

RECEIVED

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING / WORKSHOP VIRTUAL
May 9, 2023, 7:00 P.M.

2023 MAY -4 P 5:24
HEBRON TOWN CLERK

Planning and Zoning Commission
Tue, May 9, 2023 7:00 PM - 10:00 PM (EDT)

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

<https://meet.goto.com/194719541>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 194-719-541

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. April 25, 2023 – Regular Meeting / Workshop
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
- V. Old Business
- VI. New Business
 - A. New Applications:
 - 1. **Petition 2023-01** – Site Plan Modification of Town of Hebron Parks and Recreation Dept. to Replace Playground Equipment at Veteran’s Memorial Park, 66 Wall St., R-1 District
 - 2. **Sign Application** – New Wall Sign and Replace Freestanding Sign at 117 Wall St., Main Street District
 - 3. **Petition 2023-02** – Receipt of Special Permit Application of the Hebron Lions Agricultural Society for the sale of beer and wine on September 7th thru 10th, 2023, under Section 5.O.3 of the Hebron Zoning Regulations, premise located at 347 Gilead Street, R-1 District

PLANNING AND ZONING COMMISSION
AGENDA - Continued
REGULAR MEETING – VIRTUAL
May 9, 2023, 7:00 P.M.

B. Set Public Hearing Date:

1. **Petition 2023-02** – Special Permit Application of the Hebron Lions Agricultural Society for the sale of beer and wine on September 7th thru 10th, 2023, under Section 5.O.3 of the Hebron Zoning Regulations, premise located at 347 Gilead Street, R-1 District.

C. Other New Business

1. Referral to Hebron Board of Selectmen under Section 8-24 of CT General Statutes for the disposition of Parcel #46-26X Abby Rd
2. Workshop Discussion: Regulating Cannabis Establishments

VII. Public Comment (non-Public Hearing applications)

VIII. Correspondence

IX. Adjournment

Next Meeting: May 23, 2023 – Regular Meeting / Workshop

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: May 4, 2023

RE: Planner's Report for May 9, 2023 Regular Meeting

REGULAR MEETING

Petition 2023-01 - Site Plan Modification of Town of Hebron Parks and Recreation Dept. to Replace Playground Equipment at Veteran's Memorial Park, 66 Wall St., R-1 District

The Town of Hebron Parks and Recreation Department is proposing to utilize American Rescue Plan Act (ARPA) funds approved by the Hebron Board of Selectmen and endorsed by the Hebron Parks and Recreation Department to replace the existing playground equipment at Veteran's Memorial Park at 66 Wall Street in the R-1 District.

The proposal will occur in the footprint of the existing playground area and will not expand or intensify the use. Approval of a Site Plan Modification is requested to permit this activity. A memo dated May 3, 2023, describing the project is attached for your review.

Sign Application – New Wall Sign and Replace Freestanding Sign at 117 Wall St., Main Street District

Bonnie Davis of Fastsigns in Manchester, CT is proposing to replace an existing freestanding sign and install a new wall mounted sign at 117 Main St, home of Middlesex Orthopedic & Spine Associates, formerly Middlesex Orthopedic Surgeons, P.C.

Signs proposed in Hebron are subject to the provision of Section 5.B of the Hebron Zoning Regulations. Signs proposed in districts other than the Hebron Green or Village Square are subject to the provisions of Section 5.B.5.2. The proposed wall sign is 24 square feet in area (36" x 96"). A rendering is attached. Section 5.B.5.2.2.a provides that for buildings not less than 150' from the street, a wall sign may be one square foot for each lineal foot of the building frontage assigned to each unit of occupancy. The building has a single occupant and is approximately 120' long. Therefore, the proposed 24 square foot sign is compliant with the dimensional standards.

The proposed freestanding sign will replace an existing freestanding sign using the same posts. The sign is just short of six (6) square feet in area (36" x 71.5"). A rendering of the proposed

sign is attached. In accordance with Section 5.B.5.2.1.b, one pole or ground sign with a maximum height of six (6) feet and a maximum sign area of twenty-four (24) square feet is permitted. The proposed sign is no greater than six (6) feet in height and is therefore compliant with the dimensional standards.

Section 5.B.5.2.6 Design Guidelines, states that in order to maintain the desirable character of Hebron's Business districts, all signs submitted to the Commission shall be subject to the design guidelines incorporated in Section 5.A of the Hebron Zoning Regulations. The Commission should review Section 5.A for direction regarding "desirable character".

Petition 2023-02 – Special Permit Application of the Hebron Lions Agricultural Society for the sale of beer and wine on September 7th thru 10th, 2023, under Section 5.O.3 of the Hebron Zoning Regulations, premise located at 347 Gilead Street, R-1 District.

The Hebron Lions Agricultural Society is requesting the annual renewal of a Special Permit for the Temporary Liquor Permit associated with a Recreation Facility in a Residence District in accordance with Section 5.O.3.2 of the Hebron Zoning Regulations. A Special Permit was previously approved with conditions on June 14, 2022. The current proposal is identical to the previously approved activity except for the date of the event.

The Commission has routinely dedicated the second meeting of each month to the workshops as it continues to update the Plan of Conservation and Development. As the Hebron Lions Agricultural Society's event isn't for several months, I recommend the Commission schedule a Public Hearing for Petition 2023-02 at its June 13, 2023 meeting.

Referral to Hebron Board of Selectmen under Section 8-24 of CT General Statutes for the disposition of Parcel #46-26X Abby Rd

At their February 16, 2023 Regular Meeting, the Hebron Board of Selectmen directed town staff to take necessary steps to transfer the above referenced Town-owned land to adjacent property owners. Pursuant to Connecticut General Statutes (CGS) Section 8-24, no municipal agency or legislative body shall abandon municipally owned property until the proposal to take such action has been referred to the Commission for a report.

A full description of the proposal has been prepared in the memo dated May 3, 2023, attached.

Workshop Discussion: Regulating Cannabis Establishments

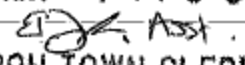
The Commission decided to take a closer look at each license and establishment type to think about what potential concerns may apply to each and to identify any outstanding questions requiring further clarification. I am currently working through many different sources of information to try to facilitate an orderly review. I plan to prepare what I can and share it in

advance of the meeting, however progress on my end has been limited, so we'll have to wait to see how far we can get at the meeting.

MRB

H:\Matt\PZC\2023\05-23-2023\Planners Report.docx

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING / WORKSHOP VIRTUAL
April 25, 2023, 7:00 P.M.**

RECEIVED
2023 MAY -4 A 8:07

HEBRON TOWN CLERK

Members Present: N. Wood, F. Zitkus, D. Sousa, J. Boice
Alternate Member Present: T. Mcmanus
Members Absent: D. Garner
Staff: Matt Bordeaux- Town Planner
Guest: Mike O'Leary- Consultant on the POCD

REGULAR MEETING

I. Call to Order / Roll Call: N. Wood called the meeting to order at 7:03pm.
N. Wood seated T. McManus as a voting member.

II. Approval of Minutes

A. April 11, 2023 – Regular Meeting / Workshop

Corrections: Page 2 in the Public Comment section, Nicole's last name should be spelled Courtemanche.

The motion to accept the April 11, 2023 Regular Meeting/Workshop Minutes as amended was made by F. Zitkus, seconded D. Sousa; the motion passed unanimously.

III. Recognition of Guests / Public Comments: N. Wood opened up the floor to any guests with questions or comments on non-agenda items. There were none.

IV. Action on Pending Applications: None

V. Old Business: None

VI. New Business

A. New Applications: None

B. Set Public Hearing Date: None

C. Other New Business:

1. Workshop Discussion: 2024 Plan of Conservation and Development – Status Table update and Utility Letters:

M. O'Leary asked the Commission to review the final drafts of the Housing Diversity section, the Community Profile section, and the Population Profile with the data included. Members agree that the changes are excellent. It was suggested to include an inventory on the different types of affordable housing units and numbers and how they represent a percentage of the total housing, in the chapter that talks about the growth in housing stock and single family housing.

At the last workshop members discussed how to proceed with the Municipal Infrastructure section of the Plan knowing that the Town has begun the process of a Facilities Study with a consultant. M. O'Leary went over a copy of the Request for Proposals for the Study which includes the scope of the Study as well as a Table showing all the Municipal Infrastructure sections from the 2014 Plan of C&D, what sections are being reviewed by the Study, and what sections are not included in the Study. As there are sections not being reviewed in the Study, M. O'Leary sent out letters to the following agencies; The Director of Public Works, The Connecticut Water Company, the Director of Health, and the Hebron Historic Society. This will include the cemeteries, roadways, bridges, walkways, Utilities (water and sanitary sewers), Public Works, and telecommunication.

M. O'Leary is going to revamp the Telecommunication Section to include some general policies on citing, utilities, and infrastructure that's governed by the State.

F. Zitkus and T. Mcmanus are going to look into the Conservation related sections and compare it with material received from the Green Committee as well as Kevin and Jean Tulimieri and bring back to the Commission things that are missing and things that would be redundant.

D. Sousa and J. Boice are going to look at the Historic Preservation sections and review feedback from the Historic Society and bring back important points to the Commission by the end of June.

A Public Informational meeting on the Business Sections will be held in June.

2. Workshop Discussion: Regulating Cannabis Establishments – Questions:

Cannabis retail stores represent a high demand for traffic, is Hebron able to handle that additional parking required?

