

RECEIVED

2024 JUN 20 P 4: 24
C. F. ASST.
HEBRON TOWN CLERK

**ZONING BOARD OF APPEALS
AGENDA**

**Tuesday, July 2, 2024, 7:30 P.M.
Hebron Town Office Building, 15 Gilead Street, Hebron, CT**

PUBLIC HEARING

- I. **Petition 2024-2;** Request of Amy R. Larew, Trustee, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 5' x 8' accessory structure (shed) to be located 4' from the side property line where the minimum side yard setback is 10', on premise located at 125 Deepwood Drive, Amston Lake District.

ORGANIZATIONAL MEETING

- I. Election of Officers

REGULAR MEETING

- I. Call to Order/Roll Call
- II. Approval of Minutes – October 3, 2023 – Public Hearing / Regular Meeting
- III. Action on Pending Applications
 - A. **Petition 2024-2;** Request of Amy R. Larew, Trustee, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 5' x 8' accessory structure (shed) to be located 4' from the side property line where the minimum side yard setback is 10', on premise located at 125 Deepwood Drive, Amston Lake District.
- IV. New Applications
- V. New Business
- VI. Correspondence
- VII. Adjournment

/dmg

**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, July 2, 2024, at 7:30 PM, at the Hebron Town Office Building, 15 Gilead Street, Hebron, CT, concerning the following:

1. **Petition 2024-2;** Request of Amy R. Larew, Trustee, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 5' x 8' accessory structure (shed) to be located 4' from the side property line where the minimum side yard setback is 10', on premise located at 125 Deepwood Drive, Amston Lake District.

Dated at Hebron, Connecticut, on this 11th day of June 2024.

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, June 21, 2024 and Friday, June 28, 2024.

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

Town of Hebron, Connecticut



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: AMY R LAREW
Address: 125 DEEPWOOD DR AMSTON CT 06231
Phone: (860) 461-6861 Fax: _____
Email: mamabear01@yahoo.com
Legal Interest: TRUSTEE

Owner Information:

Name: LAREW FAMILY IRREVOCABLE TRUST
Address: SAME
Phone: _____ Fax: _____
Email: _____

Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: SAME
Size: 50' x 100' Zone: AL-2 Assessor's Map and Lot #: 65-9
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.5 of the Hebron Zoning Regulations, to permit the following: PLASTIC SHED INSTALLATION FOR LAWN CARE EQUIPMENT

Is a Hardship claimed? YES If so, what is the specific Hardship? TINY PROPERTY, ONLY POSSIBLE LOCATION.

Appeal from the Decision of the Zoning Agent:

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

The basis for my Appeal is: _____

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use:

N/A

Previous Applications:

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

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

Parties of Interest:

Attorney / Engineer / Architect / Builder Name: N/A

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:

\$60.00 (State Fee) + Town Fee* \$ 125.00 + \$10 Processing Fee = \$ 195.00 (payable to the Town of Hebron)

