

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – VIRTUAL
May 28, 2025 at 7:00 P.M.

RECEIVED

2025 MAY 22 P 2:28
HOBBS
HEBRON TOWN CLERK

Planning and Zoning Commission
May 28, 2025, 7:00 – 10:00 PM (America/New_York)

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PUBLIC HEARING

Petition 2025-04 – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District.

Petition 2025-12 – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District.

REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. May 14, 2025 Public Hearing / Regular Meeting
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
 - A. **Petition 2025-04** – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District.

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REGULAR MEETING – VIRTUAL
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- B. **Petition 2025-12** – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14’ in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District.

V. Old Business

VI. New Business

A. New Applications

B. Set Public Hearing Date

C. Other New Business

1. Review Draft Zoning Regulation Amendment Section 2.D.10 Recreational Facilities
2. Discussion regarding proposed revisions to Hebron Zoning Regulations Section 5.O Alcoholic Beverages
3. Discussion regarding recent correspondence: Email dated April 30, 2025 to Donna Lanza from Jean Tulumieri

VII. Correspondence

VIII. Public Comment (non-Public Hearing applications)

IX. Adjournment

Next Meetings: June 11, 2025 Regular Meeting
 June 25, 2025 Regular Meeting

LEGAL NOTICE
PLANNING AND ZONING COMMISSION
HEBRON, CONNECTICUT

The Hebron Planning and Zoning Commission will hold a Public Hearing at a meeting scheduled for Wednesday, May 28, 2025, at 7:00 P.M., to be held virtually through the GoToMeeting Platform, on the following:

- I. **Petition 2025-04**: Petition of Hebron Lions Agricultural Society for the sale of beer & wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 on the Hebron Zoning Regulations, on premises located at 347 Gilead Street, R-1 District.
- II. **Petition 2025-12**: Petition of Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, R-1 District.

Planning and Zoning Commission

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Dated at Hebron, Connecticut, this 14th day of May 2025.

Frank Zitkus, Chair

Legal Notice will be published in the Rivereast News Bulletin on May 16, 2025 and May 23, 2025.

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: May 22, 2025

RE: Planner's Report for May 28, 2025 Public Hearing/Regular Meeting

Pending Applications

Petition 2025-04 – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District.

The Hebron Lions Agricultural Society is requesting the annual renewal of a Special Permit for the Temporary Liquor Permit associated with a Recreation Facility in a Residence District in accordance with Section 5.O.3.2 of the Hebron Zoning Regulations. A Special Permit has been approved for the non-profit organization by the Planning and Zoning Commission with conditions annually since at least 2021.

In addition to standard application forms and materials, the applicant has submitted a narrative, identifying the Permittee, beverages served, hours of operation, security and safety measures, and process for dispensing drinks, as well as a site plan of the “Brew Yarde”. In accordance with Section 5.O.3.2.h, comments and recommendations of the Hebron Fire Marshal and the Hebron Police Chief, are attached. The applicant has provided a letter from Hebron Resident State Trooper Bryce Reed, as well.

Consistent with approval of the Special Permit for this event in past years, the following five (5) conditions (revised with proposed dates and times) are provided for the Commission's consideration:

1. The sale of beer and wine is permitted at the Hebron Harvest Fair during the period of September 4th through September 7th, 2025.
2. The approval is subject to all the operational aspects contained in the Narrative submitted with this application.
3. The location, layout, and enclosure of the area for the sale and consumption of beer and wine shall be as shown on the Site Plan and drawings submitted with the application.
4. The hours of operation for the sale of beer and wine shall be limited to: Thursday: 5 pm – 10 pm; Friday: 1 pm – 11 pm; Saturday: Noon – 11 pm; and Sunday: Noon – 6 pm, but in no case later than one (1) hour before the Fair closes for the day, and
5. Proof of dram shop liability protection shall be submitted to Town Staff.

Draft Motion:

Move to approve Petition 2025-04, Special Permit Application of the Hebron Lions Agricultural Society requesting approval for the sale of beer and wine on September 4 through 7, 2025, at 347 Gilead Street, R-1 District with five (5) conditions as outlined in the Planner's Report dated May 22, 2025. The Special Permit approval is consistent with the 2024 Plan of Conservation and Development Section J, Goal A to offer and promote recreation and leisure services to a broad base of the Hebron population and to visitors.

