

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – VIRTUAL
December 10, 2024 at 7:00 P.M.

RECEIVED
2024 DEC -6 A 10: 04
Asst.
HEBRON TOWN CLERK

Planning and Zoning Commission
Dec 10, 2024, 7:00 – 10:00 PM (America/New_York)

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PUBLIC HEARING

1. **Petition 2024-17 & 18** – Petition of Calito Development Group for Special Permit and associated Site Plan to construct a retail store pursuant to Section 3.B.2.1.1 of the Hebron Zoning Regulations, 94 Main Street (Proposed Lot #13-32B), Main Street District. *Continued from September 24, 2024, October 8, 2024 and November 12, 2024.*
2. **Petition 2024-22** – Petition of Dudley Rascoe for Special Permit to construct a single-family dwelling on a merged lot at 238 Deepwood Drive pursuant to Section 2.F.1.3 of the Hebron Zoning Regulations, Amston Lake District. *Continued from November 12, 2024.*

REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. November 12, 2024 – Public Hearing / Regular Meeting
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
 - A. **Petition 2024-17 & 18** – Petition of Calito Development Group for Special Permit and associated Site Plan to construct a retail store pursuant to Section 3.B.2.1.1 of the Hebron Zoning Regulations, 94 Main Street (Proposed Lot #13-32B), Main Street District.

PLANNING AND ZONING COMMISSION
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REGULAR MEETING – VIRTUAL
December 10, 2024 at 7:00 P.M.

B. **Petition 2024-22** – Petition of Dudley Rascoe for Special Permit to construct a single-family dwelling on a merged lot at 238 Deepwood Drive pursuant to Section 2.F.1.3 of the Hebron Zoning Regulations, Amston Lake District.

V. Old Business

A. Discussion of possible amendments of Hebron Zoning Regulations to address confusion regarding the regulation of dormers in new construction in the Amston Lake District.

VI. New Business

A. New Applications

1. **Petition 2024-29 & 30** – Petition of the Town of Hebron Parks and Recreation Department for Special Permit and associated Site Plan to construct a dog park and associated improvements on approximately 1.5 acres at Parcel 12-9C Church St, part of the Raymond Brook Preserve, Residence-1 District.

B. Set Public Hearing Date

1. **Petition 2024-29 & 30** – Petition of the Town of Hebron Parks and Recreation Department for Special Permit and associated Site Plan to construct a dog park and associated improvements on approximately 1.5 acres at Parcel 12-9C Church St, part of the Raymond Brook Preserve, Residence-1 District.

C. Other New Business

VII. Correspondence

VIII. Public Comment (non-Public Hearing applications)

IX. 2025 Meeting Schedule

X. Adjournment

Next Meetings: January 14, 2025 Regular Meeting
 January 28, 2025 Regular Meeting

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
November 12, 2024 - 7:00 PM**

RECEIVED

2024 NOV 15 A 11:45

J. Fodaski
HEBRON TOWN CLERK

MINUTES

ATTENDANCE:

Planning and Zoning Commission (Present): Frank Zitkus (Chair), David Sousa (Vice Chair), Janet Fodaski (Secretary), Chris Cyr, Devon Garner, Bradley Franzese (Alternate)

Staff Present: Matthew Bordeaux (Town Planner)

Guests: Peter Alter, Jim Cassidy, Justin Packard, Matt Baldino, Doug Grunert, Matt Eucalitto, Dudley Rascoe, Jason Boice, Kevin Tulimieri, Jean Tulimieri

PUBLIC HEARING

F. Zitkus opened the hearing. J. Fodaski read the first petition into record.

- I. Petition 2024 – 17 & 18** – Petition of Calito Development Group for Special Permit and associated Site Plan to construct a retail store pursuant to Section 3.B.2.1.1 of the Hebron Zoning Regulations, 94 Main Street (Proposed Lot #13-32B), Main Street District.
Continued from September 24, 2024 and October 8, 2024.

A. Presentation & Commission Discussion

P. Alter, lawyer representing the applicant’s development team, began by stating case law in Connecticut does not provide a commission discretion in denying a Special Permit application when the proposal meets the standards of the regulation. He also stated the identity of the land’s user is not relevant to the Commission’s determination, as zoning regulates the use of land, but not the user. Updates made to the plan following comments from the Commission and consultation with Town staff were noted. The applicant believes all regulatory criteria for Special Permit approval has been demonstrably met.

J. Cassidy, engineer representing the applicant, noted all comments have been addressed, and reviewed adjustments to parking flow, including incorporation of a Commission suggestion to restrict the Main Street driveway to access-only, diverting exiting traffic to John E. Horton Boulevard. He then introduced J. Packard, who noted further updates, including an additional fire hydrant at the end of the shared driveway. Water usage from a similar retail location in Thomaston was stated to be significantly lower than an average establishment of comparable size. A letter to serve request to Connecticut Water is in-process. M. Baldino, traffic consultant for the applicant, stated following consultation with CT DOT, a mid-block crosswalk is not

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
November 12, 2024 - 7:00 PM**

recommended. D. Grunert, architect for the project, noted building design updates including streamlined materials and additional screening of rooftop equipment.

M. Bordeaux noted correspondence from the Fire Marshal, indicating he does not anticipate a conflict with emergency access. A revised stormwater management plan has also been incorporated into plans.

Commissioners sought clarification on anticipated water demand and redesign of the mountable island in the Main Street driveway, including impacts to delivery truck access. M Eucalitto, principal developer of the project, stated four to six employees is typical for a retail operation of the proposed size. C. Cyr noted inconsistencies in light pole height specifications, stating they may exceed regulation, and requested clarification in the plans. He also stated Eversource requirements may stipulate the installation of a pad-mounted transformer, to be placed between the dumpster and building, per J. Cassidy. C. Cyr requested additional detail on underground conduit trenches at road crossings.

D. Sousa expressed concern about pedestrian safety, stating DOT's response regarding an additional crosswalk is not adequate. He does not think pedestrians will walk further to use the existing crosswalk, and will instead jaywalk, creating safety risks. He also inquired about a stop sign and lighting levels at the intersection of the south exit driveway and reiterated earlier comments regarding parking in front of the building. Per P. Alter, the applicant has little control over the decision to install an additional crosswalk. D. Sousa suggested rectangular rapid flashing beacons. P. Alter stated the stormwater management portion of the plan necessitates placing parking in front of the building, and noted the building would have the same setback from the road as CVS.

There was further discussion on windows, with several Commissioners expressing opposition to the use of faux windows, citing safety and aesthetic concerns. There was also additional discussion on sidewalks and stop signage.

B. Public Comment

- i. Kevin Tulumieri (110 Kinney Rd)** – Does not feel the applicant has adequately responded to concerns regarding windows and parking lot placement, and reiterated the impact to the health, safety, and welfare of the community.

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PLANNING AND ZONING COMMISSION
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- ii. **Jean Tulumieri (110 Kinney Rd)** – Cited impacts to groundwater and wetlands, should the development be approved, and asked the Commission to deny the application for those reasons.

C. Additional Discussion

There was consensus to continue the hearing to address the Commission’s concerns. P. Alter offered a verbal extension on behalf of the applicant, to be followed by written confirmation. Items remaining to be addressed by the applicant include the transformer, light pole height, conduit at the road crossing, bike rack, photometric details, lighting at the intersection with the CVS driveway, and engagement with DOT and Town officials to pursue an additional crosswalk. Similar exploration of an additional sidewalk along the southerly drive, and alternatives to faux windows, will occur.

Continued to December 10th Public Hearing.

J. Fodaski read the second petition into record.

- II. **Petition 2024 – 22** – Petition of Dudley Rascoe for Special Permit to construct a single-family dwelling on a merged lot at 238 Deepwood Drive pursuant to Section 2.F.1.3 of the Hebron Zoning Regulations, Amston Lake District. *Tabled from September 24, 2024.*

A. Presentation and Commission Discussion

D. Rascoe reviewed updates made following input from the Town engineer’s report, largely pertaining to stormwater management. M. Bordeaux stated the applicant appears to have satisfied most Special Permit criteria required for construction of a new, single-family, year-round dwelling in the Amston Lake District. There was discussion on a provision limiting construction to one and a half stories, and definitions referenced, including dormers. J. Boice noted several properties in the district that do not conform to this provision. Commissioners found the proposed design acceptable and agreed to revise the relevant provision. D. Rascoe stated his engineer will deliver revised plans before the next PZC meeting. F. Zitkus sought clarification on items including driveway setback, street trees, a shed, stonewall, and clearing of the site.

B. Public Comment

None.

C. Additional Discussion

None.

Continued to December 10th Public Hearing.