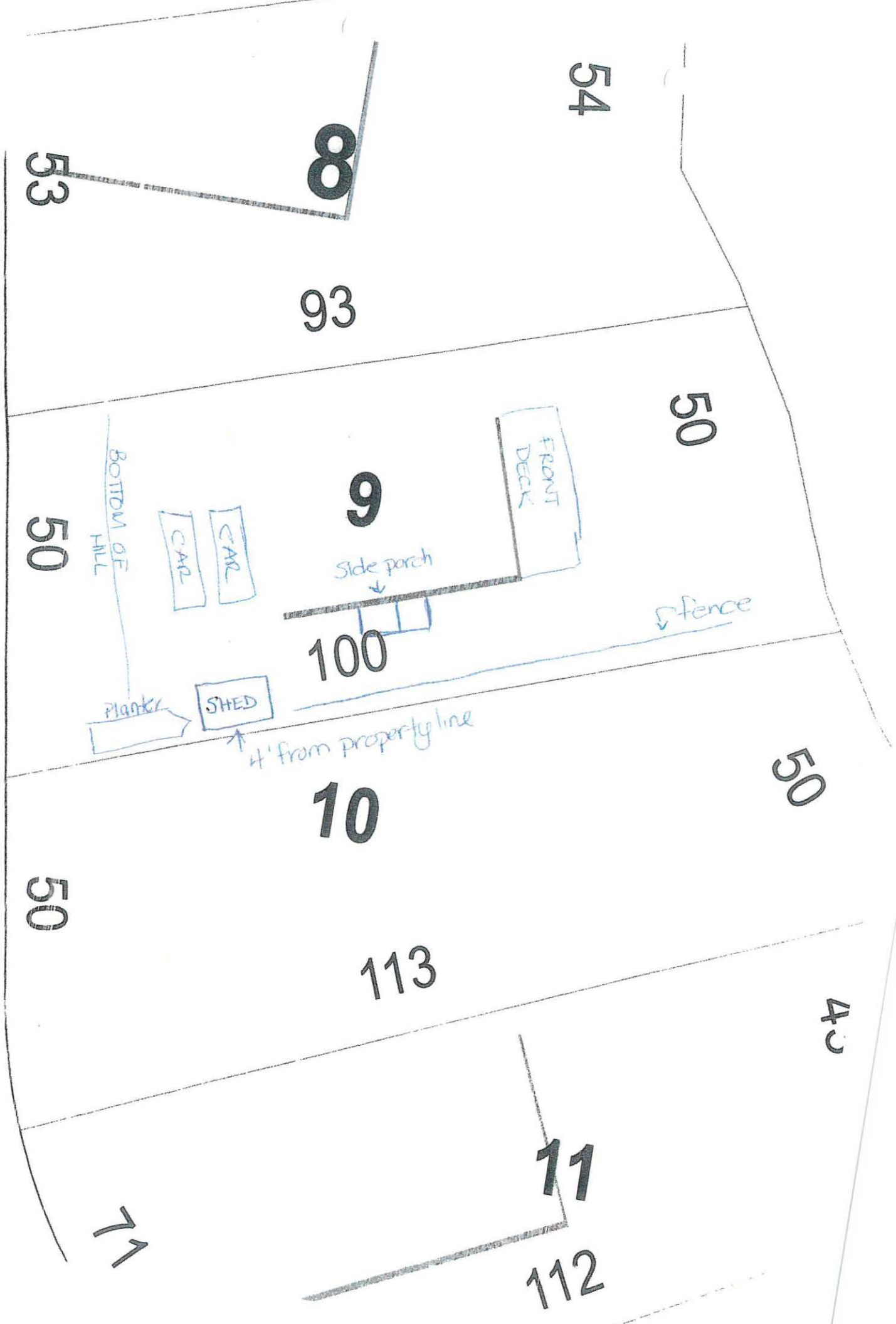
Pd. 6/7/2024 ck. # 1012 Dmg.