Petition 2025-12 – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District.

The applicant and owner of the 7-acre parcel located at the northwest corner of the intersection of Gilead St and East St is requesting Special Permit approval for outdoor lighting installed as a safety precaution related to the Hebron Harvest Fair. Parcel #24-27 is an unimproved, grassed field, used for overflow parking during the event. The Harvest Fair is a four (4) day event, however the event is only open in the evening on three of those days, Thursday, Friday and Saturday, while Sunday the event ends at 6 pm and the lights will not be powered.

The location of the lights is depicted on a site plan prepared on Town GIS aerial photography, attached. The lights are powered by a generator, located at the base of the westernmost light post. The applicant has provided a specification sheet for the light fixtures, also attached.

In accordance with Section 5.F.2.8, "Outdoor lighting fixtures shall be limited to a maximum of 14 feet in height, unless in unique circumstances a taller light pole is otherwise approved by the Commission through a Special Permit application."

Should the Commission be inclined to approve the Special Permit, as the use of the lights are specific to the Hebron Harvest Fair, the Commission may consider the following condition:

1. The lights shall only be illuminated to provide safe access to visitors' parking during the Hebron Harvest Fair.

Draft Motion:

Move to approve Petition 2025-12 Special Permit Application of the Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District with the condition outlined in the Planner's Report dated May 22, 2025. The Special Permit approval is consistent with the 2024 Plan of Conservation and Development Section J, Goal A to offer and promote recreation and leisure services to a broad base of the Hebron population and to visitors.

There is no Old Business.

New Business

New Applications

There are no new applications for receipt.

Set Public Hearing Date

There are no new applications requiring public hearings to be scheduled.

Other New Business

1. Review Draft Zoning Regulation Amendment of Section 2.D.10 Recreational Facilities

At the May 14, 2025 meeting, the Commission processed a Special Permit in accordance with Section 2.D.10, for a request to locate a pool in the side yard of a residence. The Regulations currently require "Recreational Facilities", including pools, to be located entirely behind a plane established by the rear wall of the principal building. Pools meeting the terms of Section 2.D.10.1 require approval of a Zoning Permit by Town staff. Section 2.D.10.2 however, provides that when unique conditions exist that limit the ability to place such facility behind the plane established by the rear wall of the principal building on the lot; and when placement of such facility in another location on the lot would result in it not being generally visible from the street, nor create an annoyance to adjacent neighbors, the Commission may consider a Special Permit application.

Since the provision of fencing, evergreen screening, or similar method to screen neighbor or public views is required either way, staff recommends the Commission allow recreational facilities to be permitted behind a plan established by the front wall of the principal building, or in other words, the side yard, subject to Zoning Permit reviewed by Town staff.

A draft revision of Section 2.D.10 is attached.

2. Discussion regarding proposed revisions to Hebron Zoning Regulations Section 5.O Alcoholic Beverage

Section 5.O of the Hebron Zoning Regulations is titled "Alcoholic Beverages". In my opinion, there are numerous improvements that could be made to the Section. At this moment, however, two issues have been brought to the Commission's attention related to applications processed recently.

First, Bria Comer, applicant of the Special Permit recently approved by the Commission for the Hebron Miniature Golf at 290 Church St, mentioned that she would like to make an application to sell open alcoholic beverages in accordance with Section 5.O.1. Section 5.O.1.6 however, prohibits "walk-up windows and drive-through windows...at any facility selling open alcoholic

beverages.” Ms. Comer would like there to be a permitting path possible, rather than a blanket prohibition for the sale of opened alcoholic beverages at a walk-up window. Like all uses involving the sale of alcoholic beverages, the use would presumably be subject to Special Permit review and approval by the Planning and Zoning Commission. Section 5.O.1 provides the Commission a range of conditions to consider when determining the appropriateness of the use, so a simple solution could be to remove reference to “walk-up window” in Section 5.O.1.6, leaving it subject to Special Permit, and perhaps, though probably unnecessary, add “miniature golf course” to list of uses in Section intro along with “restaurant, farm brewery, brew pub, hotel, motel, club, or golf course.”

