plan are included for your review.



Town of Hebron, Connecticut Petition 2023-2



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: MARK & KANDY CACCIO

Address: 19 WEST STREET COLUMBIA, CT. 06237

Phone: 860-213-3411

Fax:

Email: mark.caccio@gmail.com

Legal Interest: SON-IN-LAW & Daughter of OWNER (also POWER OF ATTORNEY)

Owner Information:

Name: DIANE GOTOWALA

Address: PO BOX 175, HEBRON, CT 06248-0175

Phone: 860-213-3411

Fax:

Email: mark.caccio@gmail.com

☒ Attached is documentation verifying ownership of the property.

APR - 5 2023

Hebron Planner

Subject Parcel:

Address: 44 AMES RD, AMSTON, CT 06231

Size: 50' x 258.05'
13,165 sq ft

Zone: AL-2

Assessor's Map and Lot #: 271

Lot # 25

Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

Variance Request:

I hereby apply for a Variance to Section(s) Z.E.5 of the Hebron Zoning Regulations, to permit the following: PLACEMENT OF WOOD SHED 2'0" OFF EAST PROPERTY LINE AS SHOWN ON ATTACHED PLOT PLAN

Is a Hardship claimed? YES If so, what is the specific Hardship? DUE TO THE NARROW LOT SIZE, PLACEMENT OF THE SHED 10' FROM PROPERTY LINE PUTS IT IN THE MIDDLE OF THE YARD & BLOCKS THE END OF DRIVEWAY

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:

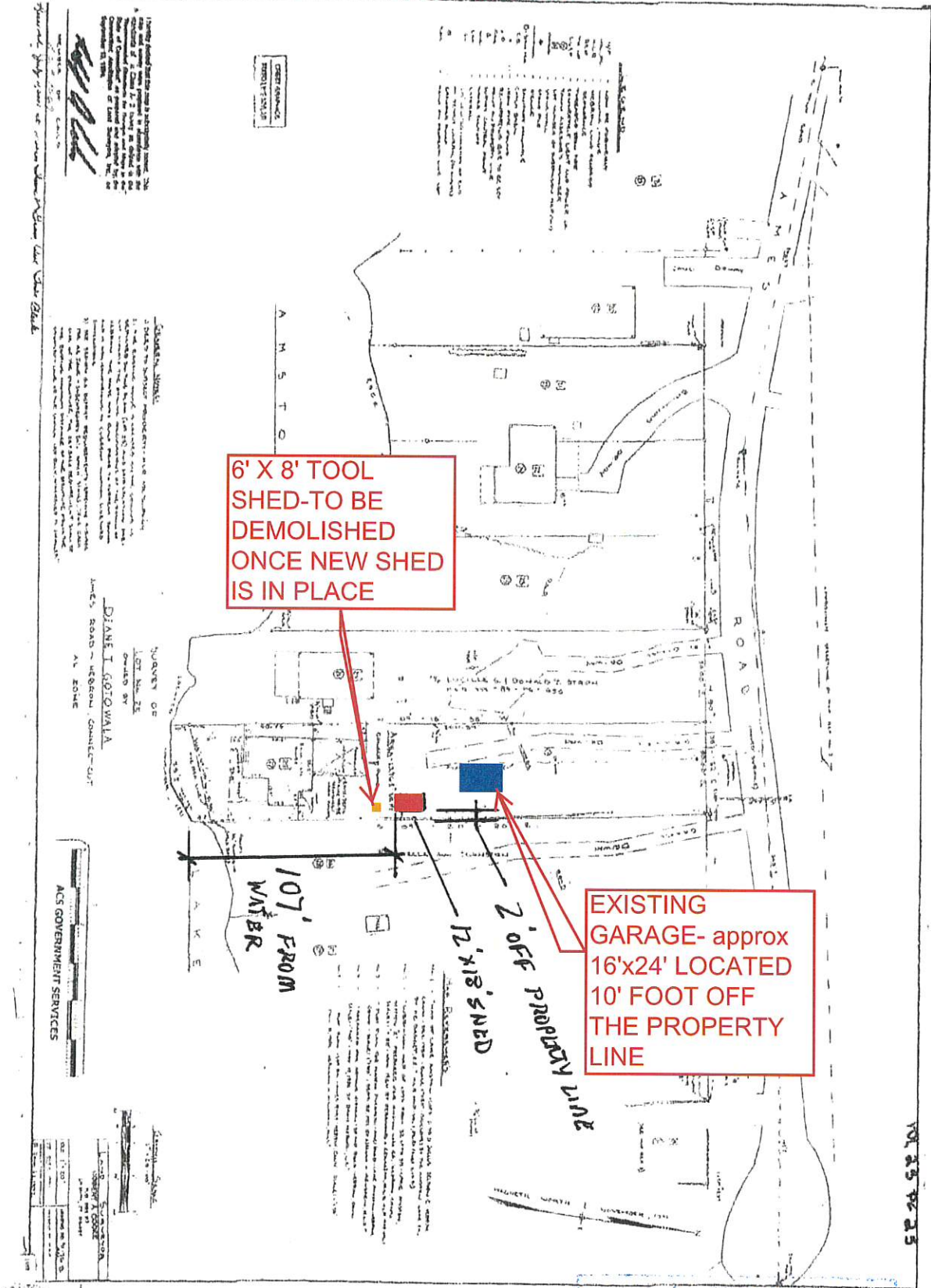
Pd. 4/5/2023 Ck. #1270 Dmg
\$60.00 (State Fee) + Town Fee* \$ 125.00 + \$10 Processing Fee = \$ 195.00 (payable to the Town of Hebron)
* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s) Diane Yotowala Date: 4-4-23