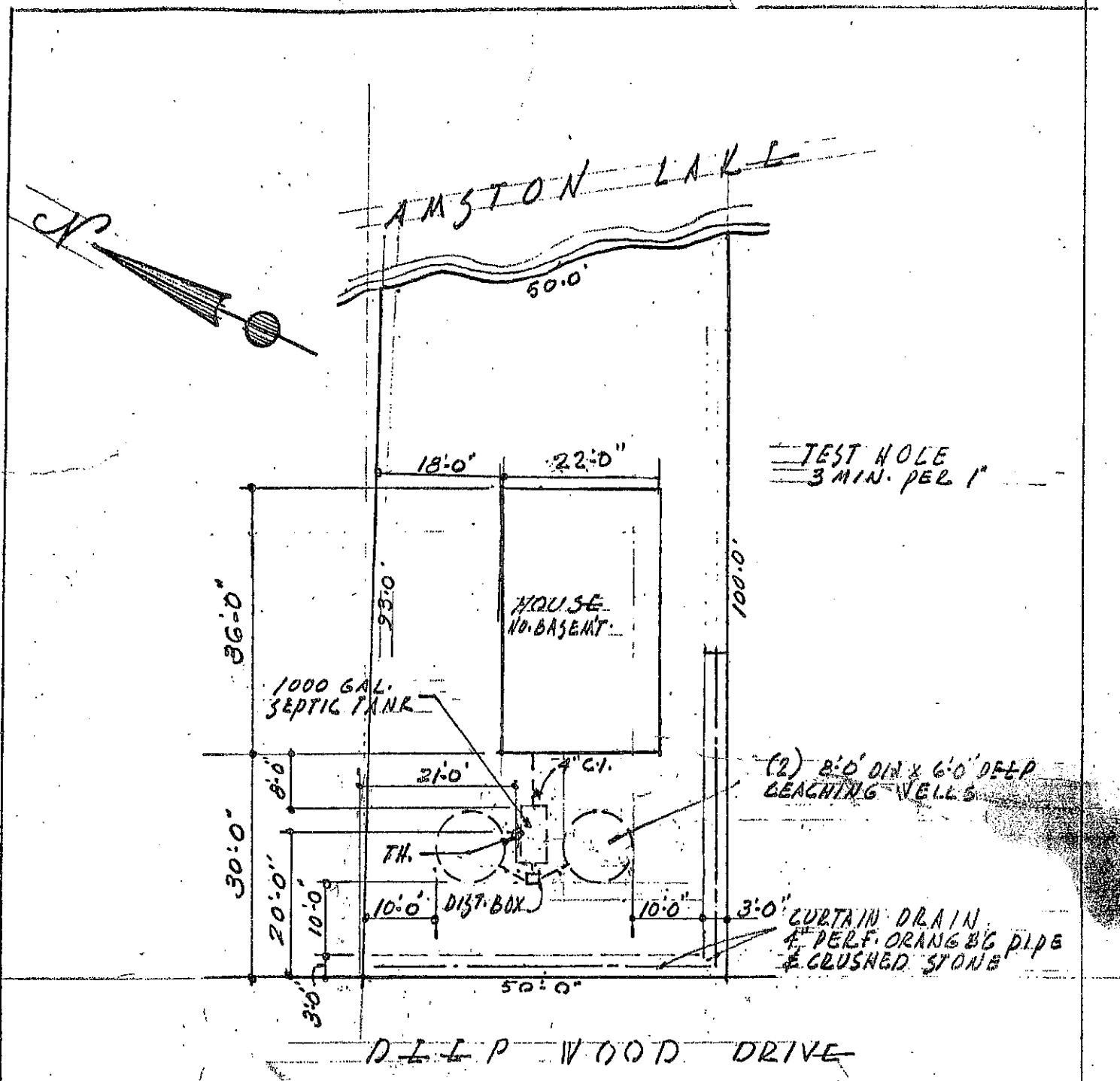
* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s) Straydman Date: 6/7/2024

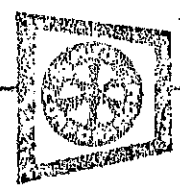
Signature of Applicant(s) Same Date: _____





PLAN LOT # 9-A
 SCALE 1" = 20'-0"

AMSTON LAKE CO.
 HERBON, CONN.