The Commission asked that I research State permitting/licensing that may be applicable to the miniature golf course with a walk-up window. The proposed use would be regulated by the State of Connecticut Department of Consumer Protection under the “Outdoor Open Air Liquor Permit”, with a \$4000 permit application fee. This permit requires an area, not to exceed one-acre, to be closed-in by a fence at least 30-inches high; to provide bathrooms; and food must be available, a provision that can be satisfied in a variety of different ways, including by providing menus for restaurants that deliver. There is an option for a six (6) month or one year permit, that must be renewed every year and local zoning, fire, and health officials must sign off on the permit application.

Second, on an annual basis the Commission has been processing Temporary Liquor Permits in accordance with Section 5.O.3 for the Hebron Lions Agricultural Society's Hebron Harvest Fair. Since the conditions of the use remain the same, the applicant has expressed an interest modifying the Regulations so that they don't have to process a new Special Permit every year.

Section 5.O.3 is broken down into two subsections; the first applies to any zone, the second applies to Recreational Facilities in Residence Districts. If not for subsection 2, subsection 1 appears to be drafted specifically to accommodate the Hebron Harvest Fair. In large part the two subsections are substantially similar and request the same information, albeit subsection 2 does so with more detail. A major difference, however, is that in subsection 1, the Zoning Enforcement Officer is allowed to renew temporary liquor permits issued by the Commission when conditions are substantially similar to the originally approved permit. Subsection 2, however, requires an applicant return each year for a new Special Permit.

I'm struggling to find further differences between the two subsections, and I think it may be possible to simply combine the two by adding some detail to subsection 1, however if, following discussion with the Commission, we find that inappropriate, one adjustment of subsection 2 might simply include the addition of language providing the ZEO the authority to renew permits similar to subsection 1. Draft language is attached.

I noted other concerns with the Section that may have no consequence on future applications, but leave me scratching my head a bit. For example:

- The sale of alcohol is an accessory use, subordinate to a principal use, so when looking at Section 5.O.1.7, why are some these conditions part of the review of an accessory use, when they should really be applicable to the principal use?
- Same thing with Section 5.O.1.4. Why is the regulation of entertainment being addressed in this section? Outdoor seating?

- Is it necessary to issue a separate Special Permit for a restaurant to sell alcohol? Shouldn't that be assumed, particularly since it is already regulated by the State?
- Same thing with the Grocery Store Permit.

3. Discussion regarding recent correspondence: Email dated April 30, 2025 to Donna Lanza from Jean Tulimieri

Ms. Tulimieri submitted an email to Town of Hebron Director of Administrative Services Donna Lanza requesting distribution of the email and attachments to the Town Manager, Open Space Land Acquisition Committee, Planning and Zoning Commission, Parks and Recreation Commission, and Board of Selectmen. The email questions whether the Town policy "Use of Hebron Open Space for Farming" requires that the farmers currently conducting agricultural activities on the Town-owned land have the "first say" about using the land for other purposes.

The Hebron Planning and Zoning Commission approved a Special Permit and Site Plan (Petition 2024-29 & 30) on January 28, 2025. No appeal of the Commission's decision was filed.

Commissioner Sousa asked that I prepare some information to better inform the Commission of the policy being referred to in Ms. Tulimieri's email and others relevant to the matter. The Park and Open Space Policies were approved by the Board of Selectmen on February 1st, 2024. You can find the policy regarding farming under The Hebron Code, Chapter 272, Attachment 1, Section 20 Farming (attached). It states: "*Farming may be permitted on open space designated areas with written approval from the Director.*" Farming on open space was not addressed in the Park and Open Space Policies before this.

The reference Ms. Tulimieri is pointing to in the minutes of an Open Space Land Acquisition Commission meeting in 2018 appears to be to the "Management Policy for the Town of Hebron's Open Space", most recently updated in 2020. A copy of the current version, substantially the same as in the referenced document, is attached. While paraphrasing, this document also states that Open Space "may be actively farmed".