REGULAR MEETING

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
November 12, 2024 - 7:00 PM**

I. Call to Order/Roll Call

F. Zitkus began the meeting. Roll call indicated all regular members in attendance.

II. Approval of Minutes

A. October 8, 2024 - Public Hearing / Regular Meeting

Commissioners agreed upon the following clarification to Section VI.C.2 (page 7 of 8, Regular Meeting > New Business > Other New Business > Pre-Application Discussion – Town of Hebron proposed Dog Park):

1. First paragraph, fourth sentence – amend to include "as active recreation, it is not permitted because of the assistance of state funding."

Motion by D. Sousa and seconded by C. Cyr to approve the minutes of the October 8th Public Hearing and Regular meeting as amended. The motion passed unanimously (5-0).

III. Recognition of Guests / Public Comments (non-Agenda items)

None.

IV. Action on Pending Applications

A. Petition 2024 - 17 & 18 – Petition of Calito Development Group for Special Permit and associated Site Plan to construct a retail store pursuant to Section 3.B.2.1.1 of the Hebron Zoning Regulations, 94 Main Street (Proposed Lot #13-32B), Main Street District.

Action: Continued to December 10th, 2024

B. Petition 2024 – 22 – Petition of Dudley Rascoe for Special Permit to construct a single-family dwelling on a merged lot at 238 Deepwood Drive pursuant to Section 2.F.1.3 of the Hebron Zoning Regulations, Amston Lake District.

Action: Continued to December 10th, 2024

V. Old Business

A. Pre-Application Discussion – Town of Hebron proposed Dog Park

Discussion focused on interpretation of the Master Concept Plan, and whether the proposal may be processed by site plan or Special Permit approval. M. Bordeaux stated if Commissioners feel the application represents a substantive change to the Master Plan, the Plan must be amended, which requires a Public Hearing. F. Zitkus and J. Fodaski offered support for the proposal. C. Cyr expressed hesitation but offered support as well. D. Sousa stated his opposition for reasons including unanticipated costs to install ADA compliant parking and urged the Town to consider

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
November 12, 2024 - 7:00 PM**

properties with parking already established. D. Garner raised issue with the location. B. Franzese supported the concept, but also expressed concern with the proposed location. It was agreed to accept the application under a site plan approval. M. Bordeaux will prepare and present the application at next meeting.

VI. New Business

None.

VII. Correspondence

A. Letter addressed to Hebron Planning and Zoning Commission from Kevin J. Tulumieri, 110 Kinney Rd, dated October 9, 2024, with attachments.

VIII. Public Comment (non-Public Hearing applications)

A. Kevin Tulumieri (110 Kinney Rd) – Noted archaeological surveys of the area of the proposed dog park were conducted well after the Master Plan was established and urged the Town to explore the area’s eligibility for listing on the National Register of Historic Places.

IX. 2025 Meeting Schedule

D. Sousa stated the notice should be updated to reflect that meetings are only held virtually. There was brief discussion on shifting meetings to Wednesdays. It was agreed to table to next meeting.

X. Adjournment

Motion by C. Cyr and seconded by J. Fodaski to adjourn. The motion passed unanimously (5-0).

Meeting adjourned.

Respectfully submitted,
Hannah Walcott (Board Clerk)

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission
FROM: Matthew Bordeaux, Town Planner
DATE: December 6, 2024
RE: Planner's Report for December 10, 2024 Public Hearing / Regular Meeting

Public Hearings

Petition 2024-17 & 18 – Petition of Calito Development Group for Special Permit and associated Site Plan to construct a retail store pursuant to Section 3.B.2.1.1 of the Hebron Zoning Regulations, 94 Main Street (Proposed Lot #13-32B), Main Street District.

The Planning and Zoning Commission opened a public hearing on September 24, 2024, to hear comments on the Special Permit use. The public hearing was continued on October 8, 2024 and November 12, 2024 to review revised plans and consider additional public comments.

Pursuant to CT General Statutes Section 8-7d, a public hearing shall be completed within 35 days after such hearing commences. The applicant did consent to an extension through November 12, 2024. Consent to another extension was provided by the applicant until December 10, 2024 (see letter dated November 12, 2024 from attorney Peter Jay Alter, attached). If an additional extension is necessary, the Statutes state that the total period of all extensions shall not exceed sixty-five days, which would give us until January 2, 2024 to close the public hearing.

The applicant submitted revised plans on December 5, 2024. The applicant will present the changes and address outstanding comments at the meeting. At the close of the discussion on November 12, 2024, Attorney Peter Jay Alter reviewed a list of the Commission's concerns. The following is a list of the concerns noted and a brief response based on my review:

1. Location of electrical transformer
 - a. *The applicant has provided a transformer pad located to the rear of the proposed building depicted on Sheet C-2.*
2. Height of light poles and the applicability of the maximum height requirement to lights mounted on the building
 - a. *The applicant has noted 11.5' pole height and 14' mounting height in Luminaire Scheduled provided on Sheet PH-1.*
 - b. *Section 5.F.2.8 of the Hebron Zoning Regulations appears to address the maximum height (14 feet) of pole mounted outdoor lights, not building mounted lights.*
3. Electrical conduit trench detail in Main St
 - a. *A detail titled "Electrical Trench @ Road Crossing" has been provided on Sheet C-15. Connecticut Department of Transportation may have additional specifications for this improvement.*
4. Bike Rack

- a. A bike rack is proposed to be located to the east of the front entry to the building. A detail is provided on Sheet C-15.*
5. Light trespass
 - a. In accordance with Section 5.F.2.6 of the Hebron Zoning Regulations, no light exceeding 0.5 foot-candles is leaving the property. The applicant amended the Photometric Plan Sheet PH-1 to show the two light fixtures along the southerly driveway on the CVS property to show how much light is provided between the two sites.*
6. Consistency of light fixture information between plans and chart provided on Sheet PH-1
 - a. The plans and tables provided on Sheet PH-1 appear to be consistent.*
7. Mid-block crosswalk on Main St
 - a. The applicant's traffic engineer has spoken with CT DOT and will address the Commission at the meeting.*
8. Location of stop sign on southerly driveway
 - a. The plans have been revised to include this feature depicted on Sheet C-2.*
9. Sidewalk on southerly driveway
 - a. The applicant has declined to amend the plans and will address the Commission at the meeting.*
10. Use of opaque windows
 - a. The applicant has declined to amend the plans and will address the Commission at the meeting.*
11. Revision of Architectural Plans based on comments from Brewster Architects
 - a. The applicant's architect, the Town's consultant architect and I met on November 21, 2024, to discuss outstanding concerns. Revisions were made and are provided in the revised plan set, however follow-up concerns have been discussed with the project architect. I will address the status of my review of the architectural plans at the meeting.*
12. Lighting on southerly driveway adjacent to CVS driveway
 - a. As noted above, the two light posts provided on the CVS property adjacent to the southerly driveway have been depicted on the revised plan Sheet PH-1. Section 5.F.2.3 of the Hebron Zoning Regulations states that "In order to provide adequate lighting for public safety, a minimum of one-half foot-candles at ground level throughout the parking lot shall be provided in Business and Industrial Districts."*
13. Access easement to property south of southerly driveway
 - a. The applicant has declined to amend the plans and will address the Commission at the meeting.*
14. Commitment to serve from CT Water Company
 - a. A letter dated December 2, 2024, from Connecticut Water states that "Based on the proposed details outlined above, domestic water is available to your project."*

Revised plans including the letter dated December 3, 2024 from Connecticut Water regarding Water Feasibility and the follow-up email from Connecticut Water dated December 4, 2024, are available for review at the following link: [Petition 2024-17 & 18 Revised 12.05.2024](#)

Numerous emails received from the public regarding this Petition are included in the Agenda Packet for your review.

Petition 2024-22 – Petition of Dudley Rascoe for Special Permit to construct a single-family dwelling on a merged lot at 238 Deepwood Drive pursuant to Section 2.F.1.3 of the Hebron Zoning Regulations, Amston Lake District.

An application for construction of a new single-family residence in the Amston Lake District was received on September 23, 2024. New home construction in the Amston Lake District is subject to the provisions of Section 2.F.1.3 and approval of a Special Permit by the Commission. A public hearing was opened on November 12, 2024. The Commission requested plans be revised to address comments provided in the letter dated August 30, 2024, from Joshua R. Eannotti, P.E. of Nathan L. Jacobson & Associates. Unfortunately, revised plans remain outstanding.

In accordance with CT General Statutes Section 8-7d, a hearing shall be completed within thirty-five days after such hearing commences, which would be December 17, 2024. The applicant has been contacted and advised to provide consent to an extension of the public hearing or withdraw the application. Withdrawal of the application would provide the Commission an opportunity to consider a solution to the questionable application of the “eye dormer” provision in Section 2.E.7 Note #1. I will report on the status of this application at the meeting.

Action on Pending Applications

Petition 2024-17 & 18 – The public hearing required for this Special Permit use is currently open. Town staff is in the process of reviewing revised plans submitted on December 5, 2024. Additional information will be provided at the meeting.

Petition 2024-22 – No new information is available at this time.