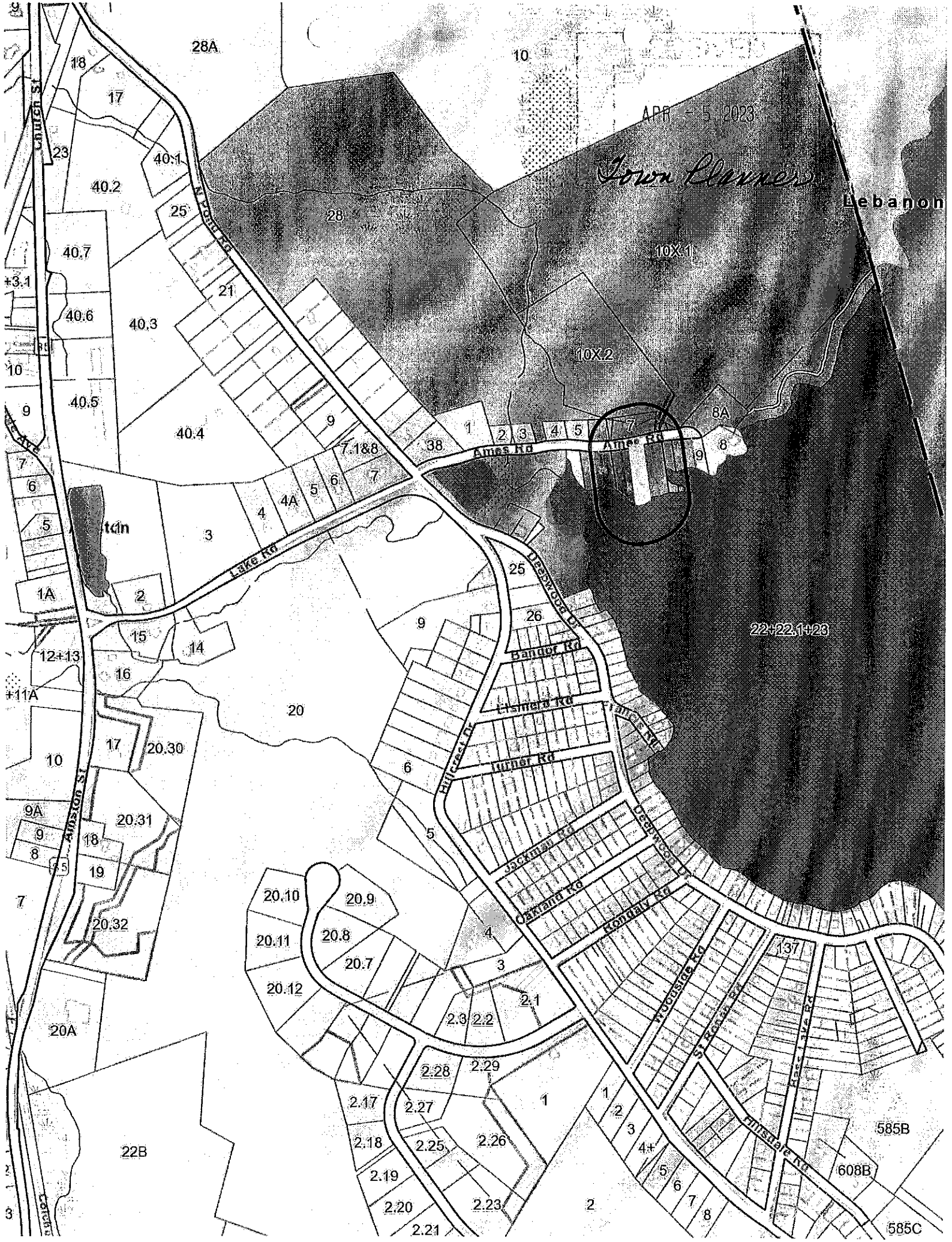
Signature of Applicant(s) Kandy Caccio Date: 4/4/2023

44 Ames Road



APR 17 2023

Town Planner



APR - 5 2023

Town Planner

Lebanon

22+22.1+23

585B

608B

585C



200 foot Abutters List Report

Hebron, CT
April 05, 2023



Subject Property:

Parcel Number: 65C-15
CAMA Number: 65C-15
Property Address: 44 AMES RD

Mailing Address: GOTOWALA DIANE T
PO BOX 175
HEBRON, CT 062480175

Abutters:

Parcel Number: 02-10X.1
CAMA Number: 02-10X.1
Property Address: 51 AMES RD

Mailing Address: COYLE JAMES T & LINDA ✓
4 EAST LOVELL STREET
MAHOPAC, NY 10541

Parcel Number: 02-10X.2
CAMA Number: 02-10X.2
Property Address: 49 AMES RD

Mailing Address: LANZIT STEPHEN III & REBECCA ✓
49 AMES RD
HEBRON, CT 06248

Parcel Number: 11-28
CAMA Number: 11-28
Property Address: NORTH POND RD

Mailing Address: AMSTON LAKE COMPANY ✓
PO BOX 145
AMSTON, CT 062310145

Parcel Number: 65C-11
CAMA Number: 65C-11
Property Address: 52 AMES RD

Mailing Address: PUCHALSKI MICHAEL R & PUCHALSKI ✓
MARC B
61 MCDONALD RD
COLCHESTER, CT 06415

Parcel Number: 65C-12
CAMA Number: 65C-12
Property Address: 50 AMES RD

Mailing Address: EDGAR-ARGUDO JOYCE L ✓
88 BUSH ROCK RD
COLCHESTER, CT 06415

Parcel Number: 65C-13
CAMA Number: 65C-13+14
Property Address: 46 AMES RD

Mailing Address: JOHNSTON BRIAN & MINDY TRUSTEES ✓
891 CHURCH ST
AMSTON, CT 062311609