HUB CORPORATION
 POST OFFICE BOX 211
 COLCHESTER, CONN. 06415

Bernard F. Stone
 CERTIFIED SUBSTANTIALLY CORRECT
 BERNARD F. STONE, P.E. & L.S. # 4201

MAY 23, 1978
 CIVIL ENGINEERING • SITE PLANNING

125 Deepwood Drive

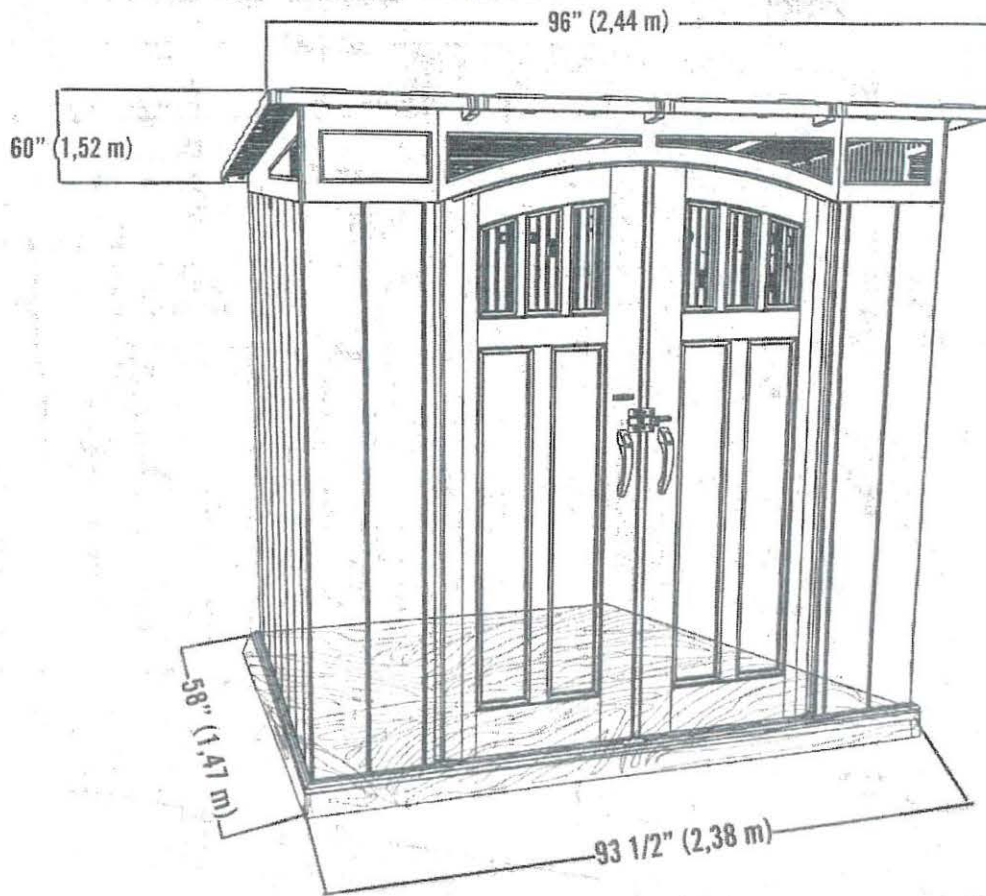
LIFETIME

**OUTSIDE
SHED**

MODEL 60387

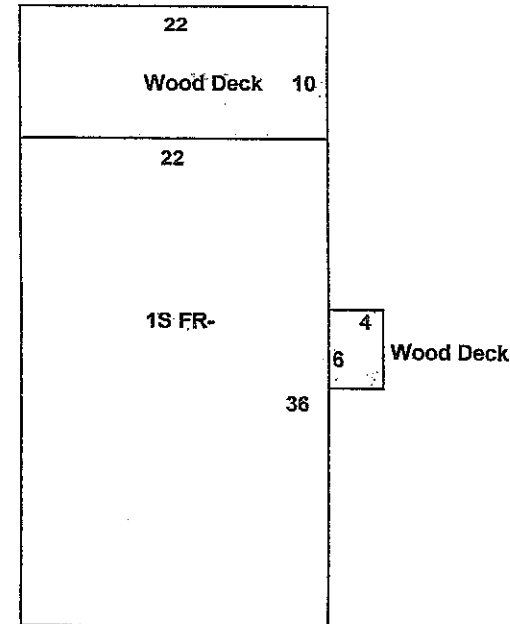
ITM./ART. 1572126

125 Deepwood Drive



Location: 125 DEEPWOOD DR		Map Id: 65-9		Zone: AL-2		Date Printed: 06/06/2024	
911 Address:				Neighborhood: 180		Last Update: 08/24/2023	
Owner Of Record				Volume/Page		Date	
LAREW FAMILY IRREVOCABLE TRUST C/O LAREW AMY R				0611 0074		May/30/2023	
125 DEEPWOOD DR AMSTON, CT 06231						Quit Claim	
						Valid: NO	
						Sale Price: 0	
Prior Owner History							
LAREW CORA L & JOHN R TRUSTEES				0483 0084		Feb/09/2012	
LAREW JOHN R, CORA L				0172 0278		Jul/19/1995	
						Quit Claim	
						Valid: NO	
						Sale Price: 85,000	
Permit Information							
Permit Number	Date	Cost	New Hse	Status	% Comp	CO Issued	Est Completion
22-592	Dec/02/2022	0	No	Closed	100	No	Jan/27/2023
22-510	Oct/18/2022	0	No	Closed	100	No	Jan/25/2023
22-506	Oct/13/2022	0	No	Closed	100	No	Jan/25/2023
22-319	Jul/29/2022	2,500	No	Closed	100	No	Oct/01/2022
22-325	Jul/19/2022	0	No	Closed	100	No	Oct/01/2022
12-20902	Aug/02/2012	1,024	No	Closed	100	No	
Supplemental Data							
Census/Tract	5261	Historic #					
Dev Map/ Lot	5/86 9	LUC		Single Family Season			
Permit Route							
GIS ID							
District	Amston Lake Tax						
Sewer Units	1						
Inspection Information				Date/ Inspector / Action			State/Item Codes
				01/15/2021 eQuality Mailer No Chg			Code
				07/01/2016 eQuality Measure			Quantity
							Value
							Appraised Value
							Total Land Value
							193,200
							Total Building Value
							90,500
							Total Outbldg Value
							0
							Total Market Value
							283,700
Acres				Influence Factors			
Land Type	Acres	490	Total Value		Land Type	Influence Reason	Comment
House Lot	0.11	0.00	193,200				
Total	0.11	193,200					
Assessment History (Prior Years as of Oct. 1)							
	Current	2023	2022	2021	2020	490 Appraised Totals	
						Type	Acres
						Value	Type
							Acres
							Value
Land	135,240	135,240	108,220	108,220	71,400		
Building	63,350	63,350	39,690	39,690	37,210		
Outbuilding	0	0	0	0	0		
Total	198,590	198,590	147,910	147,910	108,610		
						Totals	
						Application Date:	
						Expiration Date:	
Comments							
HEATING AND INSULATION ADDED 2022 TO CONVERT FROM SEASONAL TO YEAR ROUND LAKE FRONT COTTAGE;DOMESTIC HOT WATER;MODULAR FIREPLACE; 3X8 WD NC; PDAS; SEASONAL;							