Old Business

Discussion of possible amendments of Hebron Zoning Regulations to address confusion regarding the regulation of dormers in new construction in the Amston Lake District.

If time allows, the Commission may wish to discuss possible solutions to the recent confusion regarding certain provisions in the Amston Lake District. **Petition 2024-22** has brought to light the question of the appropriateness of the requirement that to achieve a 1.5-story residential structure, new construction in the district may include an eye dormer on the street facing façade, but not other dormers. After a closer look, I believe there may be some reasonably simple changes that will maintain the intent of the provision but allow more flexibility in design.

I will provide a memo and share my thoughts (again, if time permits), at the meeting.

New Business

New Applications

Petition 2024-29 & 30 – Petition of the Town of Hebron Parks and Recreation Department for Special Permit and associated Site Plan to construct a dog park and associated improvements on approximately 1.5 acres at Parcel 12-9C Church St, part of the Raymond Brook Preserve, Residence-1 District.

At the November 12, 2024 meeting, the Commission agreed to accept a new application for the construction of a dog park on the Town-owned property on the north side of Kinney Rd. As there remained some concern about the appropriateness of the location, I conducted some additional research into the use of the Raymond Brook Preserve, under the assumption that the property was limited to passive recreation uses only, a condition applied to land acquired with funding assistance from the State under the Open Space and Watershed Land Acquisition Program (OSWA). While some parcels that make up the whole of the Raymond Brook Preserve were acquired under the State OSWA program, not all were. Parcels 12-9B and 12-9C were not, and the deed to that land states that the parcels shall be used for “open space, recreational or public safety purposes.”

After review and endorsement of the Parks and Recreation Commission, we are presenting a new application for the Dog Park on a field adjacent to the existing parking area accessed from the park driveway on Kinney Rd.

As a new improvement to an existing public park, I am recommending the Commission schedule a public hearing on January 14, 2024 to hear public comment on the plan.

Other New Business – There is no other new business.

Correspondence – No new correspondence.

MRB

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LEGAL NOTICE
PLANNING AND ZONING COMMISSION
HEBRON, CONNECTICUT

The Hebron Planning and Zoning Commission will hold a Public Hearing at a meeting scheduled for Tuesday, December 10, 2024, at 7:00 P.M., to be held virtually through the GoToMeeting Platform, on the following:

1. **Petition 2024-17 & 18** – Petition of Calito Development Group for Special Permit and associated Site Plan approval for the construction of a retail store pursuant to Section 3.B.2.1 of the Hebron Zoning Regulations, 94 Main St (Proposed Lot #13-32B), Main St District. **Continued from November 12, 2024.**
2. **Petition 2024-22** – Petition of Dudley Rascoe for Special Permit to construct a single-family dwelling on a merged lot at 238 Deepwood Drive pursuant to Section 2.F.1.3 of the Hebron Zoning Regulations, Amston Lake District. **Continued from November 12, 2024.**

Planning and Zoning Commission

Dec 10, 2024, 7:00 – 10:00 PM (America/New_York)

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Dated at Hebron, Connecticut, this 21st day of November 2024.

Frank Zitkus, Chair

Legal Notice will be published in the Rivereast News Bulletin on November 29, 2024 and December 6, 2024.

November 12, 2024

Via Email Only

Matthew R. Bordeaux
Director of Planning and Development
Town of Hebron, CT
Hebron, CT 06248

Reference: Petition of Calito Development Group for Special Permit and associated Site Plan to construct a retail store pursuant to Section 3.B.2.1.1 of the Hebron Zoning Regulations, 94 Main Street (Proposed Lot #13-32B), Main Street District.

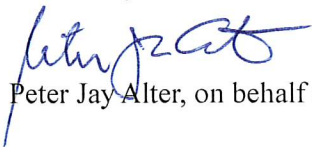
Dear Mr. Bordeaux:

As you are aware, CGS Sec. 8-7d provides that a public hearing shall be completed within 35 days after such hearing commences and that the applicant may consent to one or more extensions provided the total extension shall not be longer than 65 days. The public hearing with respect to the above-referenced pending application was opened on Sept. 24th, and in accordance with the statutory requirement, absent an extension, the public hearing should have closed no later than Oct. 29th. An extension was previously provided by the applicant through November 12, 2024.

As a result of comments at the continued public hearing session, and a list of continuing matters of interest to the Commission, the current plans will be supplemented with additional information and some modifications prior to the next meeting. The applicant will be ready to proceed on December 10, 2024 and the applicant hereby confirms that it has given its consent to an extension of the time period to complete the public hearing through December 10, 2024. This letter shall serve as the applicant's consent to extend the public hearing date for closing. This protects the Commission and the applicant in terms of being in compliance with the statutory requirements.

We look forward to our next appearance at the continued public hearing. Thank you.

Yours truly,



Peter Jay Alter, on behalf of the applicant



Outlook

Dollar General

From Chris Batten <chrisbatten@sbcglobal.net>
Date Tue 12/3/2024 8:07 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Good evening,

I am composing this email in an effort to express my anguish for the tentative plans to build a Dollar General in the town of Hebron. As a resident here, and one that has swayed other members of my family, to move here, I feel that this establishment has no positive contribution to our community. It is a corporation known for selling goods at a low price, marketed towards lower-income families. However, when you are looking at everyday products, they are actually charging far more, and selling in smaller quantities. They are a highly unethical company, marketing to those that may be in misfortune.

My family moved to this town because of its small town charm. We love driving around town, seeing what's going on with the local farms, farmers markets, and parks. One of the things we loved about Hebron, was the LACK OF big businesses, and corporate influence. Given the amount residents pay in property taxes, I am hopeful that the town listens to its residents, and ceases plans to allow an unethical corporate entity to build in our lovely community. This business is not benefiting anybody here, other than those making money off of the deal. Within a ten mile radius or so, I have counted six "dollar" stores. WE DO NOT NEED OR WANT another one in our town.

Thank you for your time- like I said, I really hope you listen to those of us paying (high) taxes to live in this town. We choose to live here for a reason, if you allow the fabric of this town to change, I can guarantee you that people will leave. There are not many communities like this left in Connecticut- don't let Dollar General assist in changing that.

Chris Batten

[Sent from AT&T Yahoo Mail for iPhone](#)

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10-Dec-2024, 7:00 PM Planning and Zoning Meeting - Dollar General

From Craig Donacki <cdonacki@hotmail.com>
Date Wed 12/4/2024 6:38 AM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Hello Matt,

Hope all is well.

I am writing to formally express my opposition to the Dollar General store under proposal for Hebron.

It is my opinion that Dollar General is not a good fit for Hebron and counter to the overall values of our community.

Combine that with an over abundance of stores already built and in business, in every direction from Hebron, I believe it is in Hebron's best interest, not to approve the store.

Please feel free to reach out with any questions.

Thank you for your taking my feedback on this matter.

Craig Donacki

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No Dollar General in Hebron.

From Deb Pierce <dgoldenegg@gmail.com>
Date Wed 12/4/2024 8:50 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Good evening,
I am writing to object to Dollar General building in Hebron.
Please note my stance.
Thank you,
Deborah A Pierce
325 W Main Street
Amazon, CT 06231
8609655336

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Dollar General

From Ellen <ejagielo@comcast.net>

Date Wed 12/4/2024 8:17 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

I would like to oppose the Dollar General franchise in Hebron. We don't need a business that adds nothing to our town or Main Street area. This area of Rt 66 is already congested. Students who walk this area after school will only increase, it's a safety issue - and not a business that adds anything to this town.

Thank you
Ellen Jagielo

Sent from my iPhone

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Dollar General

From Ian Miller <ijmr.miller@gmail.com>

Date Wed 12/4/2024 1:28 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

Good afternoon,

It has come to my attention that there is a whole process and legal action taking place regarding a Dollar General being built in the town of Hebron. As a resident of Hebron, I would **NOT** like a Dollar General being built.

Please take consideration of the people that do not want it.

Thank you for your time.

Best,

Ian Miller

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Outlook

DG in Hebron

From JENNIFER FINLAN <jenfinlan@aol.com>**Date** Tue 12/3/2024 10:32 PM**To** Matthew Bordeaux <mbordeaux@hebronct.com>

Dear Me. Bordeaux,

I would like to express my opinion regarding Dollar General setting up in Hebron. I'm strongly against this decision for Hebron. I grew up in town, moved to upstate NY, returned after 30 years to live in the house my Dad built after his passing in 2020. I speak from the position of living near many DG's in NY, and seeing the false sense of savings they present. While on the surface it appears great that you can acquire Reynold's Wrap Foil for only \$2.00, when you realize it's only 5 feet and Ted's sells 75 feet for \$6 or even \$7, it's a rip off! Additionally, they regularly understaff the stores, making it a poor choice for young kids and highly undesirable to anyone else in town. Furthermore, after the original shine wears off they will disregard, disgrace even, the property. You can expect trash piles, empty shelves, and an overall rundown appearance. What little tax dollars might be brought in are hardly going to impact our town taxes. And DG will NEVER give back to the community. They won't even allow signage for upcoming blood drives through the Red Cross!! They will never support our teams, scouts, town events, big fat goose egg! That is not worth the meager tax benefits that will never be realized.