Parcel Number: 65C-14
CAMA Number: 65C-13+14
Property Address: 46 AMES RD

Mailing Address: JOHNSTON BRIAN & MINDY TRUSTEES
891 CHURCH ST
AMSTON, CT 062311609

Parcel Number: 65C-13
CAMA Number: 65C-13+14
Property Address: 46 AMES RD

Mailing Address: JOHNSTON BRIAN & MINDY TRUSTEES
891 CHURCH ST
AMSTON, CT 062311609

Parcel Number: 65C-14
CAMA Number: 65C-13+14
Property Address: 46 AMES RD

Mailing Address: JOHNSTON BRIAN & MINDY TRUSTEES
891 CHURCH ST
AMSTON, CT 062311609

Parcel Number: 65C-16
CAMA Number: 65C-16+17
Property Address: 42 AMES RD

Mailing Address: STROM FAMILY IRREVOCABLE TRUST ✓
THE STROM DONALD E EST &
KENNETH A TRUSTEES
42 AMES RD
AMSTON, CT 062311602



www.cai-tech.com

4/5/2023

Data shown on this report 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 report.

Page 1 of 3



200 foot Abutters List Report

Hebron, CT
April 05, 2023

Parcel Number: 65C-17 CAMA Number: 65C-16+17 Property Address: 42 AMES RD	Mailing Address: STROM FAMILY IRREVOCABLE TRUST THE STROM DONALD E EST & KENNETH A TRUSTEES 42 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-16 CAMA Number: 65C-16+17 Property Address: 42 AMES RD	Mailing Address: STROM FAMILY IRREVOCABLE TRUST THE STROM DONALD E EST & KENNETH A TRUSTEES 42 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-17 CAMA Number: 65C-16+17 Property Address: 42 AMES RD	Mailing Address: STROM FAMILY IRREVOCABLE TRUST THE STROM DONALD E EST & KENNETH A TRUSTEES 42 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-18 CAMA Number: 65C-18+19 Property Address: 36 AMES RD	Mailing Address: COLLIN MAURICE L & LEILA J ✓ 36 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-19 CAMA Number: 65C-18+19 Property Address: 36 AMES RD	Mailing Address: COLLIN MAURICE L & LEILA J 36 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-18 CAMA Number: 65C-18+19 Property Address: 36 AMES RD	Mailing Address: COLLIN MAURICE L & LEILA J 36 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-19 CAMA Number: 65C-18+19 Property Address: 36 AMES RD	Mailing Address: COLLIN MAURICE L & LEILA J 36 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-20 CAMA Number: 65C-20 Property Address: 34 AMES RD	Mailing Address: ARNOLD DAVID W & MARGARET E ✓ 34 AMES RD AMSTON, CT 062311602
Parcel Number: 65C-22+22.1+23 CAMA Number: 65C-22+22.1+23 Property Address: 97 DEEPWOOD DR	Mailing Address: AMSTON LAKE DISTRICT ✓ PO BOX 95 AMSTON, CT 062310095
Parcel Number: 65C-6+7A CAMA Number: 65C-6+7A Property Address: 37 AMES RD	Mailing Address: LEONARD RYAN J ✓ 37 AMES RD AMSTON, CT 062311603
Parcel Number: 65C-7 CAMA Number: 65C-7 Property Address: 45 AMES RD	Mailing Address: CRONIN, KEVIN M & NANCY E ✓ 45 AMES RD AMSTON, CT 062311603



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4/5/2023

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Page 2 of 3



200 foot Abutters List Report

Hebron, CT
April 05, 2023

Parcel Number: 65C-7B
CAMA Number: 65C-7B
Property Address: AMES RD

Mailing Address: AMSTON LAKE COMPANY
PO BOX 145
AMSTON, CT 062310145

Parcel Number: 65C-8A
CAMA Number: 65C-8A
Property Address: 57 AMES RD

Mailing Address: HELLSTROM KEITH BRIAN & HEIDI G ✓
57 AMES RD
AMSTON, CT 06231

Parcel Number: 65C-10
CAMA Number: 65C-9+10
Property Address: 56 AMES RD

Mailing Address: OBRIEN DAVID P & CLARA M ✓
56 AMES RD
AMSTON, CT 06231

Parcel Number: 65C-10
CAMA Number: 65C-9+10
Property Address: 56 AMES RD

Mailing Address: OBRIEN DAVID P & CLARA M
56 AMES RD
AMSTON, CT 06231



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4/5/2023

Page 3 of 3



Make checks payable to:

TOWN OF HEBRON
15 GILEAD STREET
HEBRON, CT 06248

REAL ESTATE TAX BILL 2022

TAXPAYER'S COPY C
See reverse side for important information

44 AMES RD
65C-15 563 18

The fiscal year 2022-2023 budget for the Town of Hebron estimates that \$6,397,775 will be received from the State of CT for various state financed programs. Without this assistance the mill rate would be 38.75.