Location:		125 DEEPWOOD DR							
911 Address:									
Map Id:		65-9							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	792	91,634					
Unit		Fireplace	1	3,500					
Overall Condition	Average	Full Baths	1	10,000					
Class	C	Value Before Depr.	0	105,134					
Stories	1.00	Depr/Adjust Amount	0	16,822					
Design (Style)	Ranch	Final Value (After Depr)	0	88,313					
Construction	Wood Frame								
Year Built	1972								
Percent Complete	100								
Finished Area	792								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	0								
Finished Basement	0								
Garage Bays	0								
Outside Entry									
Sump Pump	No								
Attached Components									
HVAC		Type	Year	Area	Value				
Heating Type	Electric Baseboard	0%	Wood Deck	1972	220	1,870			
Fuel	Electric		Wood Deck	2000	24	273			
Cooling Type		0%							
Interior									
Floors	Composite								
Attic Access									
Walls	Drywall								
Bath Cond									
Kitchen Cond									
Exterior									
Exterior	Texture 1-11								
Roof Cover	Asphalt								
Roof Type	Gable								
Special Features									
Type	Count/Area								
Fireplace	1								
Grade Factor:	0	Economical Depr:	0%						
Physical Depr:	16%	Functional Depr:	0%						
Total Building Value:		90,500							
Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Baths	Half Baths					
4	3	1	1	0					





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: June 7, 2024

PROPERTY TAX CLEARANCE

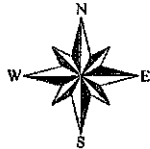
Owner of Record: Larew Family Revocable Trust