There are no provisions in either policy indicating that the Town must extend lease agreements to farmers historically conducting agricultural activities until they, the farmers, decide to cease such agricultural activities. The Town of Hebron Planning and Zoning Commission processed a permit for a dog park on Town-owned property at the request of the Hebron Board of Selectmen. A public hearing was held, and a decision was made.

Correspondence

There is no new correspondence.

MRB

H:\Planning Department\Boards & Commissions\PZC\2025\05-28-2025\Planners Report.docx

Attachments

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
May 14, 2025 - 7:00 PM**

RECEIVED
2025 MAY 21 A 9:33
HEBRON TOWN CLERK

MINUTES

ATTENDENCE:

Planning and Zoning Commission (Present): Frank Zitkus (Chair), David Sousa (Vice Chair), Janet Fodaski (Secretary), Davis Howell (Alternate)

PZC (Absent): Chris Cyr, Devon Garner

Staff Present: Matthew Bordeaux

Guests: Rob Mangiafico, Ron Kolanowski, Donna Jolly, Betty Close, Kathy Dorgan, Pete Parent, Paul Selnau, Amy D'Amaddio, Lillian Rhodes, Kevin Tulimieri, Charles Eaton, Althea Carr

PUBLIC HEARING

F. Zitkus opened the hearing and introduced members in attendance. D. Howell was seated for D. Gardner. J. Fodaski read the first notice into record.

- I. Petition 2025-13** – Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Ceder Ridge Rd pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, Residence-1 District.

A. Presentation & Commission Discussion

N. Ball presented the Commission with site drawings, explaining the placement of the house, combined with existing features at the rear of the lot, make installation of the pool in the back yard unfeasible due to lack of space. To remain within setback requirements, she is requesting permission to place the pool partially within the side yard. Commissioners had no further questions or issues. M. Bordeaux updated the record, noting no outstanding staff comments.

B. Public Comment

None.

C. Additional Discussion

None.

F. Zitkus closed the Public Hearing for the application. J. Fodaski read the second petition into record.

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
May 14, 2025 - 7:00 PM**

- II. Petition 2025-10 & 11** – Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church St, Residence-1 District.

A. Presentation & Commission Discussion

R. Mangiafico (230 Jagger Lane, Hebron), president of Commons CDC, introduced team members assisting in the presentation: R. Kolanowski (Commons CDC Vice President and rector of St. Peters), D. Jolly (Secretary), B. Close (Treasurer), and K. Dorgan (lead architect). The application seeks to build 50 mixed-income affordable housing units on a parcel to be leased from St. Peters. K. Dorgan introduced additional design team members P. Selnau, L. Crawley, C. Eaton, and P. Parent, and provided an overview of existing and proposed site layouts, including building and parking placement and designs.

P. Parent provided further site engineering details such as current topography and drainage conditions, noting the lot's grade necessitates a retaining wall along the western edge. Stormwater management will include catch basins, yard drains, and two small detention areas. Utility services including telecom, sanitary sewer, and water were reviewed. Two new wells are proposed. An existing well will be abandoned for potable uses, but retained for irrigation and fire suppression. P. Selnau reported the development will include a complete fire suppression system, which will require a fire pump and emergency generator due to the lack of pressurized water on-site.

PZC members requested further information on proposed well systems, traffic analysis, and lighting details. ADA accessibility was also discussed, with P. Selnau stating the intent is to provide more accessible and adaptable units than is required by code. There was discussion on the requirements of C.G.S. 8-30g, and the affordability plan submitted as part of this application, as well as intended energy efficiencies.

M. Bordeaux updated the record with input from town staff, including the fire marshal's request for emergency access along the entire exterior perimeter, and the Town Attorney's request for final approval of the affordability plan. Written testimony was reviewed, including support from CRCOG.

B. Public Comment

- a. **Amy D'Amaddio (11 Wood Pond Rd)** – Supports the project.
- b. **Lillian Rhodes (106 Old Slocum Rd)** – Supports.
- c. **Kevin Tulimieri (110 Kinney Rd)** – Supports.