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE		PAYMENT DUE	
			OCTOBER 1, 2021	NET ASSESSMENT			July 1, 2022	January 1, 2023
2021 01 0001080	1							
MILL RATE		GROSS ASSESSMENT	EXEMPTION					
31.7000		218,470	3,000			\$6,830.40	\$3,415.20	\$3,415.20

1080
T3 P661 *****AUTO**SCH 5-DIGIT 06280
GOTOWALA DIANE T
PO BOX 175
HEBRON CT 06248-0175



Office Hours: Mon - Wed 8:00 AM - 4:00 PM, Thurs 8:00 AM - 6:00 PM, Fri 8:00 AM - 1:00 PM. The Assessor & Tax Collector Offices will close Monday - Thursday from 12:30-1:15. *** THIS IS THE ONLY BILL YOU WILL RECEIVE ***

2021-01-0001080-04-RE
TRANS# 0036 01/03/2023 3:40:1
BATCH# 1131
Payment
TOWN OF HEBRON D:1
NAME:GOTOWALA DIANE T
PROP LOC: 44 AMES RD
M/R/L: 65C-15
TAX 3,415.20
TOTAL 3,415.20

BALANCE: 0.00

Check #: 1130
Type: P - Personal
Check: \$3,415.20

APR - 5 2023

Town Planner

Town Hall
Sewer

SEWER USE CHARGE

Make checks payable to:

TOWN OF HEBRON
15 GILEAD STREET
HEBRON, CT 06248

(860) 228-5971
If receipt is desired, send both copies of this bill with
payment and self-addressed, stamped envelope.

2022

PROPERTY LOCATION: 44 AMES RD

SEWER USE

TOWN OF HEBRON
15 GILEAD STREET
HEBRON, CT 06248
(860) 228-5971

OWNER COPY

If payment is not made within 1 month of the due date, the
installment will become delinquent and subject to interest at
the rate of 1.5% per month (18% annually) from the due
date, or a minimum interest charge of: \$2.00

PLAN : 1

ACCOUNT NO.	UNITS	PREVIOUS BALANCE	DELINQUENT INTEREST DUE	INSTALLMENT DUE	INSTALLMENT DUE	TOTAL AMOUNT DUE
6 0001080	1.00	0.00	0.00	10/01/2022	04/01/2023	
1080	\$ / UNITS	CURRENT CHARGE	LIEN FEE	PAYMENT DUE	PAYMENT DUE	
		550.00	0.00	275.00	275.00	550.00
				DELINQUENT AFTER	DELINQUENT AFTER	
				11/01/2022	05/01/2023	

GOTOWALA DIANE T
PO BOX 175
HEBRON CT 06248-0175

CHK# 127



2022060001080

2022-06-0001080 *04* SU
TRANS# 0065 10/24/2022 2:46:06 PM
BATCH# 1120
Payment
TOWN OF HEBRON D:
NAME: GOTOWALA DIANE T
PROP LOC: 44 AMES RD
M/B.L: 65 C 15
PRINC 550.00
TOTAL 550.00
BALANCE: 0.00

Check #: 1127
Type: P - Personal
Check: \$550.00

APR - 5 2023
Jorou Plavner

Town of Hebron, Connecticut

Petition 2023-3



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: David M. Pescatello
Address: 765 East St, Hebron, CT 06248
Phone: 860-705-1387 Fax: _____
Email: Turbodavep@gmail.com
Legal Interest: owner of the property

Owner Information:

Name: David M. Pescatello
Address: 765 East St, Hebron, CT 06248
Phone: 860-705-1387 Fax: _____
Email: Turbodavep@gmail.com

☒ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 765 East St
Size: ~3.95 acres Zone: R1 Assessor's Map and Lot #: 36-15X and 36-19
Is the subject parcel within 500 ft. of the Town boundary? ☒ yes ☐ no

Variance Request:

I hereby apply for a **Variance** to Section(s) 2.E.4 of the Hebron Zoning Regulations, to permit the following: for location of accessory structure in side yard setback.

Is a Hardship claimed? Yes If so, what is the specific Hardship? Explanation Attached.

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? _____

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:

PD. 4/14/2023 CK. # 1038 DMG
\$60.00 (State Fee) + Town Fee* \$ 125.00 + \$10 Processing Fee = \$ 195.00 (payable to the Town of Hebron)

* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s) *[Signature]* Date: 4/14/23

Signature of Applicant(s) *[Signature]* Date: 4/14/23

Hardship Claimed: Explanation of Hardship –

The lot is 100' wide. In the middle is the septic system. Further back on 36-15X there are wetlands.

The lot I am building the garage structure on is 36-19. The lot is undersized.

The Parcel my house is on is .5 acre.

To maintain a reasonable distance from my septic system a 20' side yard setback has a burdensome impact on a lot that is undersized, limiting my ability to use the property the way I intend.