Property Location: 125 Deepwood Drive

- 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



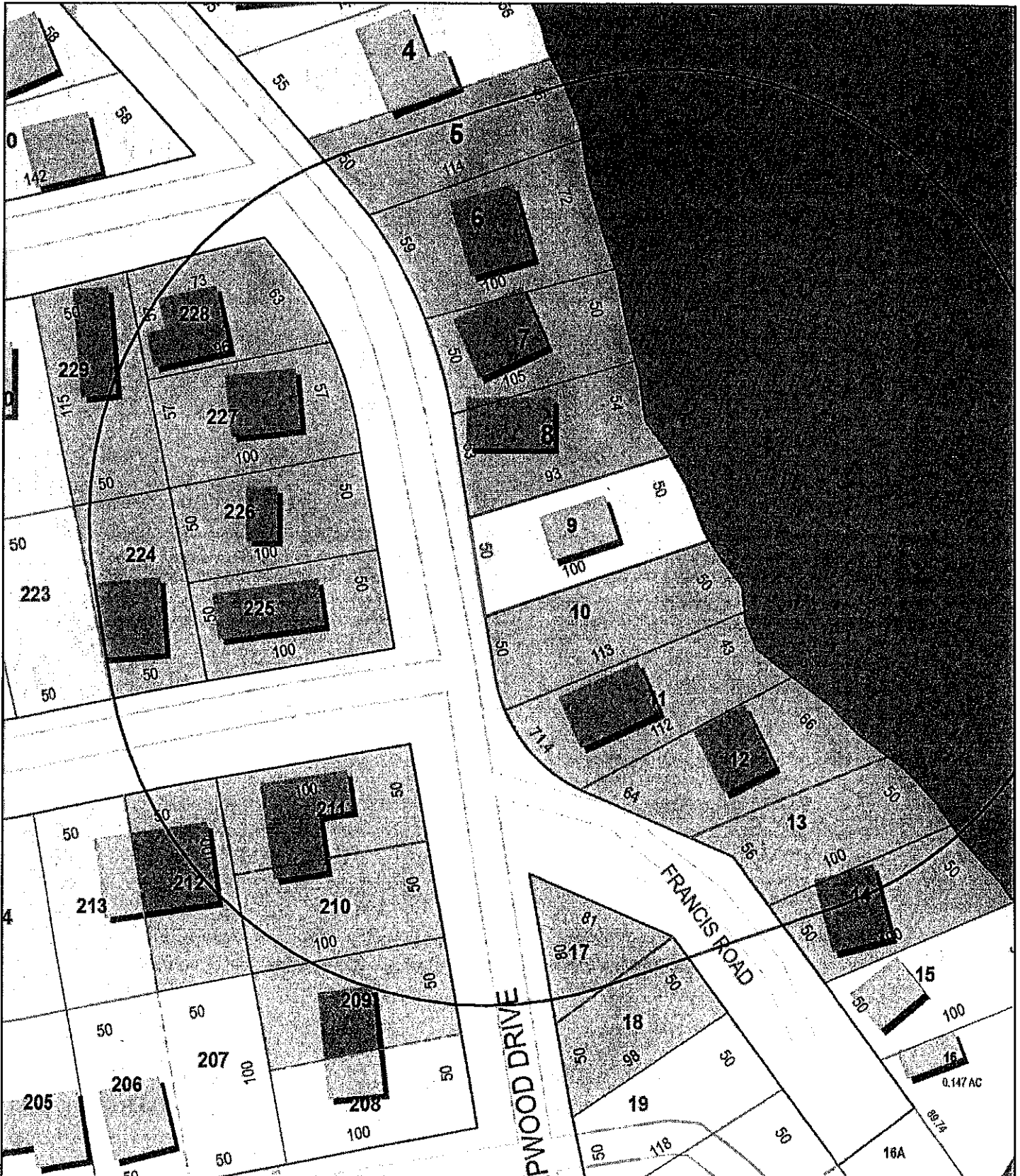
Town of Hebron, CT

1 inch = 71 Feet



www.cai-tech.com

June 6, 2024



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.



200 feet Abutters List Report

Hebron, CT
June 06, 2024

Subject Property:

Parcel Number: 65-9
CAMA Number: 65-9
Property Address: 125 DEEPWOOD DR

Mailing Address: LAREW FAMILY IRREVOCABLE TRUST
C/O LAREW AMY R
125 DEEPWOOD DR
AMSTON, CT 06231

Abutters:

Parcel Number: 65-10
CAMA Number: 65-10
Property Address: DEEPWOOD DR

Mailing Address: AMSTON LAKE DISTRICT
PO BOX 95
AMSTON, CT 062310095

Parcel Number: 65-11
CAMA Number: 65-11
Property Address: 129 DEEPWOOD DR

Mailing Address: DAY KEEGAN JR & CATHERINE
22 FOX RIDGE LANE
HEBRON, CT 06248

Parcel Number: 65-12
CAMA Number: 65-12+13
Property Address: 1 FRANCIS RD

Mailing Address: SHEILS THOMAS P & ALISSA L
28 RUTH ELLEN RD
HOLLISTON, MA 01746

Parcel Number: 65-13
CAMA Number: 65-12+13
Property Address: 1 FRANCIS RD

Mailing Address: SHEILS THOMAS P & ALISSA L
28 RUTH ELLEN RD
HOLLISTON, MA 01746

Parcel Number: 65-12
CAMA Number: 65-12+13
Property Address: 1 FRANCIS RD

Mailing Address: SHEILS THOMAS P & ALISSA L
28 RUTH ELLEN RD
HOLLISTON, MA 01746

Parcel Number: 65-13
CAMA Number: 65-12+13
Property Address: 1 FRANCIS RD

Mailing Address: SHEILS THOMAS P & ALISSA L
28 RUTH ELLEN RD
HOLLISTON, MA 01746

Parcel Number: 65-14
CAMA Number: 65-14
Property Address: 5 FRANCIS RD

Mailing Address: REYNOLDS CHRISTOPHER C
82 NOTCH HILL RD
NORTH BRANFORD, CT 064710000