The U.S. Government has not approved cannabis, therefore the retail businesses can only deal in cash, which can possibly make them open to more assaults and armed robberies. Do we know if the Federal Government will be allowing cannabis in that form anytime soon?

Can the town allow for medical marijuana sales only?

Regarding cultivating licenses, if they were allowed, what kind of regulations or constrictions should be considered? For example water use?

If there is only one retailer permitted per X amount of residents, does that preclude a neighboring town from getting a license?

With a delivery service, can that be split up between medical and retail? Or can they provide both?

Members discussed the State incentives and the percentage of taxes that would go back to the Town of Hebron and would like to see some data from towns with established retail stores and cultivation centers.

VII. Public Comment (non-Public Hearing applications): None

VIII. Correspondence: None

IX. Adjournment:

The motion to adjourn the April 25, 2023 Regular Meeting/Workshop was made by F. Zitkus, seconded by T. Mcmanus; the motion passed unanimously.

The meeting was adjourned at 8:44p.m.

Next Meeting: May 9, 2023 – Regular Meeting / Workshop

Respectfully Submitted,
Catharine Brinkman
Board Clerk

**TOWN OF HEBRON
DEPARTMENT OF PLANNING AND DEVELOPMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: May 3, 2023

RE: **Petition 2023-01** - Site Plan Modification of Town of Hebron Parks & Recreation Department to Replace Playground at Veteran's Memorial Park, 66 Wall St, R-1 District

Introduction

The Town of Hebron Parks and Recreation Department is proposing to replace the existing playground equipment at Veteran's Memorial Park at 66 Wall St. The Hebron Board of Selectmen approved the use of American Rescue Plan Act (ARPA) funds for the project and the Hebron Parks & Recreation Commission endorsed the proposal at their April 18, 2023 meeting.

Veteran's Memorial Park is approximately 15.7 acres and consists of two (2) baseball/softball fields, a basketball court, a defunct skate park, a multi-use practice field, a restroom pavilion and parking. The multi-use nature of the park makes a playground an ideal amenity for families with multiple siblings.

The playground replacement plan was prepared by Creative Recreation LLC of Newington, CT and will utilize the same footprint as the existing playground. A site plan is attached for your review. You may also use the following link to view renderings of the proposed equipment.

<https://miracle.v5.platform.sportsdigita.com/veterans-memorial-park---hebron-ct?viewerUserId=642c743d0015cf5a44824f25#/playground-design/playground-design-images>

The existing playground is divided into two areas. One side of the playground (north side) has been designed for use by children ages 2-5 years old and the other (south side) for children ages 5-12 years old.

All replacement equipment will be compliant with ASTM standards and ADA guidelines. There are two proposed inclusive swings available for visitors with disabilities. There are no underground utility conflicts, abnormal soils or significant vegetation that will be encountered or impacted by the equipment replacement. The equipment will be installed code-compliant footings and the ground surface will be improved with certified engineered wood fiber.

The proposed playground equipment replacement project will occur in the same footprint as currently exists. No increase in the nature or intensity of the use is proposed, therefore a Site Plan Modification approval should suffice to permit the improvement.

Parks and Recreation Director Craig Bryant will manage the contract with Creative Recreation LLC. Construction is anticipated to commence in the Fall '23. The Parks and Recreation Department will be responsible for removing the existing equipment and resurfacing following the installation of the new equipment.

Draft Motion:

Move to approve Petition 2023-01 from the Town of Hebron Parks and Recreation Department for Site Plan Modification to replace playground equipment at Veteran's Memorial Park at 66 Wall Street, R-1 District.

MRB

H:\Matt\PZC\Applications\2023-01 Veterans Playground Replacement\Memo to PZC.docx

Attach.