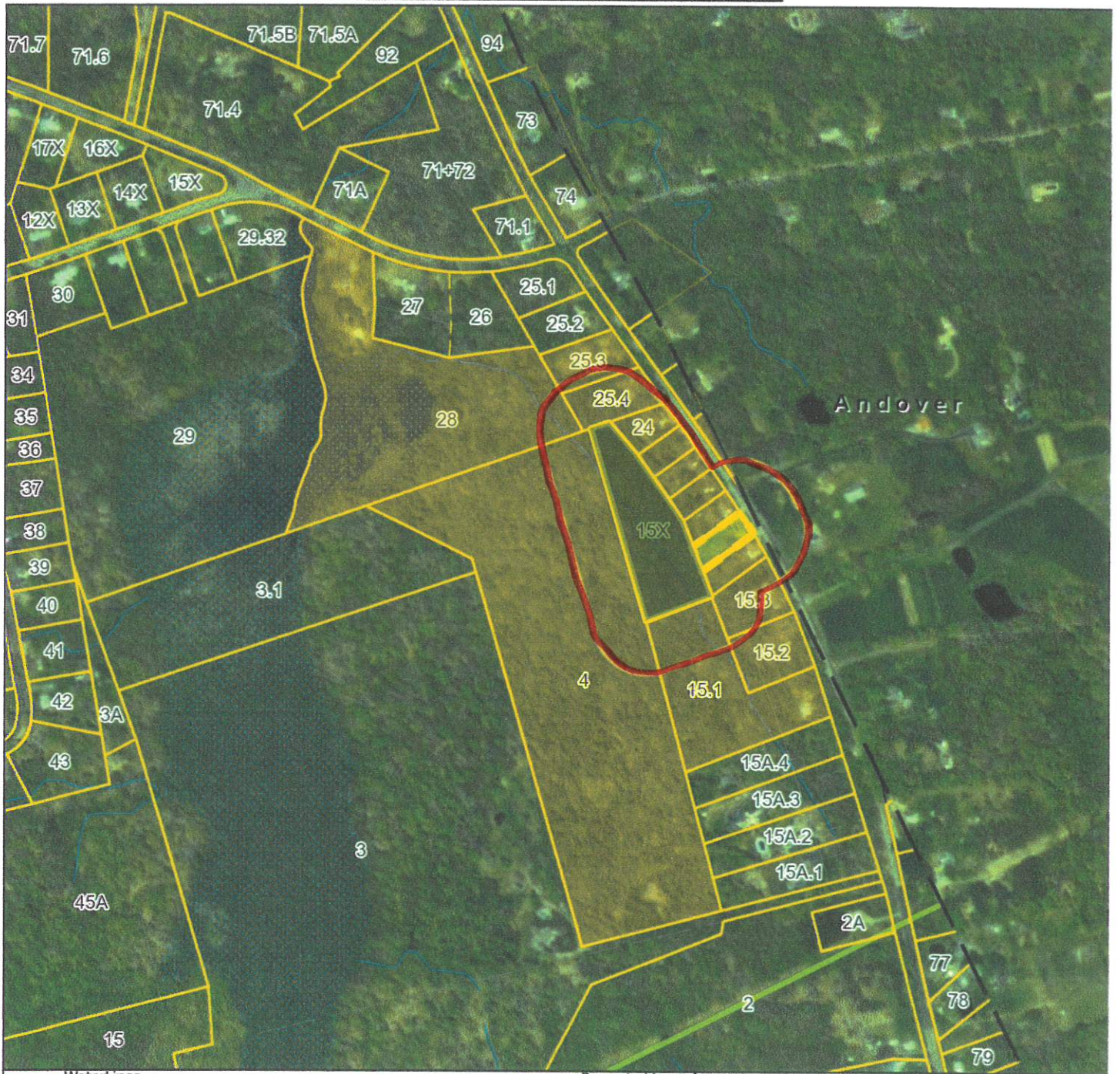
Hebron, CT

1 inch = 562 Feet

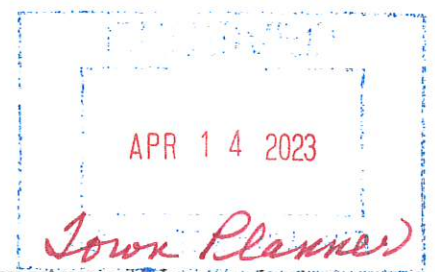


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April 3, 2023



WaterLines	Property Line
PropNotPar	Public Road
RoadNotPar	Common Line
Tract Line	CAI Town Line
Conservation Restriction; Right of Way; Private Road ROW; Utility	CT - Large Scale
Wetland	

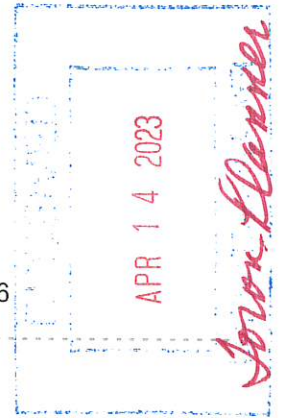


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes



200 foot Abutters List Report

Hebron, CT
March 30, 2023



Subject Property:

Parcel Number: 36-15X
CAMA Number: 36-19+15X
Property Address: 765 EAST ST

Mailing Address: PESCATELLO DAVID
765 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-19
CAMA Number: 36-19+15X
Property Address: 765 EAST ST

Mailing Address: PESCATELLO DAVID
765 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-15X
CAMA Number: 36-19+15X
Property Address: 765 EAST ST

Mailing Address: PESCATELLO DAVID
765 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-19
CAMA Number: 36-19+15X
Property Address: 765 EAST ST

Mailing Address: PESCATELLO DAVID
765 EAST ST
HEBRON, CT 062481136

Abutters:

Parcel Number: 36-15.1
CAMA Number: 36-15.1
Property Address: 735 EAST ST

Mailing Address: WADHAMS JAMES A & DONNA M
735 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-15.2
CAMA Number: 36-15.2
Property Address: 745 EAST ST

Mailing Address: HORTON NATHALIE E
745 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-15.3
CAMA Number: 36-15.3
Property Address: 751 EAST ST

Mailing Address: ZIMA STANLEY G III
751 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-18
CAMA Number: 36-18
Property Address: 763 EAST ST

Mailing Address: TOTTEN TAMMY L
763 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-19
CAMA Number: 36-19+15X
Property Address: 765 EAST ST

Mailing Address: PESCATELLO DAVID
765 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-19
CAMA Number: 36-19+15X
Property Address: 765 EAST ST

Mailing Address: PESCATELLO DAVID
765 EAST ST
HEBRON, CT 062481136



www.cai-tech.com

3/30/2023

Data shown on this report 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 report.