Parcel Number: 65-17
CAMA Number: 65-17+18
Property Address: FRANCIS RD

Mailing Address: PORTER STEPHANIE & RAJ CHOY
12 LAKE RD
AMSTON, CT 06231

Parcel Number: 65-18
CAMA Number: 65-17+18
Property Address: FRANCIS RD

Mailing Address: PORTER STEPHANIE & RAJ CHOY
12 LAKE RD
AMSTON, CT 06231

Parcel Number: 65-17
CAMA Number: 65-17+18
Property Address: FRANCIS RD

Mailing Address: PORTER STEPHANIE & RAJ CHOY
12 LAKE RD
AMSTON, CT 06231



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6/6/2024

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200 feet Abutters List Report

Hebron, CT
June 06, 2024

Parcel Number: 65-18 CAMA Number: 65-17+18 Property Address: FRANCIS RD	Mailing Address: PORTER STEPHANIE & RAJ CHOY 12 LAKE RD AMSTON, CT 06231
Parcel Number: 65-209 CAMA Number: 65-208+209 Property Address: 136 DEEPWOOD DR	Mailing Address: RUSHFORD PAIGE 136 DEEPWOOD DRIVE AMSTON, CT 06231
Parcel Number: 65-209 CAMA Number: 65-208+209 Property Address: 136 DEEPWOOD DR	Mailing Address: RUSHFORD PAIGE 136 DEEPWOOD DRIVE AMSTON, CT 06231
Parcel Number: 65-210 CAMA Number: 65-210+211 Property Address: 130 DEEPWOOD DR	Mailing Address: HEALD ALFRED B JR & SHERRIE A 130 DEEPWOOD DR AMSTON, CT 06231
Parcel Number: 65-211 CAMA Number: 65-210+211 Property Address: 130 DEEPWOOD DR	Mailing Address: HEALD ALFRED B JR & SHERRIE A 130 DEEPWOOD DR AMSTON, CT 06231
Parcel Number: 65-210 CAMA Number: 65-210+211 Property Address: 130 DEEPWOOD DR	Mailing Address: HEALD ALFRED B JR & SHERRIE A 130 DEEPWOOD DR AMSTON, CT 06231
Parcel Number: 65-211 CAMA Number: 65-210+211 Property Address: 130 DEEPWOOD DR	Mailing Address: HEALD ALFRED B JR & SHERRIE A 130 DEEPWOOD DR AMSTON, CT 06231
Parcel Number: 65-212 CAMA Number: 65-212+213 Property Address: 5 ELSMERE RD	Mailing Address: SANTORO LAURA A 5 ELSMERE RD AMSTON, CT 06231
Parcel Number: 65-212 CAMA Number: 65-212+213 Property Address: 5 ELSMERE RD	Mailing Address: SANTORO LAURA A 5 ELSMERE RD AMSTON, CT 06231
Parcel Number: 65-224 CAMA Number: 65-223+224 Property Address: 6 ELSMERE RD	Mailing Address: CARLSON RICHARD W & CAROLINE F 247 CEDAR RIDGE DR GLASTONBURY, CT 060330000
Parcel Number: 65-225 CAMA Number: 65-225 Property Address: 126 DEEPWOOD DR	Mailing Address: FINLAN MARK C 126 DEEPWOOD DR AMSTON, CT 062311709
Parcel Number: 65-226 CAMA Number: 65-226 Property Address: 124 DEEPWOOD DR	Mailing Address: AMRUSO ERIKA & ROOKE JODI & BARR SCOTT 65 THEODORE ST NEWINGTON, CT 061110000



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6/6/2024

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200 feet Abutters List Report