Veteran's Memorial Park

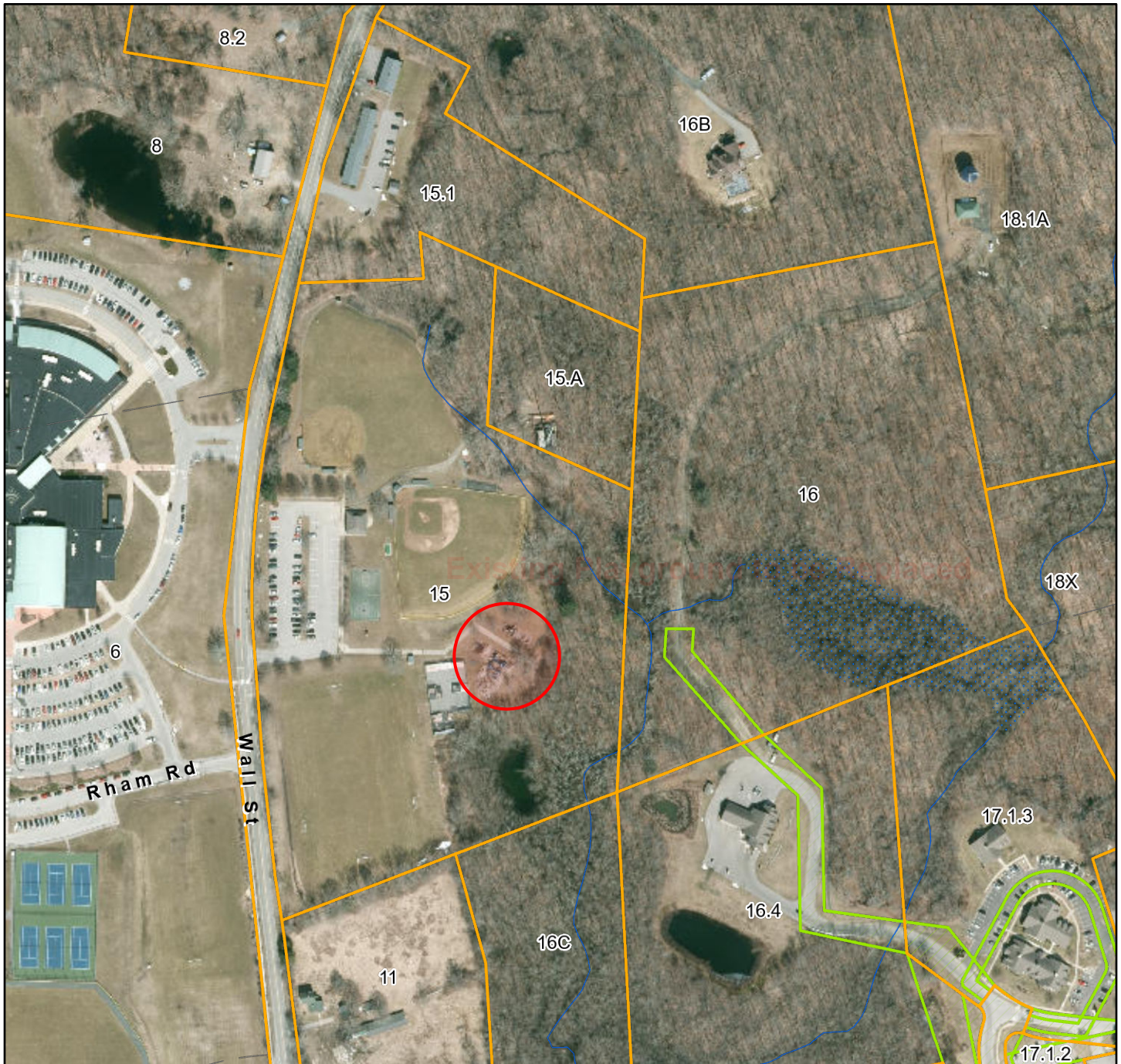
Hebron, CT

1 inch = 281 Feet



www.cai-tech.com

April 20, 2023

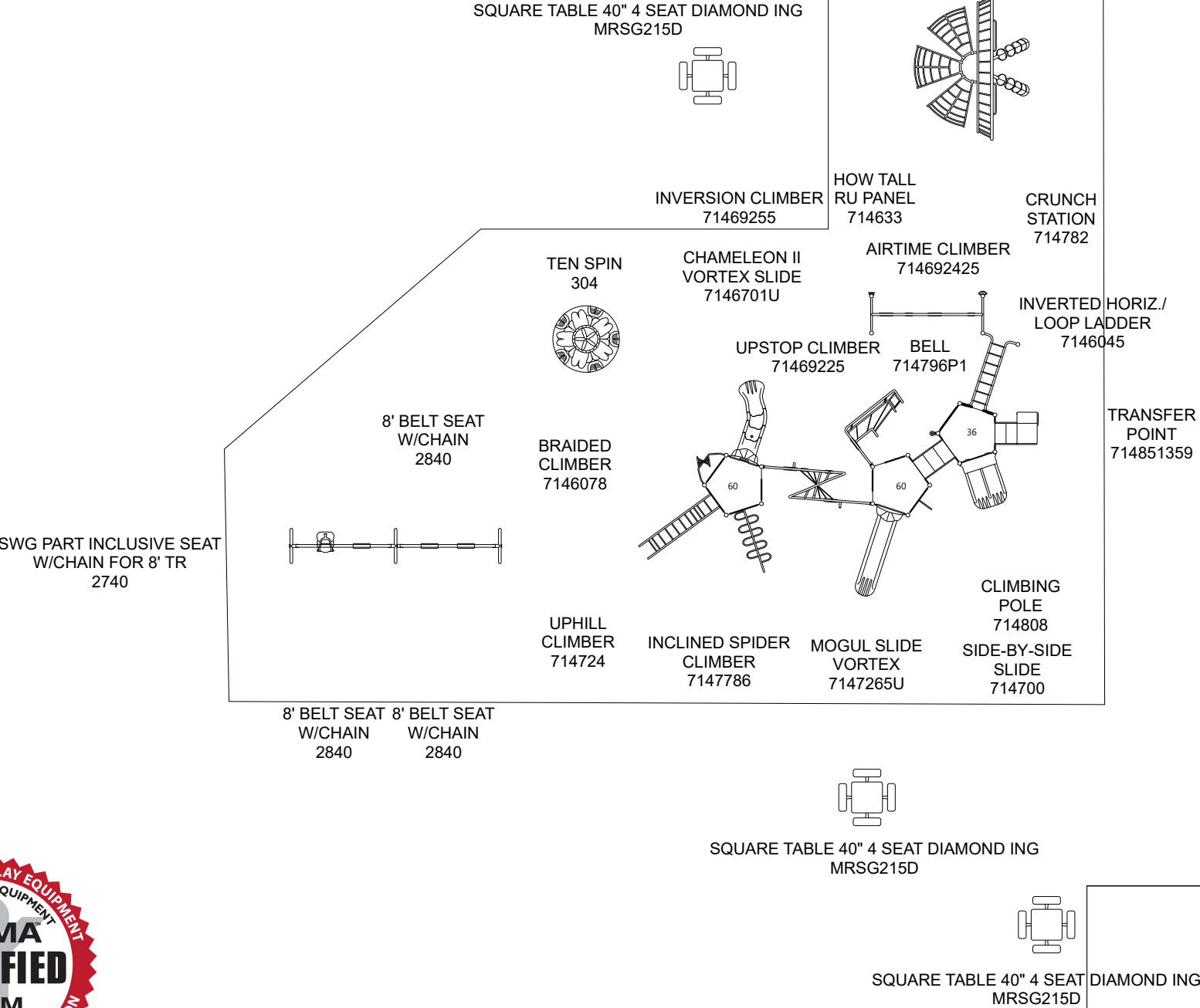


- WaterLines
- Tract Line
- Conservation Restriction; Right of Way; Private Road ROW; Utility
- Wetland
- Property Line
- Public Road

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.

FOR KIDS AGES
5-12
YEARS

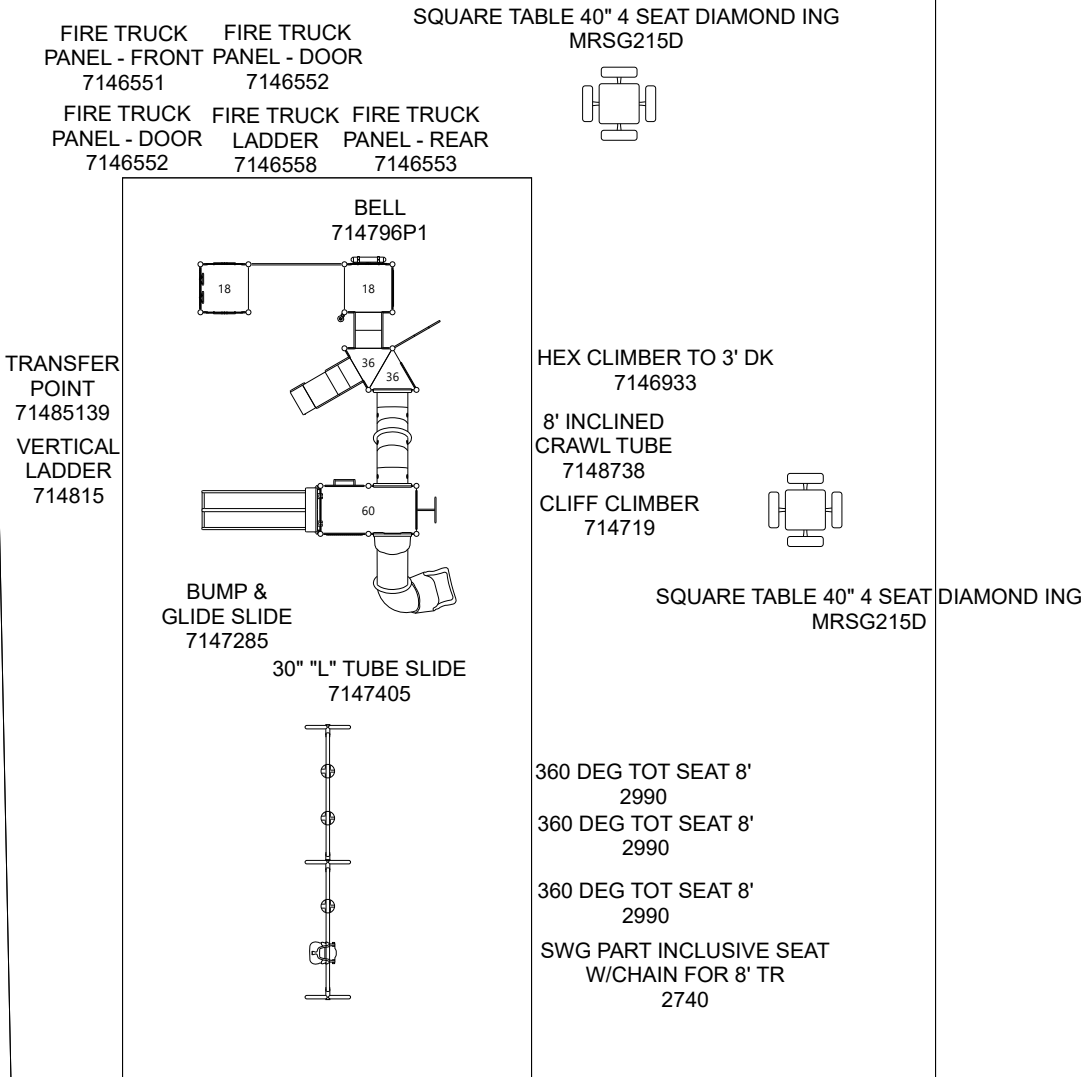
AGE GROUP: 5-12
ELEVATED PLAY ACTIVITIES - TOTAL: 10
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 6 REQ'D 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
GROUND LEVEL ACTIVITY TYPE: 6 REQ'D 3
GROUND LEVEL QUANTITY: 10 REQ'D 3



To verify product certification,
visit www.ipema.org

FOR KIDS AGES
2-5
YEARS

AGE GROUP: 2-5
ELEVATED PLAY ACTIVITIES - TOTAL: 10
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 7 REQ'D 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
GROUND LEVEL ACTIVITY TYPE: 3 REQ'D 3
GROUND LEVEL QUANTITY: 6 REQ'D 3



CREATIVE RECREATION

135 Day Street
Newington, CT

PHONE NO: (860) 953-5336

FAX NO: (860) 953-5337

GROUND SPACE: 150'-0" x 80'-6"

PROTECTIVE AREA: 162'-6" x 95'-6"

DRAWN BY: John Ciccarello

DATE: 4/3/2023

VETERANS MEMORIAL PARK



COMPLIES TO ASTM/CPSC



COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

Town of Hebron, Connecticut



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



SIGN APPLICATION

Address: 117 Main Street

Zone: Main St. District
GB

Applicant Information

Name: Bonnie Davis
Business Name: Fastsigns
Address: 101 Hale Rd, Manchester, CT 06042
Phone: 860 644 5700 Fax: _____
Email: bonnie.davis@fastsigns.com
Legal Interest in Property: _____

Property Owner Information (if different from above)

Name: Galen Group (HopeBash) Sean O'Donnell manager
Address: 430 Saybrook Road, Middletown, CT
Phone: 860.614.6974 Fax: _____
Email: hopesb31@gmail.com

Proposed Sign Information (Please Refer to Section 8.2 of the Hebron Zoning Regulations)

☒ New Sign ☒ Modification to Existing Sign

Type of Sign: ☐ Temporary Sign (Duration _____), or ☐ Permanent Sign

☒ Freestanding Sign ☒ Wall Sign ☐ Other _____
(modification) (new) *96" w x 36" h (Building New)

Sign Area Dimensions: Sign Size: Width _____ X Height _____ = _____ Square Feet

Freestanding Sign Height: 6' Feet (measured from ground to top of sign) 36" w x 11.5" h (panel change) modification
keep posts

Wall Sign Calculations: Lineal Feet of Building Frontage 150 7/8" Feet

Square Feet of Existing Signs _____ Square Feet

Total Square Feet of Sign Allowed: _____ Square Feet

Has the Planning and Zoning Commission Previously Approved a Sign for this property? yes

Supplemental Information for Business District Signs:

Note that a complete Sign Application shall consist of:

1. completed Sign Permit Application form;
2. required application fee;
3. site plan showing the location of all proposed signs with dimensions to nearest property boundaries;
4. detailed illustration of such sign showing all dimensions, materials, colors, wording, supporting structure (poles, posts, braces, framing, walls, etc.) and means of illumination; and
5. statement submitted by the applicant indicating compliance to the provisions of Section 8.2.5.