Thanks for listening.

Sincerely,

Jennifer Finlan
124 Slocum Road

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Outlook

Proposed Dollar General in Hebron CT

From Jennifer Miller <jensartfulexpressions@gmail.com>

Date Tue 12/3/2024 8:20 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

Good evening,

Unfortunately I am unable to attend the meeting on 12/10. I was told comments could be sent to you.

Twenty-four years ago my husband and I were shopping for our first home. We were looking for a rural small town feeling. We looked at Columbia, Bolton, Amston, Hebron and the outskirts of Glastonbury. We landed in Hebron for the following reasons:

- 1) small town
- 2) small family owned businesses
- 3) minimal traffic
- 4) great schools
- 5) farm land and forests
- 6) airline trail and the parks
- 7) we were roughly 4 miles to route 2, 15 minutes to Colchester and 15-20 minutes from Windham and Willimantic

After 4 years we moved into our second home in Hebron where we still live today.

Almost Everything we need we can get in town but if we need more commercial shopping, we can drive for 20 minutes and find all the chain stores we need. Nothing has changed that much but allowing a Dollar General in Hebron changes the overall appeal of our town. I'm proud I live in Hebron. I love seeing the recent development of the Flour Girl. That's what Hebron is. Quaint shops. If I want to go to Dollar general I can drive 15-20 minutes to Willimantic or Colchester or East Hampton. We don't need another Dollar General and certainly not in our town. If we allow this to happen, they will impact the rest of our hometown shops. This chain is popping up everywhere. They are like the Amazon of cheap grocery and products store.

Keep them out. Dollar General does not need to take over another quaint New England town.

I vote no.

Any questions, please call my cell 860-560-3592

Jennifer Miller
428 West Main St
Amston, CT 06231

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



DOLLAR GENERAL

From June danaher <aholiday11@yahoo.com>

Date Mon 12/2/2024 1:44 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

I AM STRONGLY AGAINST THE APPROVAL OF DOLLAR GENERAL'S APPLICATION TO BUILD A STORE IN HEBRON FOR THE FOLLOWING REASONS:

- According to CBS News and information from the nonprofit GUN VIOLENCE ARCHIVES IN 2023 Dollar General became the first employer to be listed by OSHA as a "severe violator" for repeatedly violating workplace regulations. Since 2017 it has been assessed more than 15 million dollars in penalties and has been a backdrop for robberies and gun violence. Hebron has a low crime rate and has one Resident Trooper and 2 part time police officers. We do not want to invite potential crime targets into our community.

- Hebron does not need a Dollar General as we have adequate resources for what they provide including TED'S grocery store and ACE hardware. As Dollar General will provide food it may threaten Ted's business and if it went out of business it would be a significant loss to the town not only as a grocery store but as a business which has consistently contributed to Hebron's community. Also there are several Dollar Generals in surrounding towns and it is unclear why they would need to build one in Hebron.

- A Dollar General store is not in keeping with our country community and our town center which favors local merchants and small stores rather than the "big box" stores.

June Danaher

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Vote no

From Kathy Loiseau <kathy@simplykstudios.com>
Date Tue 12/3/2024 6:08 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Hello,

I'm writing this evening as a concerned citizen in town. We moved to Hebron from Colchester, which has a Dollar General store that is less than 10 minutes from our home in Hebron. The store is often run-down with items on the floors, promoting cheap consumerism. The processed food sold there is unhealthy, consisting mainly of high sodium and sugar.

I am concerned that bringing a store of this nature into Hebron will lower the demand for Ted's IGA and will hurt the historic downtown community.

I have researched the impact of dollar chains on local communities and would like to share this information with the board:

<https://ilsr.org/articles/17-problems/>

Please vote no to protect Hebron's small town community and instead support small businesses whose revenue stays mostly in the local community.

~Kathy Loiseau
Owner, Simply K Studios
Phone: (860) 944-5080
'Best of Hartford' 2014-2015
'Best of The Knot' 2014-2017
www.simplykstudios.com

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Outlook

Dollar general

From Kevin Miller <kevingrade4@comcast.net>

Date Tue 12/3/2024 7:06 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

Please don't let Dollar General move in to town. We like supporting local businesses.

Thank you.

Kev Miller
428 West Main
Amston

860 990-0459

Sent from my iPhone

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Re: Public Comment for Planning & Zoning Meeting

From Donna Lanza <dlanza@hebronct.com>
Date Fri 11/29/2024 10:20 AM
To Kimberly Hills <kim.hills312@gmail.com>
Cc Matthew Bordeaux <mbordeaux@hebronct.com>

Hi Kim

Thanks for your email. I'm forwarding to Matt via copy of this email. (There was a letter missing in his email address.)

Hope you and your family are having a great Thanksgiving holiday.

Donna

From: Kimberly Hills <kim.hills312@gmail.com>
Sent: Friday, November 29, 2024 9:04 AM
To: Donna Lanza <dlanza@hebronct.com>
Subject: Fwd: Public Comment for Planning & Zoning Meeting

Good morning Donna,
I hope you have a wonderful Thanksgiving. I emailed this letter to be read at the Planning and Zoning meeting on December 10th. However Matt Bordeaux's email box kicked it back to me. I'm not exactly sure why. Can you please advise who I should send it to?
Gratefully,
Kim Hills

----- Forwarded message -----
From: **Kimberly Hills** <kim.hills312@gmail.com>
Date: Wed, Nov 27, 2024, 10:26 AM
Subject: Public Comment for Planning & Zoning Meeting
To: <mboreaux@hebronct.com>

Happy Thanksgiving Matt,
Can this email please be read at the Planning & Zoning meeting on Dec 10th?
Gratefully,
Kim Hills

Dear Hebron Planning & Zoning Committee,

Thank you for taking the time to read my second letter of public comment on the Dollar General coming to Hebron. I continue to oppose this institution in Hebron. Hebron's motto is "Historic charm, with a vision for the future." Adding this type of business does not align with this motto, the vision or values of our town. I stated those reasons in my previous letter.

Today I would like to highlight the true goals of Dollar General in my opinion. I watched the transcript from your last meeting and saw that the attorneys for Dollar General were in attendance and didn't act with the character that Hebron represents. This company is only interested in land acquisition and they are NOT invested in Hebron or our community. Please ask yourselves why you would vote yes to accepting the Dollar General in Hebron. To avoid legal action from Dollar General? That is unacceptable! To create competition for Teds, Wild Bills, and other family businesses that do represent our community values? That is unacceptable! Did Dollar General supply the documentation, plans, and requirements for new business within the required time parameters? Hours before a meeting isn't acceptable.

Your committee holds the power to change Hebron for better or for worse. Please vote no for Dollar General in Hebron!

Respectfully,
Kim Hills
312 Old Slocum Rd
Hebron, CT

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Dollar General

From Kristen Lambert-Obey <lambertobeyk0210@gmail.com>

Date Thu 12/5/2024 7:01 AM

To Matthew Bordeaux <mbordeaux@hebronct.com>

Hello,

I am writing to officially oppose the proposed Dollar General store in Hebron.

I am a 20-year resident of this beautiful town and one of the many reasons I stay is its sense of community and historic charm. The Main Street is looking beautiful and a Dollar General will be a scar on this idyllic landscape.

Additionally, the availability of their cheap, disposable, environmentally unfriendly goods have the potential to hurt our established small town businesses.

Hebron is better than Dollar General. Let's keep it that way.

Thank you,
Kristen Lambert-Obey
30 Hoadly Road

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Outlook

Dollar General | Please Vote No

From Matthew Jonas <mjonas780@gmail.com>
Date Tue 12/3/2024 8:44 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Dear Mr. Bordeaux,

I hope this email finds you well. I am writing to ask you to please vote no for the upcoming Dollar General Store.

Dollar General has a known track record of:

1. Exploiting it's workforce
2. OSHA violations
3. Creating food deserts by driving out local grocery stores
4. Not responding to fines from OSHA

These issues are clearly documented in these two articles below by reputable publications along with several others with a quick Google.

We do not want to allow a company into Hebron that assumes exploitation and subsequent fines as a simple cost of business.

Additionally we shouldn't allow such a disreputable company to move in that will put current local citizens and businesses at risk.