Page 1 of 2



200 foot Abutters List Report

Hebron, CT
March 30, 2023

Parcel Number: 36-20
CAMA Number: 36-20
Property Address: 769 EAST ST

Mailing Address: GEAGAN MELISSA A
769 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-21
CAMA Number: 36-21
Property Address: 773 EAST ST

Mailing Address: ALDRICH JEFFREY I & VON DECK GARY W
773 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-22
CAMA Number: 36-22
Property Address: 777 EAST ST

Mailing Address: MILLER MICHAEL W & SUMMER J
777 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-23
CAMA Number: 36-23
Property Address: 781 EAST ST

Mailing Address: LARSEN WILLIAM F
781 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-24
CAMA Number: 36-24
Property Address: 785 EAST ST

Mailing Address: HUSHIN GREGORY T & SUSAN E
785 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-25.3
CAMA Number: 36-25.3
Property Address: 793 EAST ST

Mailing Address: BASTIEN JEREMY
793 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-25.4
CAMA Number: 36-25.4
Property Address: 791 EAST ST

Mailing Address: MCDONALD RICHARD W & JANICE P
791 EAST ST
HEBRON, CT 062481136

Parcel Number: 36-28
CAMA Number: 36-28
Property Address: 182 LONDON RD

Mailing Address: FINLAN JACOB B
182 LONDON RD
HEBRON, CT 06248

Parcel Number: 36-4
CAMA Number: 36-4
Property Address: 707 EAST ST

Mailing Address: LAVOIE MARGARET A
707 EAST ST
HEBRON, CT 062481136



www.cai-tech.com

3/30/2023

Data shown on this report 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 report.

Page 2 of 2

✓ ALDRICH JEFFREY I &
VON DECK GARY W
773 EAST ST
HEBRON, CT 062481136

✓ MILLER MICHAEL W & SUMMER
777 EAST ST
HEBRON, CT 062481136

✓ BASTIEN JEREMY
793 EAST ST
HEBRON, CT 062481136

✓ TOTTEN TAMMY L
763 EAST ST
HEBRON, CT 062481136

✓ DAY THOMAS J
780 EAST ST
ANDOVER, CT 062320000

✓ WADHAMS JAMES A & DONNA M
735 EAST ST
HEBRON, CT 062481136

✓ FINLAN JACOB B
182 LONDON RD
HEBRON, CT 06248

✓ ZIMA STANLEY G III
751 EAST ST
HEBRON, CT 062481136

✓ GEAGAN MELISSA A
769 EAST ST
HEBRON, CT 062481136

✓ HORTON NATHALIE E
745 EAST ST
HEBRON, CT 062481136

✓ HUSHIN GREGORY T & SUSAN
785 EAST ST
HEBRON, CT 062481136

✓ LARSEN WILLIAM F
781 EAST ST
HEBRON, CT 062481136

✓ LAVOIE MARGARET A
707 EAST ST
HEBRON, CT 062481136

✓ MCDONALD RICHARD W & JANI
791 EAST ST
HEBRON, CT 062481136

Andover names & addresses

✓ *Nolette William*
760 East St.
Andover, CT 06232

✓ *Weigert Cathleen C.*
764 East St.
Andover, CT 06232

✓ *Colli John R. III & Barbara J.*
768 East St.
Andover, CT 06232

DOC# 651
Vol 501 Pg 192

Grantees Address:
765 East Street
Hebron, CT 06248

WARRANTY DEED**To all People to whom these Presents shall come, Greeting:**

KNOW YE, THAT **MELISSA ZIMMERMAN**, of the Town of Hebron, County of
Tolland and State of Connecticut

For the consideration of: One Hundred Eighty Eight Thousand Five Hundred and
00/100ths (\$188,500.00) Dollars received to her full satisfaction from:

DAVID PESCATELLO, of the Town of Bolton, County of Tolland and State of
Connecticut

do grant, bargain, sell and confirm unto the said **DAVID PESCATELLO**

with **WARRANTY COVENANTS**


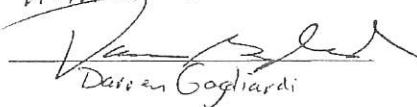
certain real property with the improvements thereon known as **765 East Street, Hebron,
Connecticut**, which property is more particularly described on Schedule A attached
hereto and made a part hereof.

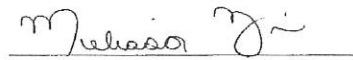
Said Premises are conveyed subject to the following:

1. Taxes on the List of October 1, 2012, and thereafter, due to the Town of Hebron,
which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.
2. Any and all provisions of any ordinance, municipal regulation, public or private law.
3. Any easements, restrictions, and agreements, as of record may appear, provided said
encumbrances do not interfere with the use of the property as a residence or render the
title unmarketable.
4. Possible drainage rights as set forth in a Warranty Deed dated September 13, 1955
and recorded September 14, 1955 in Volume 42 at Page 498 of the Hebron Land
Records.
5. Riparian Rights to other (as to second parcel only).

IN WITNESS WHEREOF, **MELISSA ZIMMERMAN**, has hereunto set her hands this
26th day of April, 2013.