Parties of Interest

Sign Manufacturer Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Application Fees

\$100	Each Freestanding Sign.....	(\$100 X _____)	= \$ _____
\$50	Each Attached Sign.....	(\$ 50 X <u>1</u>)	= \$ <u>50</u>
\$25	Modification to Existing Signs.....	(\$ 25 X <u>1</u>)	= \$ <u>2500</u>
\$25	Temporary Sign.....	(\$ 25 X _____)	= \$ _____

Total Fee \$ 75 + \$10 Processing Fee = \$ 85 (Total) (Payable to: Town of Hebron)

Signatures

Signature of Owner(s) [Signature] Date: 4/12/23

Date: _____

Signature of Applicant(s) Brian Davis Date: _____

FASIONS

Date: _____

FASTSIGNS. MANCHESTER
Make Your Statement™

101 Hale Rd Suite B, Manchester, CT 06042
Phone: (860) 644.5700
Email: 396@fastsigns.com

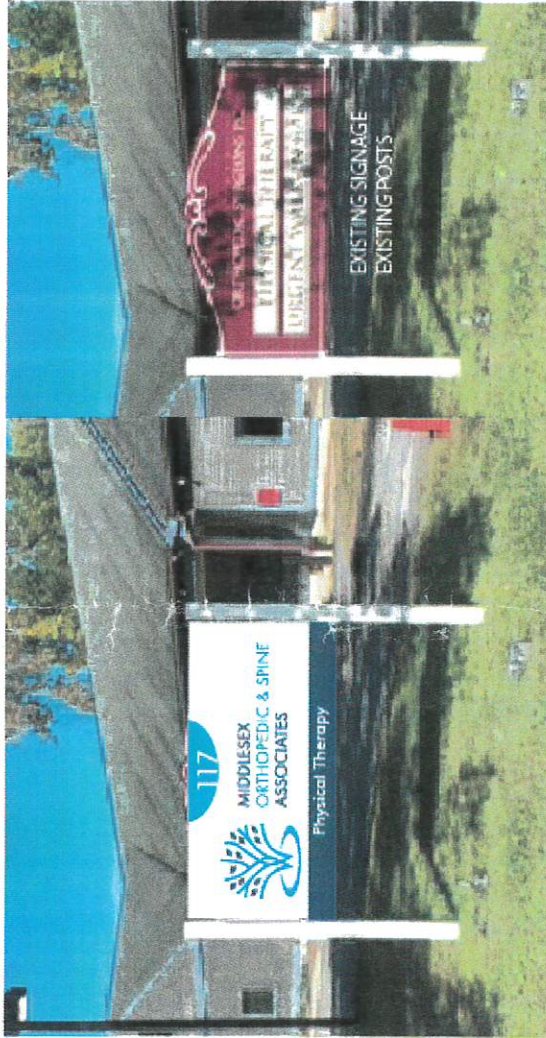
396-12842

Orthopedic Associates Of Middletown Hebron

PROOF#

1/2

Orders below \$500 receive one initial proof and a complimentary revision free of charge. Subsequent proofs will be billed at our hourly design rate.



71.5 in



Max Metal 6mm
HP Matte Print
Matte Laminate
Double Sided
Quantity 1

By approving this rendering, you acknowledge you have read the terms and conditions. Please check carefully. Check that all spelling, punctuation, phone numbers, dimensions, and colors are correct prior to approval. Work will not proceed until proof approved by email, or signed copy. Any additional change after approval is given will result in additional charges. This is a conceptual rendering. Due to variations in printers, substrates, and computer monitors, the final product may differ slightly from this rendering. Legend: This design concept is the exclusive property of FASTSIGNS of Manchester and is submitted under a confidential relationship for a specific purpose and the recipient, by accepting this document assumes custody and agrees that the document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was delivered, without express written permission from FASTSIGNS of Manchester.



©2022 FASTSIGNS of Manchester



Calendered Vinyl w/ Lam
applied to 3mm Max Metal panel

1" Aluminum Tube Frame,
painted black

removal of existing
dimensional lettering
quantity 1

EXISTING SIGNAGE

96.0 in

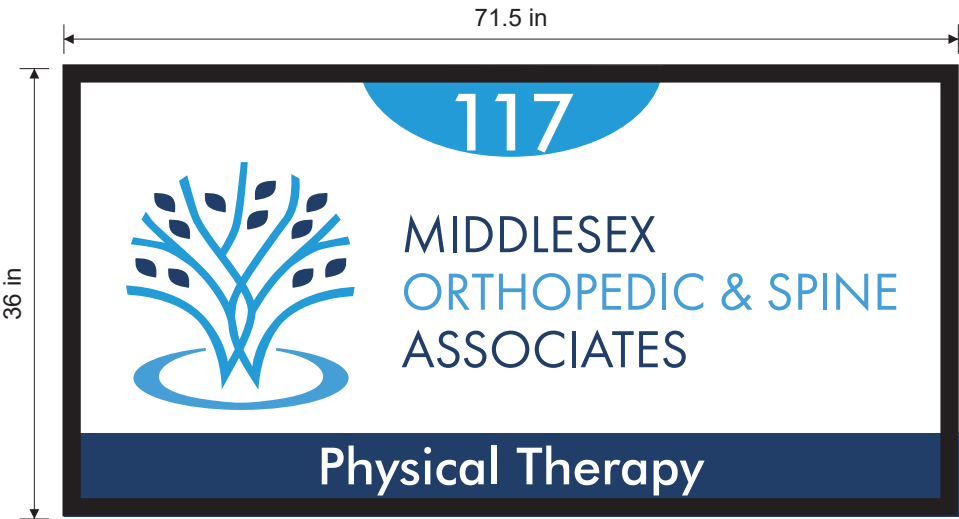
36.0 in

1.0 in
H



By approving this rendering, you acknowledge you have read the terms and conditions. Please check carefully. Check that all spelling, punctuation, phone numbers, dimensions, and colors are correct prior to approval. Work will not proceed until proof approved by email, or signed copy. Any additional changes after approval is given will result in additional charges. This is a conceptual rendering. Due to variations in printers, substrates, and computer monitors, the final product may differ slightly from drawing.
Legal Notice: This design concept is the exclusive property of FASTSIGNS of Manchester and is submitted under a confidential relationship for a specific purpose and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered, without express written permission from FASTSIGNS of Manchester.





Max Metal 6mm
HP Matte Print
Matte Laminate
Double Sided
Quantity 1

By approving this rendering, you acknowledge you have read the terms and conditions. Please check carefully. Check that all spelling, punctuation, phone numbers, dimensions, and colors are correct prior to approval. Work will not proceed until proof approved by email, or signed copy. Any additional changes after approval is given will result in additional charges. This is a conceptual rendering. Due to variations in printers, substrates, and computer monitors, the final product may differ slightly from drawing.

Legal Notice: This design concept is the exclusive property of FASTSIGNS of Manchester and is submitted under a confidential relationship for a specific purpose and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered, without express written permission from FASTSIGNS of Manchester.



**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: May 3, 2023

RE: Connecticut General Statutes Section 8-24 Referral Report
Town of Hebron Parcel #46-26X

Introduction

In response to the inquiry of adjacent property owners, Town staff has been directed by the Hebron Board of Selectmen to prepare the transfer of 0.28 acres of Town-owned property identified as Parcel #46-26X located on Abby Drive.

The Town-owned parcel was historically intended to provide access to undeveloped land located to the north. The access strip was designed to meet the standards for construction of a new public street that would allow for future residential development, however the approximately 104-acre parcel (identified as Parcel #46-18+19) was acquired by the State of Connecticut Department of Energy and Environmental Protection and no longer has any future development potential.

The parcel of land serves no function to the public and is a potential liability and maintenance concern. The following information was provided to assist the Board in their consideration of this request.

- The Abby Road Subdivision was approved by the Planning and Zoning Commission in 1962. The approved subdivision included the provision for access to adjacent land with development potential.
- Parcel 46-26X was dedicated for future access to the adjacent Parcel #46-18+19. The access-strip was designed to satisfy the requirements for public right-of-way with a 50' width and corner radii at the intersection with Abby Dr for vehicle turning movements consistent with public improvement standards.
- Parcel 46-26X was conveyed to the Town of Hebron in 1997.
- Parcel 46-18+19 was acquired by the State of Connecticut in 2019 for the purpose of protecting, in perpetuity, wildlife and wildlife habitat.
- The assessed value of the access strip (Parcel #46-26X) is \$980. The Hebron Assessor's Office indicates that the addition of land (approximately 0.14 acres) to each abutting property would yield a nominal increase in assessed value.
- The driveway at 29 Abby Dr encroaches over the turning radius of the access strip on Parcel #46-26X. Conveyance of a portion of the Town-owned access strip would remedy the encroachment.
- 29 Abby Dr is in foreclosure on tax liens, action is pending.

Connecticut General Statutes Section 8-24

Pursuant to Connecticut General Statutes (CGS) Section 8-24, no municipal agency or legislative body shall abandon municipally owned property until the proposal to take such action has been referred to the Commission for a report. Ultimately, in accordance with Hebron Charter Section 303C, a Special Town Meeting shall be called by the Board of Selectmen for the disposition of the fee title to real estate by the Town.

Draft Motion

Moved, the Hebron Planning and Zoning Commission, acting under the provisions of Section 8-24 of the Connecticut General Statutes, recommend the Hebron Board of Selectmen convey Parcel #46-26X in approximately equal parts to the adjacent properties at 29 and 35 Abby Drive (Parcel #46-25 and #46-26, respectively) as depicted on the survey plan “Perimeter Survey, Prepared for the Town of Hebron by Jeffrey A. Sanborn, L.S. of NLJ Land Survey & Technical Services, Inc., dated March 2023, revised 04/06/23, Sheets No. 1 of 1”.