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
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- d. Charles Eaton (180 Hope Valley Rd)** – Requested further detail on maintenance and upkeep once the project is complete, as well as potential subsidies related to the project. K. Dorgan noted intent to provide a green and healthy operations and management plan, and stated final details will be determined largely by funding. Potential funding avenues were reviewed. Mr. Eaton offered his support.
- e. Althea Carr (94 West St)** – Spoke on behalf of CODE and as an individual, giving her support, and thanking Father Ron and other champions of the project.

C. Additional Discussion

None.

F. Zitkus closed the Public Hearing on the application.

REGULAR MEETING

I. Call to Order/Roll Call

F. Zitkus began the meeting. Present were F. Zitkus, D. Sousa, J. Fodaski, and D. Howell. D. Howell was seated for D. Gardner.

II. Approval of Minutes

A. April 23, 2025 – Public Hearing / Regular Meeting

Motion by D. Sousa and seconded by J. Fodaski to approve the minutes of April 23rd as submitted. The motion passed unanimously (4-0).

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

None.

IV. Action on Pending Applications

A. Petition 2025-04 – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District.

Action: None (Public Hearing – May 28, 2025)

B. Petition 2025-10 & 11 –Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
May 14, 2025 - 7:00 PM**

development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church St, Residence-1 District.

Motion by D. Sousa and seconded by J. Fodaski to approve Petition 2025-10 & 11, with the following conditions:

- 1. Prior to any site disturbance and prior to the issuance of a building permit:
 - a. The approval letter containing all conditions of approval, and the Planning and Zoning Commission signature block shall be added to the final plans;**
 - b. Two copies of the complete set of final plans shall be submitted to Town staff for Commission signature;**
 - c. An erosion and sedimentation control bond shall be submitted to the Town in an amount equal to the cost of all erosion and sedimentation control devices and acceptable to the Town Engineer; and**
 - d. A preconstruction meeting shall be held with the project engineer, site contractor, applicant and the Town staff.****
- 2. Prior to the issuance of a Certificate of Occupancy, a certified As-Built Plan shall be submitted verifying that site improvements have been completed as approved by the Planning and Zoning Commission. A Performance Bond, in an amount approved by the Town Engineer, may be accepted by the Town, in lieu of completion of all improvements at the time of issuance of the Certificate of Occupancy.**
- 3. Outstanding comments provided in the letter from Joshua R. Eannotti, P.E. dated May 1, 2025 and corresponding revisions to the proposed Site Plan shall be addressed to the satisfaction of Town staff prior to filing of the Special Permit on the Hebron Land Records.**
- 4. Submission of a revised Affordability Plan shall be approved in form and substance by the Town Attorney. The applicant shall address in the Affordability Plan how the affordability standards will apply to the sale of units in the future.**
- 5. All parking lot and building mounted lighting fixtures will be full cutoff, dark sky compliant and at the 2700-3000 Kelvin color temperature.**
- 6. Adjust the location of ADA parking spaces to include one in proximity of the renovated rectory building.**
- 7. Proposed wells shall be located in compliance with the Department of Public Health or other applicable standards for proximity to stormwater management structures.**
- 8. Consider alternative to the use of salt for deicing purposes to protect the water quality of proposed wells.**
- 9. Applicant will work with town to establish a vegetated buffer between the proposed housing development and municipal park.**

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
May 14, 2025 - 7:00 PM**

- 10. Work with applicant to incorporate EV Charging Infrastructure distributed throughout the site in accordance with applicable regulations.**

The motion passed unanimously (4-0).

Action: Approved, with conditions.

Reason for approval: Addresses housing diversity needs of community; enhances community; represents significant progress (potentially in excess of 20%) towards goals of Hebron's Plan of Housing Choice; consistency with POCD; preservation of historic property; consistency with existing architecture; sustainability elements.

- C. Petition 2025-12** – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District.

Action: None (Public Hearing – May 28, 2025)

- D. Petition 2025-13** – Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Ceder Ridge Rd pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, Residence-1 District.

Motion by D. Sousa and seconded by D. Howell to approve Petition 2025-13, with the following condition:

- 1. Applicant shall install at least six (6) evergreen trees or shrubs to obstruct the view of the pool from the street in coordination with Town staff.**

The motion passed unanimously (4-0).