Hebron, CT
June 06, 2024

Parcel Number: 65-227 CAMA Number: 65-227 Property Address: 122 DEEPWOOD DR	Mailing Address: OCONNOR JOHN J III 25 DUST HOUSE RD HAZARDVILLE, CT 060824650
Parcel Number: 65-228 CAMA Number: 65-228 Property Address: 120 DEEPWOOD DR	Mailing Address: DAVIS WILLIAM & ELIZABETH 86 ELM ST WINDSOR, CT 06095
Parcel Number: 65-229 CAMA Number: 65-229 Property Address: 3 BANGOR RD	Mailing Address: GARRISON LINDA 3 BANGOR RD AMSTON, CT 062311702
Parcel Number: 65-5 CAMA Number: 65-4+5 Property Address: 115 DEEPWOOD DR	Mailing Address: GIULIANO NICHOLAS JR & JULIA 115 DEEPWOOD DR AMSTON, CT 062311708
Parcel Number: 65-5 CAMA Number: 65-4+5 Property Address: 115 DEEPWOOD DR	Mailing Address: GIULIANO NICHOLAS JR & JULIA 115 DEEPWOOD DR AMSTON, CT 062311708
Parcel Number: 65-6 CAMA Number: 65-6 Property Address: 119 DEEPWOOD DR	Mailing Address: AMSTON LAKE COMPANY PO BOX 145 AMSTON, CT 062310145
Parcel Number: 65-7 CAMA Number: 65-7 Property Address: 121 DEEPWOOD DR	Mailing Address: SULLIVAN PATRICK & SULLIVAN DANIEL 98 RAYMOND SCHOOLHOUSE RD CANTERBURY, CT 063311126
Parcel Number: 65-8 CAMA Number: 65-8 Property Address: 123 DEEPWOOD DR	Mailing Address: ANDERSON BRIAN & BEVERLY KNAPP 10 EVERGREEN DR WOODBIDGE, CT 06525
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



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6/6/2024

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2023 OCT -6 A 11:36
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ED, Asst.
HEBRON TOWN CLERK

**ZONING BOARD OF APPEALS
MINUTES**

TUESDAY, OCTOBER 3, 2023, 7:30 P.M.

Hebron Town Office Building, 15 Gilead Street, Hebron, CT

Members Present: M. Halloran, J. Danaher, C. Hayes, J. Petrozza, B. Smith, S. Weir

Members Absent: L. Richards

Guests: John Paardenkooper, Jr. & Gabriella R. Paardenkooper-409 Jones Street

PUBLIC HEARING

M. Halloran sat B. Smith as a voting member.

M. Halloran opened the public hearing at 7:31p.m.

Petition 2023-5: Request of John Paardenkooper, Jr. & Gabriella R. Paardenkooper, Owners, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 14' x 24' accessory structure (shed) to be located 15' from the side property line where the minimum side yard setback is 35', on premise located at 409 Jones Street, Residence 2 District.

J. Danaher read Petition 2023-5 into record.

John Paardenkooper, Jr. presented a reference map for the ZBA to view and went over the hardships with the board. The side yard location for the shed is the only flat land on the property and the right half of the backyard has a septic tank and a leach field. There is no driveway access, the shed will only need electricity and storage. He confirmed that the neighbors have been notified through certified mail and the abutters list is complete.

The motion to close the public hearing was made by J. Petrozza, seconded by J. Danaher; the motion passed unanimously.

The Public Hearing was closed at 7:53

REGULAR MEETING

I. Call to Order/Roll Call: M. Haloran called the regular meeting to order and called roll call.

II. Approval of Minutes – September 5, 2023 - Public Hearings / Regular Meeting

Corrections: Under Members Present: C. Smith should be C. Hayes

The motion to accept the September 5, 2023 Public Hearing/Regular meeting minutes as amended was made by B. Smith, seconded by J. Petrozza; the motion passed unanimously.

III. Action on Pending Applications

A. Petition 2023-5: Request of John Paardenkooper, Jr. & Gabriella R. Paardenkooper, Owners, for a variance of Section 2.E.5 of the Hebron Zoning Regulations, to allow a 14' x 24' accessory structure (shed) to be located 15' from the side property line where the minimum side yard setback is 35', on premise located at 409 Jones Street, Residence 2 District.

J. Danaher read Petition 2023-5 into record.

Members discussed the hardships and if there was perhaps another space for the shed to go.
Vote:

M. Halloran- Aye

C. Hayes- Aye

B. Smith- Aye

J. Petrozza- Aye

J. Danaher- Aye

Petition 2023-5 was approved unanimously.

IV. New Applications: No new applications

V. New Business: No new business

VI. Correspondence: None

VII. Adjournment:

The motion to adjourn the October 3, 2023 Regular Meeting was made by J. Petrozza, seconded by B. Smith; the motion passed unanimously.

The meeting was adjourned at 8:02p.m.

Respectfully Submitted,
Catharine Brinkman
Board Clerk