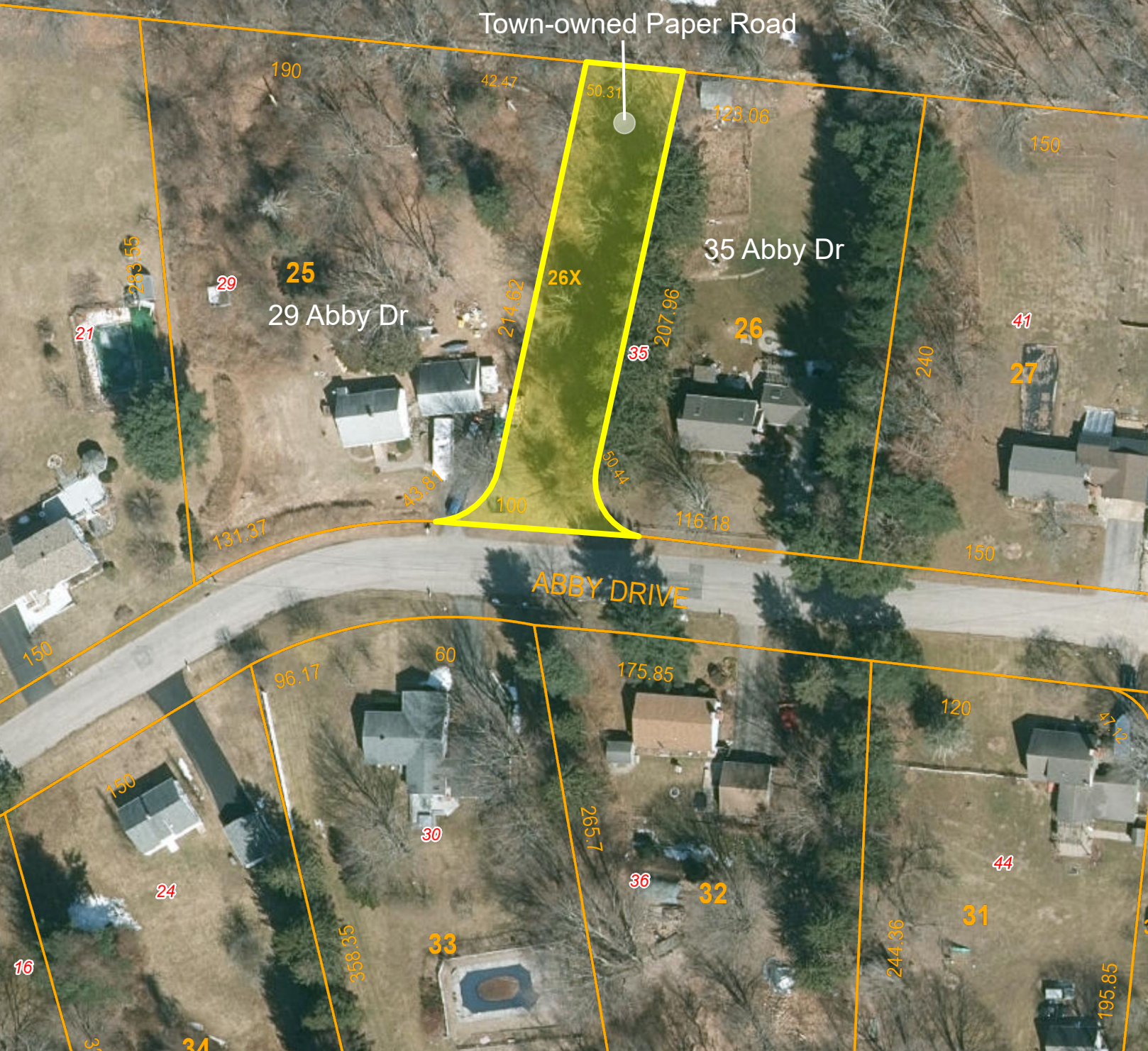
MRB

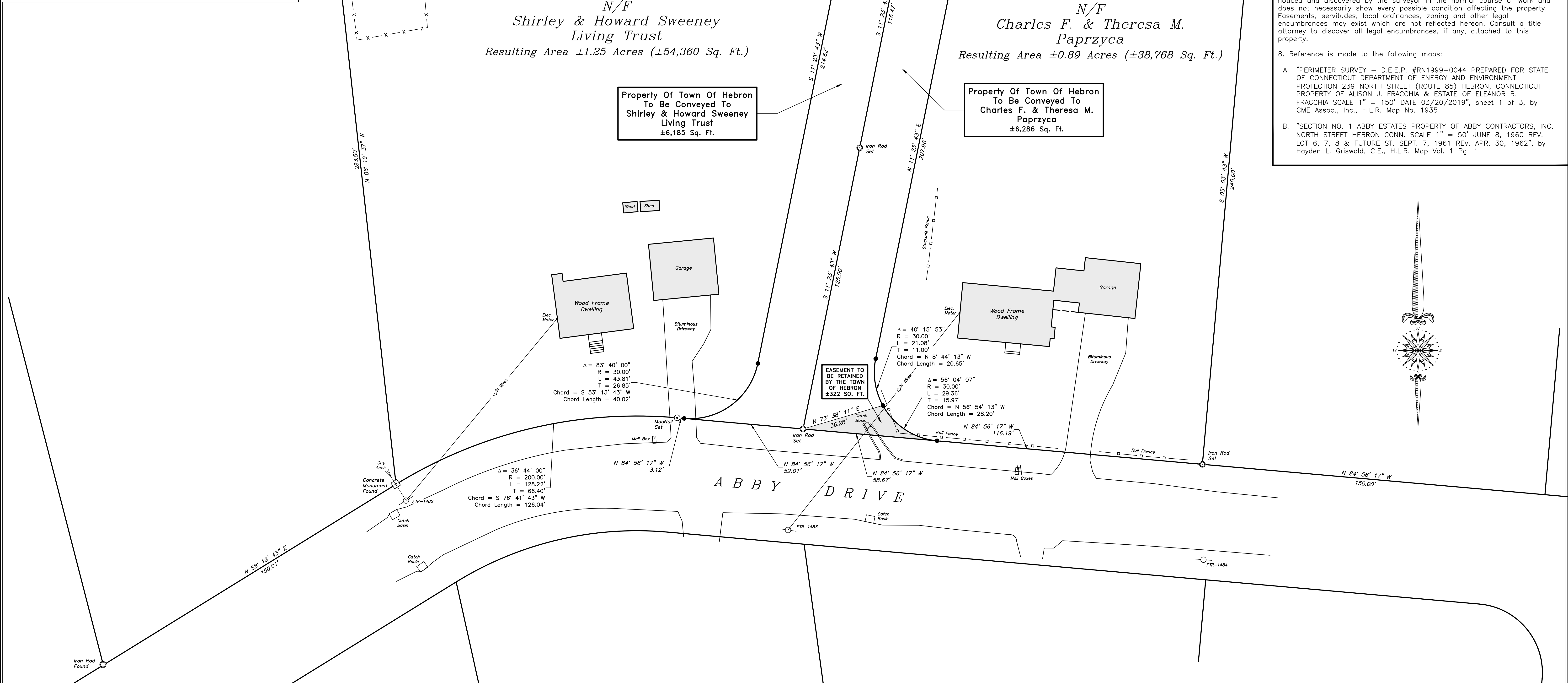
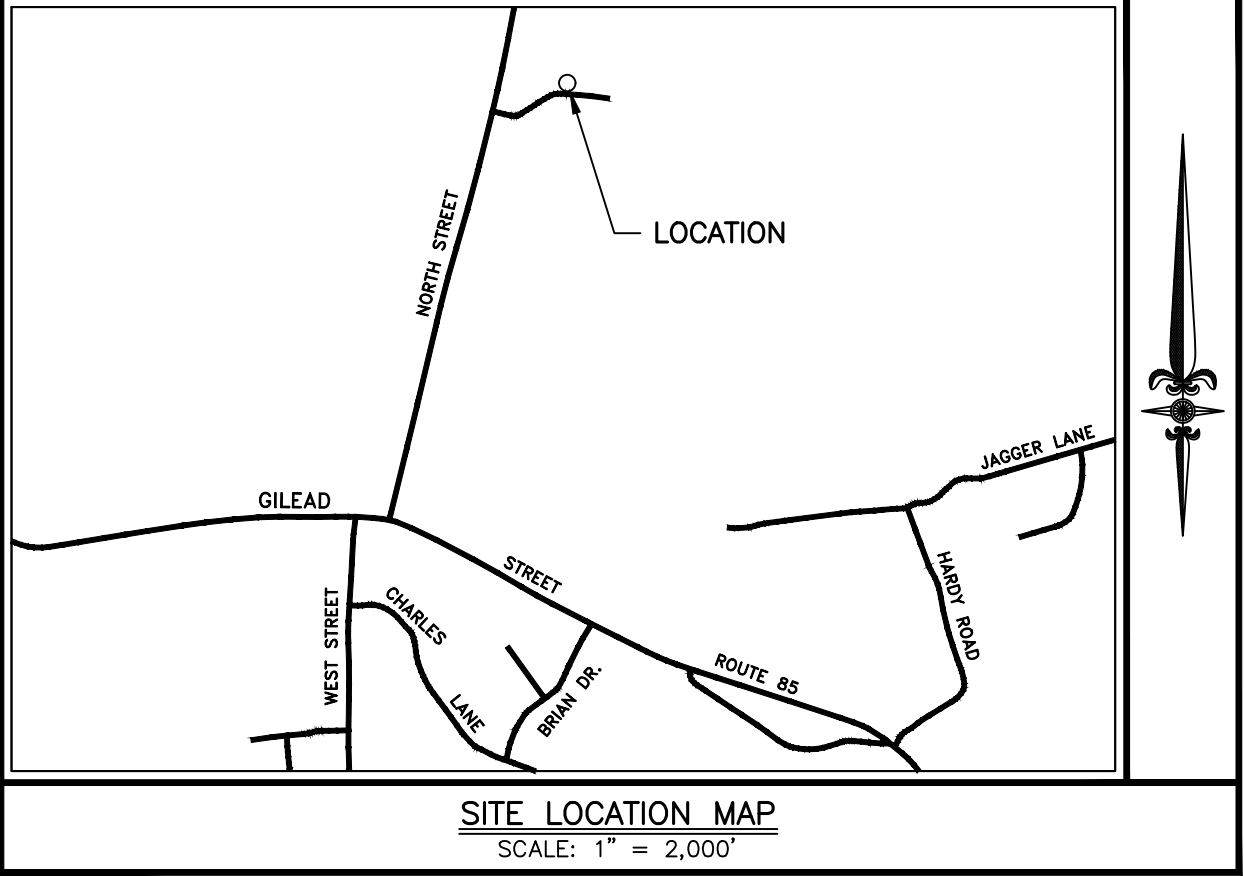
H:\Matt\PZC\Applications\Abby Drive 8-24\8-24 Parcel 46-26X.docx

Attach.