Signed and delivered in the presence of:


Victor I. Moses

Darren Gagliardi


MELISSA ZIMMERMAN

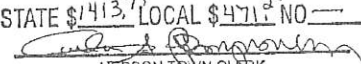
STATE OF CONNECTICUT)


) ss: Manchester

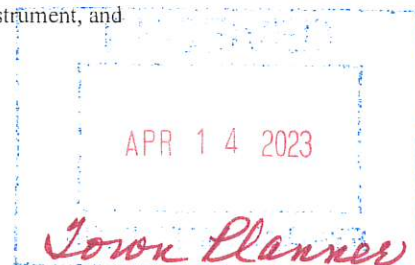
April 26, 2013

COUNTY OF HARTFORD)

Personally appeared, **MELISSA ZIMMERMAN**, signer of the foregoing instrument, and
acknowledged the same to be her free act and deed, before me.

CONVEYANCE TAX RECEIVED
STATE \$1413.75 LOCAL \$471.25 NO

HEBRON TOWN CLERK


Victor I. Moses
Commissioner of Superior Court



DOC# 651
Vol 501 Pg 193

SCHEDULE A DESCRIPTION

FIRST PIECE:

That certain piece or parcel of land, with the buildings thereon, situated in the Town of Hebron, County of Tolland and State of Connecticut, on the Westerly side of East Street, and known and designated as Lot No. 6 on a certain map entitled "Property of VALENTINO FIANO East Street-Hebron, Conn. Scale 1"=100' Oct. 12, 1955 Hayden L. Griswold, C.E.", which map is on file in the Town Clerk's Office in said town of Hebron, reference to which is hereby made for further description. Said Lot No. 6 is bounded:

NORTHERLY: by Lot No. 5, as shown on said map, Two Hundred Twenty-Four and 45/100 (224.45) feet;

EASTERLY: by East Street, One Hundred (100) feet;

SOUTHERLY: by Lot No. 7 as shown on said map, Two Hundred Forty-Five and 12/100 (245.12) feet; and

WESTERLY: by land now or formerly of Lorraine B. Bragdon, One Hundred Three and 4/100 (103.04) feet.

SECOND PIECE:

A certain piece or parcel of land situated westerly of East Street in said Town of Hebron, and bounded and described as follows:

Beginning at a point at the south westerly corner of Lot No. 7 (now or formerly of Perriole) as shown on a certain entitled "Property of VALENTINO FIANO East Street-Hebron, Conn. Scale 1"=100' Oct. 12 1955 Hayden L. Griswold, C.E.", which map is on file in the Hebron Town Clerk's Office, and at the southeasterly corner hereof, the line runs thence westerly in a straight line 262 feet, more or less along the north line of land now or formerly of Harold K. Isham, et al, to a point on the east boundary of land now or formerly of Guiseppe Scagliotti, et al, thence running northerly along said Scagliotti land 765 feet to the south line of land now or formerly of Pinney; thence running in an easterly direction 71.8 feet along the south line of land of said Pinney to the northeasterly corner of Lot No. 1 as shown on above map, thence running in a generally southerly direction 766.85 feet along the westerly boundary lines of Lots Nos. 1, 2, 3, 4, 5, 6, and 7 as shown on said map to the point and place of beginning.

Received For Record In
Town of Hebron On
May 07, 2013 at 01:42P
Volume 501 Page 192

By *Carl A. Bragdon*
Town Clerk/Assistant

Location: 765 EAST ST		Map Id: 36-19+15X	Zone: R-1	Date Printed: 03/30/2023						
911 Address:		Neighborhood: 125	Last Update: 08/10/2021							
Owner Of Record										
PESCATELLO DAVID		Volume/Page: 0501 0192	Date: May/07/2013	Warranty Deed						
765 EAST ST		HEBRON, CT 062481136		Example						
Prior Owned History										
ZIMMERMAN MELISSA		0501 0191	May/07/2013	Admin Deed						
KNOX MELISSA L		0428 0563	Sep/24/2007							
KNOX JAMES D &		0348 0074	Jul/31/2003							
COLLETTI JAMES J & MARYBETH		0170 0471	Mar/10/1995							
STEBEN LEON A & SUZANNE L		0125 0084	Mar/30/1987							
Permit Number Date Cost New Hse Status % Comp GO Issued Est Completion Reason for Change										
25214	Nov/26/2014	19,050	No	Closed	0	No	19 ROOF SOLAR PANELS			
8815	Apr/16/1996	1,920	No	Closed	100	No				
Supplemental Data										
Census/Tract	5261	Historic #	Date/ Inspector / Action			Code	Quantity	Value	Appraised Value	
Dev Map/ Lot	8/7 6	LUC	Single Family	01/16/2021	eQuality	11- Res Land	1.00	49,840	84,400	
Permit Route				09/06/2016	Quality	12- Res Excess	2.84	9,240	124,300	
GIS ID				09/06/2016	Quality	13- Res Bldg	1.00	87,010	208,700	
District										
Sewer Units	0									
Acres					Influence Factors					
Land Type	Acres	490	Total Value	Land Type	Influence	Reason	Comment			
House Lot	1.00	0.00	71,200	House Lot	-5	Traffic				
Excess	2.84	0.00	13,200							
Total		3.84	84,400							
Assessment History (Prior Years as of Oct 1)					90 Appraised Totals					
	Current	2022	2021	2020	2019	Type	Acres	Value	Acres	Value
Land	59,080	59,080	59,080	59,120	59,120					
Building	87,010	87,010	87,010	71,380	71,380					
Outbuilding	0	0	0	0	0					
Total	146,090	146,090	146,090	130,500	130,500					
					Totals					
					Application Date:		Expiration Date:			
Comments										
-5% TRAFFIC; 8X10 SHED-NC; BSMIT UNHEATED; 2 CHIM; ROOF MOUNTED SOLAR PANELS;										