Thank you for your consideration,

Matthew Jonas

<https://time.com/6273646/dollar-stores-osa-labor/>

<https://www.currentaffairs.org/news/2024/02/dollar-stores-show-capitalism-at-its-worst>

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Outlook

Dollar General Opposing comment

From Meaghan Dellafiore <meaghandell@aol.com>
Date Wed 12/4/2024 6:11 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

12-4-2024

Dear Hebron Town Planner,

I am writing to express my concern over Dollar General. With CVS, Ace Hardware, Ted's, and Wild Bills we really don't need this establishment at all. It is sad to see empty businesses in town like the old Subway, our local florist that departed, as well as Pete's Pub. We need to try and fill these empty businesses with things that bring success. I am not opposed to new businesses joining our town. But there is a Dollar General off Route 66 on the East Hampton line which is close enough. I do not want to see local businesses go under like Wild Bill's.

I'd rather personally see an eating establishment go behind cvs like a KFC or Taco Bell or a Mexican Restaurant. We don't have any of those in a close radius. We have so many pizza places and could use another food option. Again, I am not afraid of change. I was so happy when Dunkin Donuts finally went in! What a blessing. Anyways, thank you for taking the time to read this.

Sincerely,

Meaghan Dellafiore

Hebron resident

Sent from my iPhone

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Fwd: Regarding Dollar General

From mindylouhoo616 <mindylouhoo616@aol.com>
Date Tue 12/3/2024 6:49 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

I apologize, I was missing a letter in the original address
Sent from my iPhone

Begin forwarded message:

From: mindylouhoo616 <mindylouhoo616@aol.com>
Date: December 2, 2024 at 9:06:48 PM EST
To: mboreaux@hebronct.com
Subject: Regarding Dollar General

Hello,

I'm writing in response to the public hearing of the proposed Dollar General. I will not be able

attend as this is the same night as the HES chorus concert.

I am very much apposed to bringing a Dollar General into Hebron. I do not see the value in adding it to our town. Our town has two small businesses (Ted's and Wild Bill's) that provide what this store is offering. If allowed it will hurt these businesses that have been part of our community for many years.

I feel bringing in a business such as The Edge fitness would be very beneficial. It is a place that would bring the community together (people of all ages) and promotes a healthy lifestyle. It also would not affect the already existing CrossFit gym, as these offer very different styles of workout.

When considering a new business, please consider the overall value it brings to a community and remember what it could ruin.

Thank you for taking the time to read my thoughts.

Melinda Lunderville
(Lifetime Resident of Hebron)

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



94 Main St, Dollar General

From Michael Charron <hoosyerdade@gmail.com>
Date Wed 12/4/2024 9:46 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Mr. Bordeaux,

It has come to my attention that the property at 94 Main St is under consideration for the construction of a Dollar General. I am disappointed to hear that a retailer such as DG would be considered as acceptable in our quaint New England town. Dollar General doesn't represent quality, class or any other inherent value to our community. We already have ample businesses that provide access to the same goods offered by DG. I do not find it necessary to enable the eyesore that DG is. Have I been inside a DG? Yes and it is not something our town needs.

Thank you for your attention

Mike Charron
100 Jennifer Dr
Hebron, CT

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Outlook

Please Do Not Approve Dollar General Store For Hebron

From Michael Duffy <duffymo@gmail.com>

Date Wed 12/4/2024 5:12 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

I beg you not to approve Dollar General for Hebron.

There are Dollar General stores already in East Hampton and Portland, not far away. I would not set foot in either one. I consider both to be a mark of failure for those towns. It's a low rent retailer.

Hebron can do better with businesses to bring in.

Do not approve this proposal.

Michael Duffy

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Dollar General in Hebron CT

From rachelscotti@aol.com <rachelscotti@aol.com>
Date Wed 12/4/2024 12:25 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

To whom it may concern,

I am a life long resident of Hebron and recently have purchased my own home in this town a few years ago. I feel strongly that building a Dollar General in our town will do more harm than good. Our town already has a similar family owned business called Wild Bills. I feel that building a Dollar General will cause our local businesses to suffer.

Thank you,
Rachel Scotti

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Outlook

Public Comment for Planning & Zoning Committee Meeting on 12-10-24

From Sarah Costa <sarahgasper@hotmail.com>
Date Mon 12/2/2024 6:55 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Dear Chairman,

Please accept my following comments on the topic of Dollar General coming to Hebron, as I will not be able to attend this meeting live/in person (GOTO meeting website):

Good Evening,

My name is Sarah Costa and I live at 10 Martin Road in Hebron with my husband and two school-aged children. I regret not being a part of this meeting via the GoTo meeting, however, I am attending my son's chorus concert tonight at Hebron Elementary School. I would first like to extend my appreciation to this Board for listening to the public in regards to considering Dollar General's intent in bringing their store to our town. Know that I have attended your meetings since September and I continue to **STRONGLY OPPOSE** this chain store being considered to open here. As I have stated many times in the past, I have been an educator in Hebron for over 20 years and my family has lived and farmed in this community for generations. My perspective is broad and my focus is to protect our amazing town from companies who strive to take away our charm and profits from small businesses who already operate in Hebron. Residents in our town, new and old, live in Hebron because of the "family" feeling, not because we want more big box stores lining up on Main Street. I want to remind the P&Z Committee of how important it is to protect the land and the charm of our town. I am always supportive of our town growing! In part, your Mission Statement states ..." It is the intent of the Department to focus on a long-term commitment to economic vitality, environmental integrity, and quality development design through the highest quality master plans, plan implementation, development regulations and development review." From my own observations, the Dollar General stores **DO NOT** follow the work that the public feels are a long-term commitment to building economic vitality. To be honest, they stand for the complete opposite! Simply google Dollar General or DG Market and you will see the ratings and comments on the Better Business Bureau for this company. It is absolutely disgusting. Do we want this type of store representing our town. No! From the treatment of employees, countless lawsuits, lack of cleanliness, and more, this is not a company we want here. Just look at the health and safety statistics that led to millions of dollars in penalties and settlements, just from August, 2024. According to companiesmarketcap.com, Dollar General carries a total debt of \$18.21 billion dollars (as of July, 2024). How does this demonstrate a strong economic plan for growing here? I would never allow my teenage son to work at one of these stores for these reasons! Also, as of January 1, 2023, Connecticut already built 76 stores. Why do we need another one? We don't! We do not need Dollar General, the Market, or any other version of the "Popshelf." If residents truly need to shop there, they can drive to Andover, Coventry, Colchester or East Hampton... just to name a few. Considering this information through another lense - Why in the world would this town allow for a market to open right across the street from Ted's Supermarket? We do not live in an area with limited access to affordable and nutritious food (food desert). This store will take away from the family-owned business who we want to protect and continue to see thrive! I could continue with additional information/data; however, I am sure there are other

public comments to be made. Please take a long, hard look at the long-term effects this store will have on our amazing town of historic charm. Thinking about the Town of Hebron's motto: "Historic Charm With a Vision For the Future" - this company DOES NOT FIT! As a family member recently mentioned to me - We can do better, Hebron!!

Thank you for your time.

Warmly,
Sarah Costa

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Town of Hebron, Connecticut



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



SPECIAL PERMIT APPLICATION

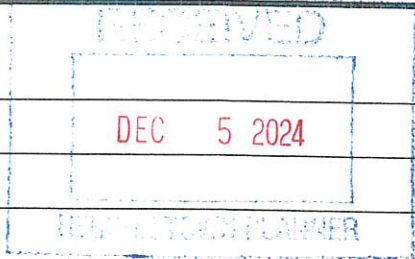
New Special Permit Application; Amendment to Approved Special Permit

Applicant Information:

Name: Town of Hebron Parks and Recreation Department
Address: 150 East Street, Hebron, CT 06248
Phone: 860-530-1281 Fax: _____
Email: cbryant@hebronct.com
Legal Interest: Parks & Recreation Director

Owner Information:

Name: Town of Hebron
Address: 15 Gilead Street, Hebron, CT 06248
Phone: 860-228-5971 Fax: _____
Email: _____



Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: Kinney Road / Church Street
Size: 10 acres Zone: Residence-1 Assessor's Map and Lot #: 12-96
Is the subject parcel within 500 ft. of the Town boundary? yes no
Is the subject parcel within a designated "Village District"? yes no

Requested Use:

Application is made under Section 2.C.4.1 of the Hebron Zoning Regulations, requesting approval of the following use: Development of a dog park on Town-owned land at Raymond Brook Preserve

Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town of Hebron:

Parties of Interest*:

Engineer/ Architect Name: Nathan L. Jacobson & Associates

Address: 86 Main Street, P.O. Box 337, Chester, CT 06412-0337

Phone: 860-526-9591 Fax: 860-526-5416

Email: tfenton@nlja.com

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) N/A

Fees: N/A

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

* Town fee is established by Town ordinance.