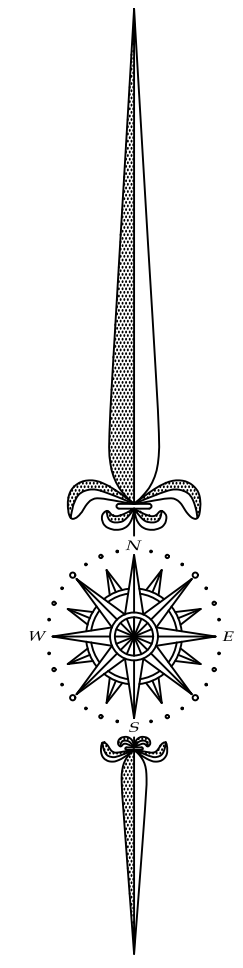
State-owned Open Space

Town-owned Paper Road

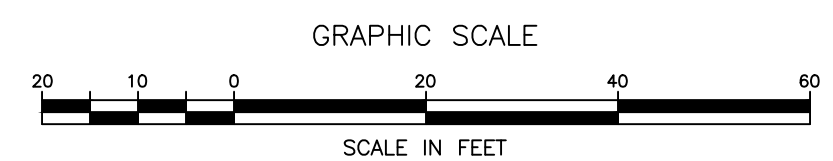




- NOTES**
1. This survey was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as a Class A-2 Perimeter Survey. Boundary Determination Category is Dependent Resurvey. The purpose of this survey is to document the proposed disposition of the subject parcel.
 2. Underground or overhead encroachments, structures, and systems were not investigated as a part of this survey, except as shown or noted hereon.
 3. Stone walls and/or fences may deviate slightly from principal courses shown.
 4. Peripheral property lines of adjacent owners are shown for general informational purposes only and are not to be construed as being accurately located or shown hereon.
 5. Horizontal datum corresponds to map reference "A" below.
 6. Parcels are shown on Tax Map 46.
 7. Parcel may be subject to such rights and easements as appear of record or are apparent by usage. This survey reflects encumbrances noticed and discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. Easements, servitudes, local ordinances, zoning and other legal encumbrances may exist which are not reflected hereon. Consult a title attorney to discover all legal encumbrances, if any, attached to this property.
 8. Reference is made to the following maps:
 - A. "PERIMETER SURVEY - D.E.E.P. #RN1999-0044 PREPARED FOR STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENT PROTECTION 239 NORTH STREET (ROUTE 85) HEBRON, CONNECTICUT PROPERTY OF ALISON J. FRACCHIA & ESTATE OF ELEANOR R. FRACCHIA SCALE 1" = 150' DATE 03/20/2019", sheet 1 of 3, by CME Assoc., Inc., H.L.R. Map No. 1935
 - B. "SECTION NO. 1 ABBY ESTATES PROPERTY OF ABBY CONTRACTORS, INC. NORTH STREET HEBRON CONN. SCALE 1" = 50' JUNE 8, 1960 REV. LOT 6, 7, 8 & FUTURE ST. SEPT. 7, 1961 REV. APR. 30, 1962", by Hayden L. Griswold, C.E., H.L.R. Map Vol. 1 Pg. 1




ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF LAND SURVEY & TECHNICAL SERVICES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND LAND SURVEY & TECHNICAL SERVICES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JEFFREY A. SANBORN, L.S. CT REGISTRATION No. 12883

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR NOTED ABOVE.

© COPYRIGHT 2023 LAND SURVEY & TECHNICAL SERVICES, INC. ALL RIGHTS RESERVED.					PROPERTY OF THE TOWN OF HEBRON				
NOT VALID WITHOUT ORIGINAL SEAL.		REVISIONS			HEBRON, CONNECTICUT				
		NO.	DESCRIPTION	BY	DATE	ABBY DRIVE		PERIMETER SURVEY	
		1	EASEMENT ADDED	JAS	04/06/23	Date: MAR 2023		Project No. 0099-0054	
						Field Book: SDR		Sheet No. 1 OF 1	
						Drawn By: JAS		Scale: 1" = 20'	
						Checked By: JAS		Drwg. No. —	
JEFFREY A. SANBORN, L.S.					<div></div> <div>Land Survey & Technical Services, Inc. 86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337 An Affiliate of Nathan L. Jacobson & Associates, Inc.</div>				



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: HEBRON LIONS AGRICULTURAL SOCIETYAddress: 347 GILEAD ST HEBRON CT 06248

Phone: _____ Fax: _____

Email: _____

Legal Interest: OWNER/APPLICANT**Owner Information:**Name: SAME

Address: _____

Phone: _____ Fax: _____

Email: _____

☒ Attached is documentation verifying ownership of the property.**Subject Parcel:**Address: 347 GILEAD ST HEBRON CT 06248Size: 101 ACRES Zone: R-1 Assessor's Map and Lot #: M24, L24Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no**Requested Use:**

Application is made under Section 5.0.3 of the Hebron Zoning Regulations, requesting approval of the following use: SALE OF BEER AND WINE SEPTEMBER 7 THRU SEPTEMBER 10, 2023

Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town of Hebron:

MONIES GENERATED GO TO BOTH LOCAL + NATIONAL
CHARITIES

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)

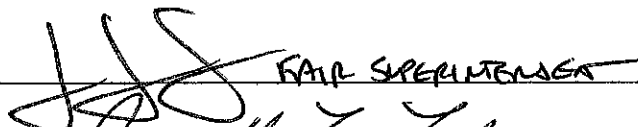
Fees:

Town Fee* \$ 200.00 + \$10 Processing Fee + \$60.00 (State Fee) = \$ 270.00 (payable to the Town of Hebron)

* Town fee is established by Town ordinance.

Pd. 5/4/2023 ck. #16725 Dmg

Signatures:

Signature of Owner(s)  Date: 5/3/2023

Signature of Applicant(s)  Date: 5/4/2023

Beer and Wine Narrative Hebron Harvest Fair

Hours of Operation:

2023 Fair Dates	Gate Hours	Carnival Hours	Beer and Wine Garden
Thursday September 7	4PM – 10:30PM	4PM – 11PM	5PM – 10PM
Friday September 8	Noon – 12AM	Noon – 12AM	1PM – 10:30PM
Saturday September 9	9AM – 12AM	10AM – 12AM	Noon – 10:30PM
Sunday September 10	9AM – 7:30PM	10AM – 7:30PM	Noon – 6PM

The Beer and Wine Garden will terminate sales at least 30 minutes prior to our gate closing time and at least 60 minutes before the Carnival, Dreamland Amusements, concludes their rides.

Permittee:

Russell Tait, a Lions Club Member, has been selected by the Board of Directors to be the Permittee for 2023. He was our permittee since 2015 and has experience with our operation.

Mapping:

Attached are copies of our Site Plan showing all pertinent data as outlined and required under Section 5.O.3., paragraph 1 & 2 of the Hebron Zoning Regulations.

Security Measures:

Specific items to be implement at this year's Fair are as follows:

- Tent and outdoor area will be surrounded by a 3' fence.
- Children 12 and under will be allowed until 6PM with Guardian Patrons 21+ years of age, positively identified with State issued picture ID. All minors must leave the Garden by 6PM.
- Only patrons 21+ years of age, positively identified with State issued picture ID, will be served.
- One uniformed officer (Town of Hebron or Connecticut State Police (CSP) will be present on grounds during operating hours.
- USA Security employee will be stationed at each entrance /exit to ensure no improper entry as well as preventing drinks being passed outside of the Garden area.

- IDs will be checked by hand at the main entry. Age will be verified by scanning barcode on ID to verify date birth. Upon verification, wristbands will be issued to show patron's age has been checked.
- Patrons will be allowed re-entering with a wristband.
- Bartenders (servers) reserve the right to re-check IDs at any time.
- Bartenders (servers) will be TIPS trained*
 - *TIIPS® (Training for Intervention Procedures) is the global leader in education and training for the responsible service, sale, and consumption of alcohol.