HEBRON

Qty	Value	Type	Year	Condition	Area/Qty	Value
12	16	Wood Deck				
21	50	1S FR+			40	24
	10				3	

- LEGEND
- PROPERTY LINE
 - STONE WALL REMAINS
 - SET BACK LINES: PER R-1 ZONE
 - EXISTING CONTOUR
 - ANGLE POINT
 - IRON PIN OR PIPE FOUND
 - TREE



ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CONNECTICUT
(860)-228-9863

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248
www.rhlls.com
Email: hellstromsurveying@yahoo.com

IMPROVEMENT LOCATION SURVEY
- PREPARED FOR -

DAVID PESCATELLO

765 EAST STREET

CONNECTICUT

JOB NO.: 2022-285

FILE NO.: 22-285_765_EAST_STREET_

1 OF 1

SCALE: 1"=20'

AGS

BY:

DATE: NOVEMBER 30, 2022

REVISIONS

ROBERT W. HELLSTROM, L.S. #13626

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

MAP STANDARD NOTES

- 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: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
TOPOGRAPHIC ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED
LAND ZONE: R-1

MAP REFERENCE

- "PROPERTY SURVEY PROPERTY OF LORRAINE B. BRAGDON 765 EAST STREET, HEBRON, CONN.", SCALE: 1"=50', DATE: 5/21/74, REV: 9/3/75 BY: BERNARD F. STONE PE & LS
- "PROPERTY OF VALENTINO FIANO, EAST STREET, HEBRON, CONN.", SCALE: 1"=100', DATE: OCT. 12, 1955, BY: HAYDEN L. GRISWOLD C.E.
- "SUBDIVISION PLAN FOR ERNEST REED & JACKIE ALICZI, EAST STREET, HEBRON" SCALE: 1"=40' DATE: 06-04-80 REVISED: 06-21-80 BY: RICHARD F. MIHOK CONSULTING ENGINEERS MARLBOROUGH, CONNECTICUT

SEPTIC SYSTEM TIES

	A	B
1.	34'-4"	33'-5"
2.	87'	87'
3.	99'	99'
4.	109'	109'

*SEPTIC SYSTEM IS DEPICTED PER INSTALLER'S TIES,
NOT FIELD LOCATED BY RHLS*

APR 14 2023

Iron Planner

**ZONING BOARD OF APPEALS
MINUTES
PUBLIC HEARING/ ORGANIZATIONAL/REGULAR MEETING –
VIRTUAL MEETING
TUESDAY, MARCH 7, 2023, 7:30 P.M.**

Members Present: M. Halloran, J. Petrozza, B. Smith, J. Danaher
Members Absent: S. Weir, L. Richards
Staff: M. Bordeaux- Town Planner
Guests: Mac McCorrison and Erik Young Esq.

The Public Hearing was called to order at 7:36p.m.

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.

J. Petrozza read the Petition into record.

Mac McCorrison presented his request to the Board which was requesting a variance under 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 foot lot on premise. The purpose of this request is so that the house that is on the site will be removed from the condominium project and become a separate stand alone building/lot for resale and historic purposes.

Members inquired what the new footprint of the site would be. M. Bordeaux shared his screen and reviewed the two parcels.

The hardship would be defined by preservation of historic integrity/character of the structure as is outlined in the Hebron POCD. 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.

The motion to close the Public Hearing was made by J. Danaher, seconded by B. Smith; the motion passed unanimously.

The Public Hearing was closed at 8:16p.m.

ORGANIZATIONAL MEETING

I. Election of Officers:

M. Halloran did a role call and called the Organizational Meeting to Order at 8:16p.m.
Members discussed the election of officers.

RECEIVED
2023 MAR 24 A 8:37
HEBRON TOWN CLERK

The motion to nominate M. Halloran as Chairman was made by J. Petrozza, seconded by J. Danaher; the motion passed unanimously.

The motion to nominate J. Petrozza as Vice Chairman was made by M. Halloran, seconded by J. Danaher; the motion passed unanimously.

The motion to nominate J. Danaher as Secretary was made by M. Halloran, seconded by B. Smith; the motion passed unanimously.

REGULAR MEETING

I. Call to Order/Roll Call: M. Halloran called roll call and called the Regular meeting to order at 8:30p.m.

II. Approval of Minutes – August 2, 2022 – Public Hearing / Regular Meeting:

The motion to accept the August 2, 2022 Public Hearing/ Regular Meeting as presented was made by B. Smith, seconded by J. Petrozza; the motion passed unanimously.

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.

Members agree that the petition meets the criteria of hardship and the variance will bring the property back to what it was and allow for a great addition to Hebron and it will fit into the footprint of other properties on Main St.

The motion to approve Petition 2023-1 was made by J. Petrozza, seconded by J. Danaher; the motion passed unanimously.

The hardship would be defined by preservation of historic integrity/character of the structure as is outlined in the Hebron POCD. 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.

IV. New Applications - None

V. New Business: There is an inquiry of a variance request but no application has been filed as of yet.

VI. Correspondence: None

VII. Adjournment:

The motion to adjourn the March 7, 2023 Public Hearing/ Organizational/ Regular Meeting was made by J. Petrozza, seconded by J. Danaher; the motion passed unanimously.
The meeting was adjourned at 8:48p.m.

Respectfully Submitted,
Catharine Brinkman
Board Clerk