Signatures:

Signature of Owner(s) _____ Date: _____

Signature of Applicant(s) _____ Date: _____

SB-44
10/95

QUITCLAIM DEED

Know All Men by These Presents that the STATE OF CONNECTICUT, hereinafter called the Grantor, acting herein by its Treasurer, pursuant to 2002 Conn. Special Acts, No. 02-9, § 2, for the consideration of ONE DOLLAR (\$1.00) received to its full satisfaction of the Town of Hebron, hereinafter called the Grantee, has remised, released and forever quitclaimed, and does by these presents justly and absolutely remise, release, and forever quitclaim, except as set forth herein, unto the said Grantee, forever, all such right and title as it, the said Grantor, has or ought to have in three certain parcels of land in the Town of Hebron, County of Tolland and State of Connecticut, together containing 65.301 acres, more or less, described as follows:

FIRST PARCEL: A certain piece or parcel of land with all improvements and appurtenances thereto situated in the town of Hebron, County of Tolland and State of Connecticut, consisting of approximately 30.30 acres and shown as Parcel B on a certain map titled "Property of Reuben H. and Lydia Y. Bosley, Scale 1" = 100', Date 05-28-81, which map was prepared by Megson & Heagle, Civil Engineers & Land Surveyors, Glastonbury, Conn., and which map is on file in the Hebron Town Clerks Office in Volume 10, Page 22.

SECOND PARCEL: A certain piece or parcel of land with all improvements and appurtenances thereto situated in the town of Hebron, County of Tolland and State of Connecticut, consisting of approximately 25.001 acres and shown as Parcel B on a certain map titled Plan Prepared for H.H.C.D.C., , Scale 1" = 100', Date 07-23-90', which map was prepared by Fuss & O'Neill, Consulting Engineers, Manchester, Connecticut, and which map is on file in the Hebron Town Clerks Office in Volume 16, Page 56.

THIRD PARCEL: A certain piece or parcel of land with all improvements and appurtenances thereto situated in the town of Hebron, County of Tolland and State of Connecticut, consisting of approximately 10.00 acres and shown as Parcel CV on a certain map titled "Sorghum Hill Farms - Property of Lina Lucarelli and Joseph L. Alberti, , Scale 1" = 100', Date 10-74, which map was prepared by Griswold & Fuss, Civil Engineers Surveyors, Manchester, Connecticut, and which map is on file in the Hebron Town Clerks Office in Volume 5, Page 76.

The above-described premises are transferred subject to any and all provision of any ordinance, municipal regulation, or public or private law.

The parties hereto, for themselves, their successors and assigns, understand and agree that the above-described parcels are transferred subject to the special limitations set forth in 2002 Conn. Special Acts, No. 02-9, § 2. In accordance therewith, and as a condition of the transfer of said parcels, said parcels shall be used only for open space, recreational or public safety purposes. If the Grantee (1) does not use said parcels for any of the aforesaid purposes, (2) does not retain ownership of all of said parcels, or (3) leases all or any portion of said parcels, the parcels shall revert to the State of Connecticut. The Grantee shall hold the State of Connecticut harmless with regard to any and all existing or potential environmental issues with regard to said parcels.

This conveyance is further subject to (A) the dismissal and waiver of all tax liens currently held against the property by the Grantee, and (B) the approval of the State Properties Review Board, and includes any liens, debts or encumbrances, if any, which may exist on said parcels.

To Have and to Hold the premises unto the Grantee, to only its use and behalf so that neither the 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, except as otherwise provided in this Deed.

CONVEYANCE TAX RECEIVED
STATE \$ _____ LOCAL \$ _____ NO.
Carly J. Thompson
HEBRON TOWN CLERK

1723

IN WITNESS WHEREOF, The Grantor has caused these presents to be executed on its behalf by its Treasurer, duly authorized, this 5th day of May, 2004. Signed and Delivered in the presence of:

WITNESSES:

STATE OF CONNECTICUT

Shirley Williams
Shirley Williams

BY: Denise L. Nappier
Denise L. Nappier
its Treasurer

Morgan S. Reane
Morgan S. Reane

STATE OF CONNECTICUT)

) ss: Hartford

COUNTY OF HARTFORD)

On this 5th day of May, 2004, before me, the undersigned officer personally appeared, Denise L. Nappier, Treasurer of the State of Connecticut, known to me to be the person described in the foregoing instrument, and acknowledged that s/he executed the same in the capacity therein stated and for the purposes therein contained.

WITNESS WHEREOF, I hereunto set my hand.

Marshall M. Dziedzic
Commissioner of the Superior Court
Notary Public
Marshall M. Dziedzic
Notary Public
My Commission Expires April 30, 2007



Pursuant to 2002 Conn. Special Acts, No. 02-9, § 2, approved by:

Pasquale K. Pepe
Pasquale K. Pepe, Chairman
State Properties Review Board

5/27/04
Date

APPROVED AS TO FORM:

William B. Neri
Attorney General

6/17/04
Date

Received June 25 2004 AT 9:46 AM

Recorded in Town of Habron

Land Records Vol. 372 Page 236

Carly A. Pomperny Town Clerk



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



SITE PLAN APPLICATION

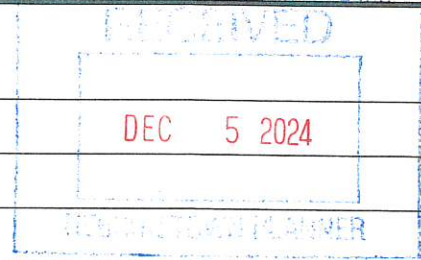
New Site Plan Application [X] Amendment to Approved Site Plan

Applicant Information

Name: Town of Hebron Parks and Recreation Department
Address: 150 East Street, Hebron, CT 06248
Phone: 860-530-1281 Fax:
Email: cbryant@hebronct.com
Legal Interest: Parks & Recreation Director

Owner Information

Name: Town of Hebron
Address: 15 Gilead Street, Hebron, CT 06248
Phone: 860-228-5971 Fax:
Email:



[] Attached is documentation verifying ownership of the property. (Required)

Subject Parcel

Address: Kinney Road / Church Street
Size: 10 acres Zone: Residence-1 Assessor's Map and Lot #: 12-96

Is the subject parcel within 500 ft. of the Town boundary? [] yes [X] no

Is the subject parcel within a designated "Village District"? [] yes [] no

Requested Use

Application is made under Section 2.C.4.1 of the Hebron Zoning Regulations, requesting approval of the following use: Development of a dog park on Town-owned land at Raymond Brook Preserve