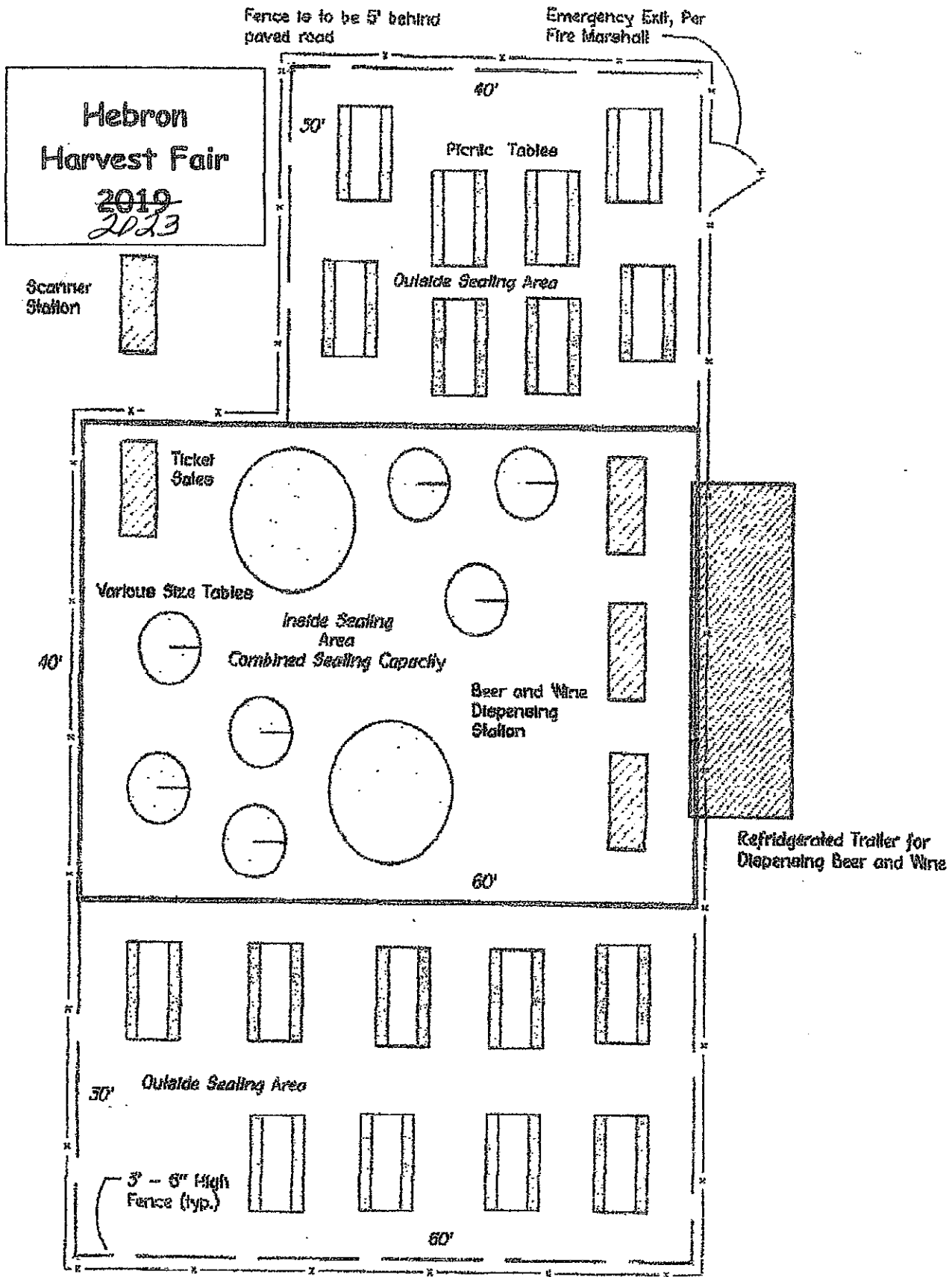
Please note the security measures being implemented are the result of our research into other Connecticut fairs and the assistance of the CSP.

Process:

- Three different stations with different functions will be utilized. Age verification upon entry, ticket sales for beverages, and dispensing.
- Ticket sales will be sold separately from the actual dispensing. Unique barcode tickets will be issued at the time of sales and will be scanned at the redemption/dispensing station.

Beverages Served:

Only Beer and Wine products will be served.





Know All Men by These Presents

THAT HEBRON LIONS CLUB, INC., a corporation duly organized under the laws of the State of Connecticut, with a principal place of business in the Town of Hebron, County of Tolland and State of Connecticut, acting herein by its President, Secretary and Treasurer, duly authorized

for divers good causes and considerations thereunto moving, especially for

ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

received to its full satisfaction of HEBRON LIONS AGRICULTURAL SOCIETY, INC., a corporation duly organized under the laws of the State of Connecticut with a principal place of business in the Town of Hebron, County of Tolland and State of Connecticut

has remised, released, and forever quit-claimed, and do by these presents, for itself, its successors ^{& assigns} ~~and assigns~~, justly and absolutely remise, release, and forever

QUIT-CLAIM unto the said HEBRON LIONS AGRICULTURAL SOCIETY, INC., its successors

~~here~~ and assigns forever, all such right and title as it the said Grantor

has or ought to have in or to four (4) certain tracts or parcels of land situated on the southerly side of the highway known as Connecticut State Highway Route No. 85 in the Town of Hebron, County of Tolland and State of Connecticut, and being more particularly bounded and described on Schedule A attached hereto and incorporated herein.

Being the same premises conveyed to the Grantor herein by Warranty Deed of William L. Monaco dated February 11, 1972 and recorded in Volume 73, Page 246.

Said premises are subject to a mortgage in favor of William L. Monaco dated February 11, 1972 and recorded in Volume 73, Page 249, and a mortgage in favor of Citizens Bank and Trust Company of Glastonbury dated May 13, 1976 and recorded in Volume 88, Page 384.

SCHEDULE A

FIRST TRACT is bounded on the north by land now or formerly of Wilbur N. Hills; on the east by land now or formerly of Richard Hanna; and on the south and west by land now or formerly of H. C. Brown; containing seven (7) acres, more or less.

SECOND TRACT, known as the "John Jones Lot", is bounded on the north by the highway to Gilead and land now or formerly of the H. F. Porter Estate; on the east by land now or formerly of George F. Mitchell and land now or formerly of the H. F. Porter Estate; on the south by land now or formerly of the H. F. Porter Estate and land now or formerly of Dan Holbrook; and on the west by land now or formerly of the H. F. Porter Estate and land now or formerly of Richard Hanna; EXCEPTING, however, from said Second Tract as herein described two certain tracts or parcels of land, the first of which contains three-quarters of an acre, more or less, and was conveyed by Clarence P. Rathbun to Walter C. Nelson by deed dated August 30, 1951, and recorded in Vol. 42 at Page 292 of the Hebron land records, and the second of which contains 0.08 of an acre conveyed to the State of Connecticut by Wilfred and Mary Jane Johnston by deed dated April 4, 1959, and recorded in Vol. 52 at Page 588 of the Hebron land records; and the remainder of said Second Tract hereby conveyed contains by estimation twenty-three and one-half (23½) acres, more or less.

Said Second Tract is conveyed together with the right to pass and re-pass over certain land now or formerly of Walter C. Nelson as set forth in said deed recorded in Vol. 42 at Page 292 of the Hebron land records.

THIRD TRACT, known as the "Bliss Lot", is bounded on the north by land of the State of Connecticut (a small brook running in an irregular direction from east to west being the division line); on the east by land now or formerly of Clarence P. Rathbun; on the south by land now or formerly of Frank Rockwood; and on the west by land now or formerly of Wilbur N. Hills and land now or formerly of Clarence P. Rathbun; containing nineteen (19) acres, more or less.

Said Third Tract is subject to such rights of way as are referred to in a deed from Kate Hanna to Clarence P. Rathbun, dated October 20, 1919, and recorded in Vol. 27 at Page 556 of the Hebron land records, and in a deed from Kate Hanna to the State of Connecticut, dated October 20, 1919, and recorded in Vol. 27 at Page 555 of the Hebron land records, and as described in a deed from the Estate of Richard A. Hanna to the Estate of Horace F. Porter, dated August 26, 1918, and recorded in Vol. 30 at Page 388 of the Hebron land records.

FOURTH TRACT is bounded northerly by land now or formerly of the Estate of Richard A. Hanna and land now or formerly of Clarence P. Rathbun; easterly by land now or formerly of Clarence Rathbun; southerly by land now or formerly of Everett G. Lord and land now or formerly of Brown Brothers; and westerly by land now or formerly of Brown Brothers; containing thirty (30) acres, more or less, and known as the "Slocum Lot".

There are also excepted from the above described premises three (3) small tracts conveyed to the State of Connecticut for highway purposes and more particularly bounded and described in a deed from Clarence V. and Marion S. Rathbun, dated March 31, 1959, and recorded in Vol. 52 at Page 481 of the Hebron land records.

"No Conveyance Tax collected"

Evelyn D. Croston
Asst. Town Clerk of Hebron

To Have and to Hold, the premises unto it the said Grantee

and to its successors heirs and assigns, to the only use and behoof of the said

heirs and assigns forever, so that neither it the said Grantor

nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, HEBRON LIONS CLUB, INC.

has hereto set its hand this 27th day of September 19 78

Signed and Delivered in the presence of:

HEBRON LIONS CLUB, INC.