Parties of Interest*

Engineer/ Architect Name: Nathan L. Jacobson & Associates

Address: 86 Main Street, P.O. Box 337, Chester, CT 06412-0337

Phone: 860-526-9591 Fax: 860-526-5416

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) N/A

Fees N/A

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

Signatures

Signature of Owner(s) _____ Date: _____

Signature of Applicant(s) _____ Date: _____



Proposed Dog Park

Town of Hebron, CT

1 inch = 563 Feet

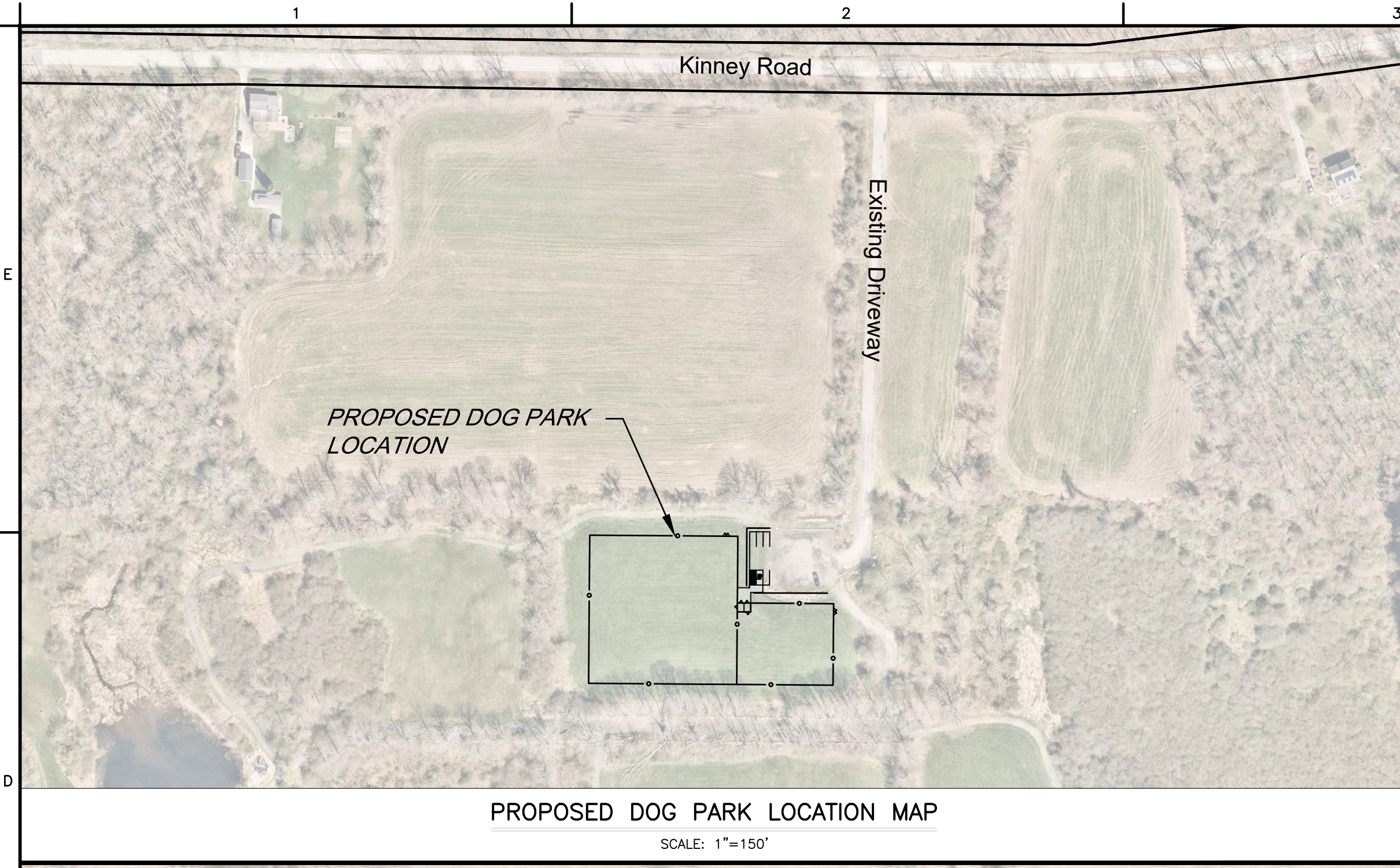


www.cai-tech.com

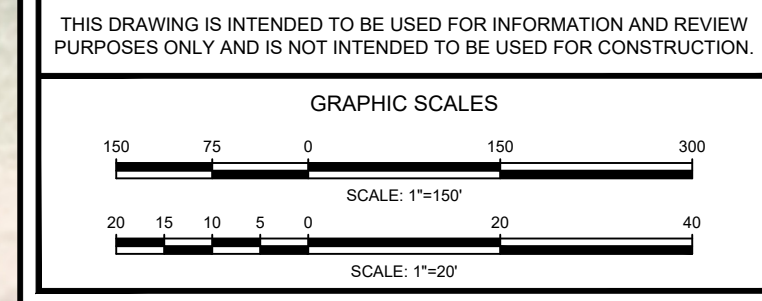
December 6, 2024



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.



- NOTES:**
1. IN GENERAL, LOWER CASE TEXT IDENTIFIES EXISTING FEATURES/CONDITIONS.
 2. IN GENERAL, UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.
 3. FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.
 4. AERIAL IMAGERY SOURCE: NEARMAP
 5. PARKING STALLS DEPICTED FOR INFORMATIONAL PURPOSES. LINE STRIPING IS NOT TO BE INSTALLED WITHIN THE GRAVEL PARKING AREA.



TOWN OF HEBRON CONNECTICUT

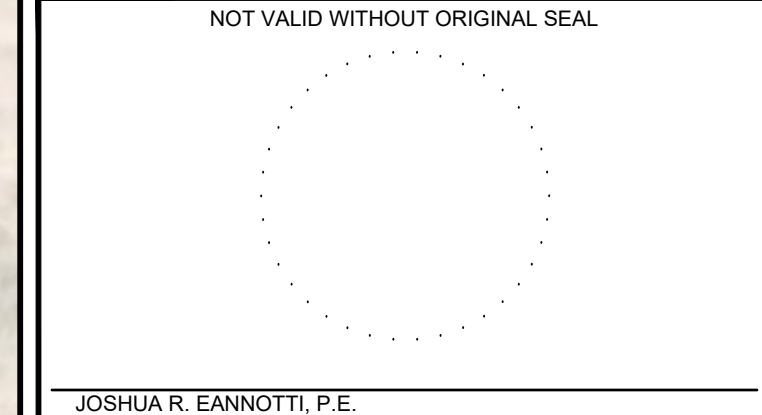
DOG PARK

LAYOUT PLAN

PERMITTING

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

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Consulting Civil and Environmental Engineers Since 1972



JOSHUA R. EANNOTTI, P.E.
CT REGISTRATION No. 33562

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REVISIONS		
No.	DESCRIPTION	DATE

SB-44
10/95

QUITCLAIM DEED

Know All Men by These Presents that the STATE OF CONNECTICUT, hereinafter called the Grantor, acting herein by its Treasurer, pursuant to 2002 Conn. Special Acts, No. 02-9, § 2, for the consideration of ONE DOLLAR (\$1.00) received to its full satisfaction of the Town of Hebron, hereinafter called the Grantee, has remised, released and forever quitclaimed, and does by these presents justly and absolutely remise, release, and forever quitclaim, except as set forth herein, unto the said Grantee, forever, all such right and title as it, the said Grantor, has or ought to have in three certain parcels of land in the Town of Hebron, County of Tolland and State of Connecticut, together containing 65.301 acres, more or less, described as follows:

FIRST PARCEL: A certain piece or parcel of land with all improvements and appurtenances thereto situated in the town of Hebron, County of Tolland and State of Connecticut, consisting of approximately 30.30 acres and shown as Parcel B on a certain map titled "Property of Reuben H. and Lydia Y. Bosley, Scale 1" = 100', Date 05-28-81, which map was prepared by Megson & Heagle, Civil Engineers & Land Surveyors, Glastonbury, Conn., and which map is on file in the Hebron Town Clerks Office in Volume 10, Page 22.

SECOND PARCEL: A certain piece or parcel of land with all improvements and appurtenances thereto situated in the town of Hebron, County of Tolland and State of Connecticut, consisting of approximately 25.001 acres and shown as Parcel B on a certain map titled Plan Prepared for H.H.C.D.C., , Scale 1" = 100', Date 07-23-90", which map was prepared by Fuss & O'Neill, Consulting Engineers, Manchester, Connecticut, and which map is on file in the Hebron Town Clerks Office in Volume 16, Page 56.

THIRD PARCEL: A certain piece or parcel of land with all improvements and appurtenances thereto situated in the town of Hebron, County of Tolland and State of Connecticut, consisting of approximately 10.00 acres and shown as Parcel CV on a certain map titled "Sorghum Hill Farms - Property of Lina Lucarelli and Joseph L. Alberti, , Scale 1" = 100', Date 10-74, which map was prepared by Griswold & Fuss, Civil Engineers Surveyors, Manchester, Connecticut, and which map is on file in the Hebron Town Clerks Office in Volume 5, Page 76.

The above-described premises are transferred subject to any and all provision of any ordinance, municipal regulation, or public or private law.

The parties hereto, for themselves, their successors and assigns, understand and agree that the above-described parcels are transferred subject to the special limitations set forth in 2002 Conn. Special Acts, No. 02-9, § 2. In accordance therewith, and as a condition of the transfer of said parcels, said parcels shall be used only for open space, recreational or public safety purposes. If the Grantee (1) does not use said parcels for any of the aforesaid purposes, (2) does not retain ownership of all of said parcels, or (3) leases all or any portion of said parcels, the parcels shall revert to the State of Connecticut. The Grantee shall hold the State of Connecticut harmless with regard to any and all existing or potential environmental issues with regard to said parcels.

This conveyance is further subject to (A) the dismissal and waiver of all tax liens currently held against the property by the Grantee, and (B) the approval of the State Properties Review Board, and includes any liens, debts or encumbrances, if any, which may exist on said parcels.

To Have and to Hold the premises unto the Grantee, to only its use and behalf so that neither the 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, except as otherwise provided in this Deed.

CONVEYANCE TAX RECEIVED
STATE \$ _____ LOCAL \$ _____ NO.
[Signature]
HEBRON TOWN CLERK 1723

IN WITNESS WHEREOF, The Grantor has caused these presents to be executed on its behalf by its Treasurer, duly authorized, this 5th day of May, 2004. Signed and Delivered in the presence of:

WITNESSES:

STATE OF CONNECTICUT

Shirley Williams
Shirley Williams
Morgan S. Reane
Morgan S. Reane

BY: Denise L. Nappier
Denise L. Nappier
its Treasurer

STATE OF CONNECTICUT)

) ss: Hartford

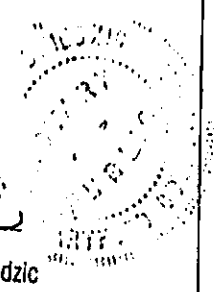
COUNTY OF HARTFORD)

On this 5th day of May, 2004, before me, the undersigned officer personally appeared, Denise L. Nappier, Treasurer of the State of Connecticut, known to me to be the person described in the foregoing instrument, and acknowledged that s/he executed the same in the capacity therein stated and for the purposes therein contained.

WITNESS WHEREOF, I hereunto set my hand.

Marianne M. Dziedzic
Commissioner of the Superior Court
Notary Public

My Commission Expires April 30, 2007



Pursuant to 2002 Conn. Special Acts, No. 02-9, § 2, approved by:

Pasquale A. Pepe
Pasquale A. Pepe, Chairman
State Properties Review Board

5/27/04
Date

APPROVED AS TO FORM:

Will B. Nk
Attorney General

6/17/04
Date

Received June 28 2004 AT 9:46 AM
Recorded in Town of Hebron _____
Land Records-Vol. 372 Page 236
Cathy A. Pomponio Town Clerk

Partial rear dormer vs. Eye dormer

Section 2.F of the Hebron Zoning Regulations provides Special Standards for residential development in the Amston Lake District. Presumably to maintain the historic development pattern and cottage-style construction, new homes are limited to 1 ½ stories in height, defined in Section 2.F.1.3.6. To achieve 1 ½ stories, the Hebron Zoning Regulations Section 2.E.7 Note #1 states that “A street-facing façade shall only be permitted to have an eye dormer. A façade not facing the street may have an eye dormer or a partial dormer.” While the 1 ½ story limitation existed the 2012 Hebron Zoning Regulations, there was no language addressing the use of dormers. Further, the 2012 Regulations did not include the images of “eye dormers” and “partial rear dormers” in the glossary of terms the way they do now. Interestingly however, “Dormer, Eye” and “Dormer, Partial Rear” were defined in 2012, substantially the same way they are currently. As you can see, today’s Regs removed the “Rear” in the term but then defined it as “A second story dormer or dormers not located on a street-facing façade” (see attached).

When you hear the term “eye dormer” and look at the images provided in the Glossary of Terms Section 9.C, you get the impression of a rounded eye. However, the definition says nothing about a rounded feature but defines the length of the feature and percentage of the wall below that the dormer spans. All three images of eye dormers provided in the glossary of terms are rounded. Meanwhile, the first of the three images under “Examples of Partial Rear Dormers” are gable dormers that could very well fit the definition of eye dormer considering length and percentage of wall below. The second two images in the column better reflect a partial rear dormer as it is defined. Coincidentally, all three images of partial rear dormers are facing front.

The Commission may want to consider the following:

What is an acceptable front-facing dormer for the Amston Lake District used to achieve the 1 ½ story requirement?

- Should it be limited to the length, percentage and return requirements as currently applicable to eye dormers?
- What term would better encompass any dormer (eye, gable, shed) that meets the provisions of the existing definition?

Why are we regulating rear facing dormers? If the 1 ½ story provision dictates, do we care if a rear facing dormer is full or partial?

As a potential solution, could we consider partial vs full, with full being any dormer over a certain threshold (percentage of wall below) and partial being under? And as it applies to the Amston Lake District, front facing facades could be limited to partials but fulls are allowed in rear?

Dormer, Eye - A second story dormer located on a street-facing façade of a building where:

- the length of any individual eye dormer does not exceed eight (8) feet;
- the length of all eye dormers combined does not exceed fifty percent (50%) of the length of the wall immediately below; and
- the main building roof has a minimum of two feet (2 ft.) returns on either side of the eye dormer.

Dormer, Partial - A second story dormer or dormers not located on a street-facing façade of a building:

- which cumulative length of the dormer(s) does not exceed ninety percent (90%) of the length of the wall immediately below; and
- where the main building roof has a minimum of two feet (2 ft.) returns on the rear portion of the roof on either side of the dormer(s).

Examples of Eye Dormers



Examples Of Partial Rear Dormers



SECTION 3.0 DEFINITIONS

Section 3.3 Definitions (cont.)

Certificate of Zoning Compliance: The certificate issued by the Zoning Enforcement Officer which permits the use of a building in accordance with the approved plans and specifications and certifies compliance with the provisions of the Hebron Zoning Regulations.

Club: Premises owned or occupied by a corporation or association of persons which is operated solely for a recreation, social, patriotic, political, benevolent or athletic purpose, but not primarily for profit.

Conservation Easement: Conservation Easement shall mean the grant of a property right transferred to a non-profit or government entity where the landowner retains legal title and all rights associated with the land except provided the land shall remain in its natural state and precluding future development as set forth in the standard "Conservation Easement" used by the Town of Hebron, including easements preserving agricultural rights.

Court: An open, uncovered, and unoccupied space on the same lot with a building.

Court, Inner: Any court other than an outer court.

Court, Outer: A court extending to and opening upon a street, public alley, or other approved open space, not less than fifteen (15) feet wide, or upon a required yard.

3.3.4 "D"

Day Care Center, Child: A day care center in which more than twelve (12) children receive care, maintenance and supervision for less than twenty-four (24) hours per day.

Day Care Home, Family: A private family home caring for not more than six (6) children, including the providers children not in school, full time where the children are cared for not less than three nor more than 12 hours during a 24 hour period and where care is given on a regular recurring basis.

Day Care Home, Group: A day care facility in which at least seven (7) but not more than twelve (12) children receive care, maintenance and supervision by other than parent(s) or legal guardian(s) for less than twenty-four (24) hours per day (generally within a dwelling unit).

Dormer, Eye: A second story dormer on the front building elevation (facing the street) where the length of any individual eye dormer does not exceed eight (8) feet and where the length of all eye dormers combined does not exceed fifty percent (50%) of the length of the wall immediately below and where the main building roof has a minimum of two feet (2 ft.) returns on either side of the eye dormer.

SECTION 3.0 DEFINITIONS

Section 3.3 Definitions (cont.)

Dormer, Partial Rear: A second story dormer on the rear building elevation (opposite from the street elevation) which length does not exceed ninety percent (90%) of the length of the wall immediately below and where the main building roof has a minimum of two feet (2 ft.) returns on the rear portion of the roof on either side of the dormer.

Dwelling, Two Family: A building containing two (2) dwelling units with not more than one family per dwelling unit.

Dwelling, Seasonal: A Dwelling which was originally designed or intended to be used for residential purposes only during the warmer seasons of the year, and for which no approval required by these Regulations, or any previous versions hereof, has been granted to permit year-round use.

Dwelling Unit: A single unit providing complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, One Family: A building containing one (1) dwelling unit for one family as defined by these Zoning Regulations.

Dwelling, Multi-family Apartment House: A building or portion thereof containing more than two (2) dwelling units and not classified as a one- or two-family dwelling.

3.3.5 "E"

3.3.6 "F"

Family: One person, or a group of two or more persons living together and interrelated by bonds of consanguinity, marriage, legal adoption or other legal guardianship, occupying a dwelling unit as a separate housekeeping unit with a common set of cooking facilities.

Family Elderly Apartment: A special dwelling unit within or attached to the principal single family dwelling unit. Specifically occupied by elderly persons interrelated to the owner of the principal structure by bonds of consanguinity, marriage or legal adoption.

Family Handicapped Apartment: A special dwelling unit within or attached to the principal single family dwelling unit. Specifically occupied by handicapped persons interrelated to the owner of the principal structure by bonds of consanguinity, marriage or legal adoption.

Farm: The term "farm" includes land, main and accessory buildings used primarily or incidentally for those activities included under the definition of "agriculture".

**PLANNING AND ZONING COMMISSION
MEETING SCHEDULE
2025**

Regular Meeting / Public Hearings	Regular Meeting / Workshop
January 15, 2025	January 29, 2025
February 12, 2025	February 26, 2025
March 12, 2025	March 26, 2025
April 9, 2025	April 23, 2025
May 14, 2025	May 28, 2025
June 11, 2025	June 25, 2025
July 9, 2025	August 20, 2025
September 10, 2025	October 29, 2025
October 15, 2025	November 19, 2025
November 19, 2025	December 10, 2025
December 10, 2025	January 28, 2026
January 14, 2026	January 28, 2026

September 24, 2025 is a conflict – No meeting scheduled.

Planning and Zoning Commission meetings are held at 7:00 p.m. remotely, using a virtual meeting platform. Interested participants may join a virtual meeting using a link included in the Commission’s Meeting Agenda.

**PLANNING AND ZONING COMMISSION
MEETING SCHEDULE
2025**

Regular Meeting / Public Hearings	Regular Meeting / Workshop
January 14, 2025	January 28, 2025
February 11, 2025	February 25, 2025
March 11, 2025	March 25, 2025
April 8, 2025	April 22, 2025
May 13, 2025	May 27, 2025
June 10, 2025	June 24, 2025
July 8, 2025	August 19, 2025
September 9, 2025	September 30, 2025
October 14, 2025	October 28, 2025
*November 18, 2025	
December 9, 2025	
January 13, 2026	January 27, 2026

***Date changed from 2nd Tuesday to 3rd Tuesday due to Veteran’s Day being on Nov. 11th.**

Planning and Zoning Commission meetings are held at 7:00 p.m. remotely, using a virtual meeting platform. Interested participants may join a virtual meeting using a link included in the Commission’s Meeting Agenda.