Duane Totten

By Leo Tierney
Leo Tierney, President

Charles B. Barrows
Charles Barrows

By Joseph A. Simmons, Jr.
Joseph A. Simmons, Jr., Secretary

By A. Iver Jensen
A. Iver Jensen, Treasurer

STATE OF CONNECTICUT, }
COUNTY OF TOLLAND } ss.

19

Personally Appeared

Signer(s) of the foregoing Instrument, and acknowledged the same to be free act and deed, before me.

Notary Public / J. of Peace / Commissioner of Superior Court

STATE OF CONNECTICUT, }
COUNTY OF TOLLAND } ss. Hebron

September 27, 19 78

Personally Appeared Leo Tierney, Joseph A. Simmons, Jr. and A. Iver Jensen, as aforesaid, Signers of the foregoing Instrument, and acknowledged the same to be their free act and deed as such President, Secretary & Treasurer and the free act and deed of said corporation/association before me.

Grantee's Address:

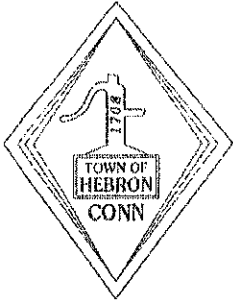
Box 52

Hebron, Conn 06248

Duane Totten
Notary Public / J. of Peace / Commissioner of Superior Court

Received September 29, 1978 at 1:45 P.M.

Evelyn D. Croston
Asst. Town Clerk



TOWN OF HEBRON
Revenue Collector
15 Gilead Street
Hebron, CT 06248

Phone: 860 228-5971 Fax: 860 228-4859

Hours: Mon.-Wed.; 8:00a.m.-4:00p.m.; Thurs.; 8:00a.m.-6:00p.m.; Fri.; 8:00a.m.-1:00p.m.

Date: April 27, 2023

PROPERTY TAX CLEARANCE

Owner of Record: Hebron Lion's Agricultural Society

Property Location: 347 Gilead Street

(Tax Exempt)

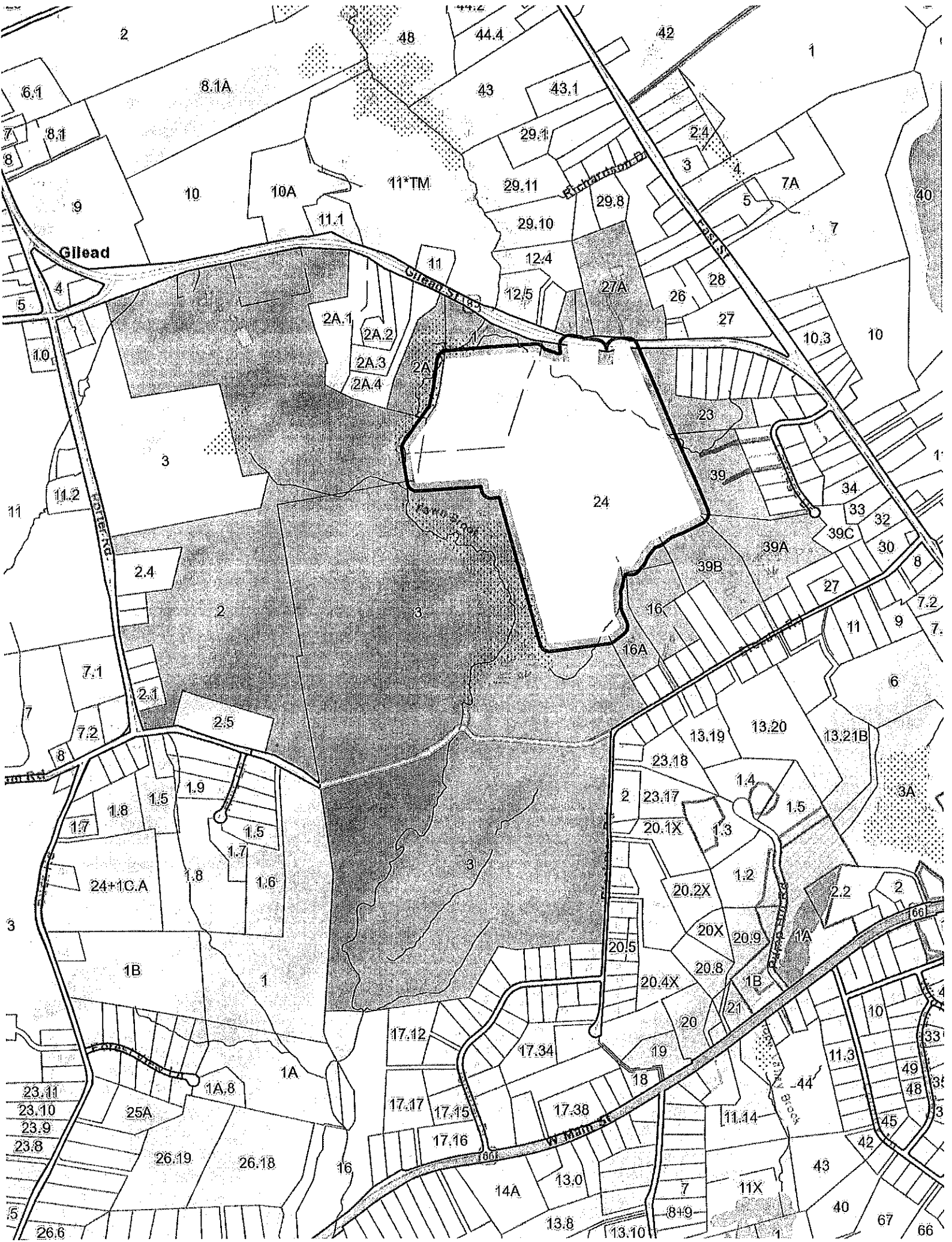
☒ Real Estate

☒ Sewer Use

☒ Sewer Assessment

The above property has been reviewed and it is determined as of the above date there are no taxes are due.


Revenue Department





100 foot Abutters List Report

Hebron, CT
April 27, 2023

Subject Property:

Parcel Number: 24-24
CAMA Number: 24-24
Property Address: 347 GILEAD ST

Mailing Address: HEBRON LIONS AGRICULTURAL
SOCIETY INC
347 GILEAD ST
HEBRON, CT 06248

Abutters:

Parcel Number: 23-16
CAMA Number: 23-16
Property Address: 124 SLOCUM RD

Mailing Address: BLAND DALE J
124 SLOCUM RD
HEBRON, CT 062481437

Parcel Number: 23-16A
CAMA Number: 23-16A
Property Address: 126 SLOCUM RD

Mailing Address: HORN NATHAN RICHARD & BRILL
AMANDA ROSE
126 SLOCUM RD
HEBRON, CT 062481437

Parcel Number: 23-39
CAMA Number: 23-39
Property Address: 81 CARRIAGE DR

Mailing Address: CARON FRANCES A
81 CARRIAGE DR
HEBRON, CT 062481404

Parcel Number: 23-39A
CAMA Number: 23-39A
Property Address: 91 CARRIAGE DR

Mailing Address: ACCOMAZZO THOMAS ANTHONY &
DENA MARIE
91 CARRIAGE DR
HEBRON, CT 062481404

Parcel Number: 23-39B
CAMA Number: 23-39B
Property Address: 80 SLOCUM RD

Mailing Address: RAZZAQ ZAFFAR A & RAZZAQ FARHAT
PO BOX 299
HEBRON, CT 062480299

Parcel Number: 24-23
CAMA Number: 24-23
Property Address: 337 GILEAD ST

Mailing Address: RATHBUN DENISE
207 MARTIN RD
HEBRON, CT 062481252

Parcel Number: 24-25
CAMA Number: 24-25
Property Address: 353 GILEAD ST

Mailing Address: RATHBUN EMMA
353 GILEAD ST
HEBRON, CT 062480000

Parcel Number: 24-27A
CAMA Number: 24-27A
Property Address: 344 GILEAD ST

Mailing Address: WINDCREST ASSOCIATES
344 GILEAD ST
HEBRON, CT 062481347

Parcel Number: 32-3
CAMA Number: 32-3
Property Address: SLOCUM RD

Mailing Address: CONN STATE OF GAY CITY STATE
PARK
79 ELM ST
HARTFORD, CT 061060000

Parcel Number: 33-1
CAMA Number: 33-1
Property Address: 369 GILEAD ST

Mailing Address: CONN STATE OF DOT DEP SALMON
RIVER STATE FOREST
79 ELM ST
HARTFORD, CT 061065127



www.cai-tech.com

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.

4/27/2023

Page 1 of 2



100 foot Abutters List Report

Hebron, CT
April 27, 2023

Parcel Number: 33-12.1
CAMA Number: 33-12.1
Property Address: 364 GILEAD ST

Mailing Address: MAGGIO IGNAZIO & ANNA M
364 GILEAD ST
HEBRON, CT 062481347

Parcel Number: 33-12.2
CAMA Number: 33-12.2
Property Address: 370 GILEAD ST

Mailing Address: BOONE DAVID W & DEBORAH E
370 GILEAD ST
HEBRON, CT 062481347

Parcel Number: 33-2
CAMA Number: 33-2
Property Address: 527 GILEAD ST

Mailing Address: HILLS ALAN H & DENISE A
527 GILEAD ST
HEBRON, CT 062481313

Parcel Number: 33-2A
CAMA Number: 33-2A
Property Address: GILEAD ST

Mailing Address: HEBRON TOWN OF
15 GILEAD ST
HEBRON, CT 062481501



www.cai-tech.com

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.

4/27/2023

Page 2 of 2