Action: Approved, with conditions.

Reason for approval: Preservation of property values; recognition of corner-lot status.

V. Old Business

None.

VI. New Business

A. New Applications

None.

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Public Hearing / Regular Meeting (Virtual)
May 14, 2025 - 7:00 PM**

B. Set Public Hearing Date

None.

C. Other New Business

1. Letter to Board of Selectmen re: Pedestrian Safety in Neighborhood Convenience District

Recent approvals leading to a projected increase in pedestrian activity initiated recent discussions on improving pedestrian access and crossing points along Rt. 85 / Church Street. A letter to the Board of Selectmen, urging town efforts in these enhancements, was agreed upon.

2. Accessory Dwelling Unit Flyer

A draft informational flyer on building ADUs was included in the agenda, and briefly reviewed; after minor adjustments, the flyer will likely be added to the planning section of the town's website.

3. Revisions to Regulations

Commissioners agreed to revisit permitting regulations regarding the sale of alcohol, including the temporary permit issued for the Lions Club Harvest Fair each year, as well as avenues for allowing sale at walk-up, concession-style windows. Regulations on residential pools and commercial / business signage will also be reviewed.

VII. Correspondence

The PZC discussed correspondence from a resident raising concerns on the use of town-acquired land for the dog park.

VIII. Public Comment (non-Public Hearing applications)

None.

IX. Adjournment

Motion by J. Fodaski and seconded by D. Sousa to adjourn. The motion passed unanimously (4-0).

Respectfully submitted,
Hannah Walcott (Board Clerk)



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



SPECIAL PERMIT APPLICATION

 X New Special Permit Application; Amendment to Approved Special Permit

Applicant Information:

Name: Hebron Lions Agricultural Society

Address: 347 Gilead St, Hebron CT 06248

Phone: 860-228-0542 Fax: _____

Email: russell.strumskas@hebronharvestfair.org

Legal Interest: Owner / Applicant

RECEIVED
MAR 17 2025
INVESTIGATOR PLANNER

Owner Information:

Name: **Same**

Address:

Phone: _____ Fax: _____

Email:

☒ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 347 Gilead St. Hebron, CT 06248

Size: 101 Acres Zone: R-1 Assessor's Map and Lot #: M24 / L24

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

Requested Use:

Application is made under Section **5.0.3** of the Hebron Zoning Regulations, requesting approval of the following use: **Sale of beer and wine during the Hebron Harvest Fair from September 4 thru September 7, 2024**

Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town of Hebron: _____

Monies Generated go to both local and national charities _____

Parties of Interest*:

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Taxes:

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

☒ Attached is proof of payment. (Required)

Fees:

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

* Town fee is established by Town ordinance.

pd. # 270 ck. # 17945 Drxg

Signatures:

Signature of Owner(s)  Date: 3/3/25

Signature of Applicant(s)  Date: 3/3/25

Hebron Harvest Fair - Brew Yarde

The Hebron Harvest Fair's Brew Yarde is an enclosed area within the Hebron Harvest Fair that sells and serves Beer and/or Wine to fair patrons who are 21 years old or older by following strict security protocols as outlined below.

Permittee:

Russell Strumskas, a Lions Club Member, has been selected by the Board of Directors to be the Permittee for 2025. He was the Fair's permittee last year and has worked in the Brew Yarde for multiple years and has experience with its operation.

Beverages Served:

Only beer, wine, and water products will be served.

Layout and Mapping:

Attached are the copies of our site plan showing all pertinent data as outlined and required under Section 5.0.3, paragraph 1 & 2 of the Hebron Zoning Regulations.

Hours of Operation:

2025 Fair Dates	Gate Hours	Carnival Hours	Beer and Wine Hours
Thursday, September 4	4pm - 10:30pm	4pm - 11pm	5pm - 10pm
Friday, September 5	Noon - Midnight	Noon - Midnight	1pm - 11pm
Saturday, September 6	9am - Midnight	10am - Midnight	Noon - 11pm
Sunday, September 7	9am - 7:30pm	10am - 7:30pm	Noon - 6pm

Security and Safety Measures:

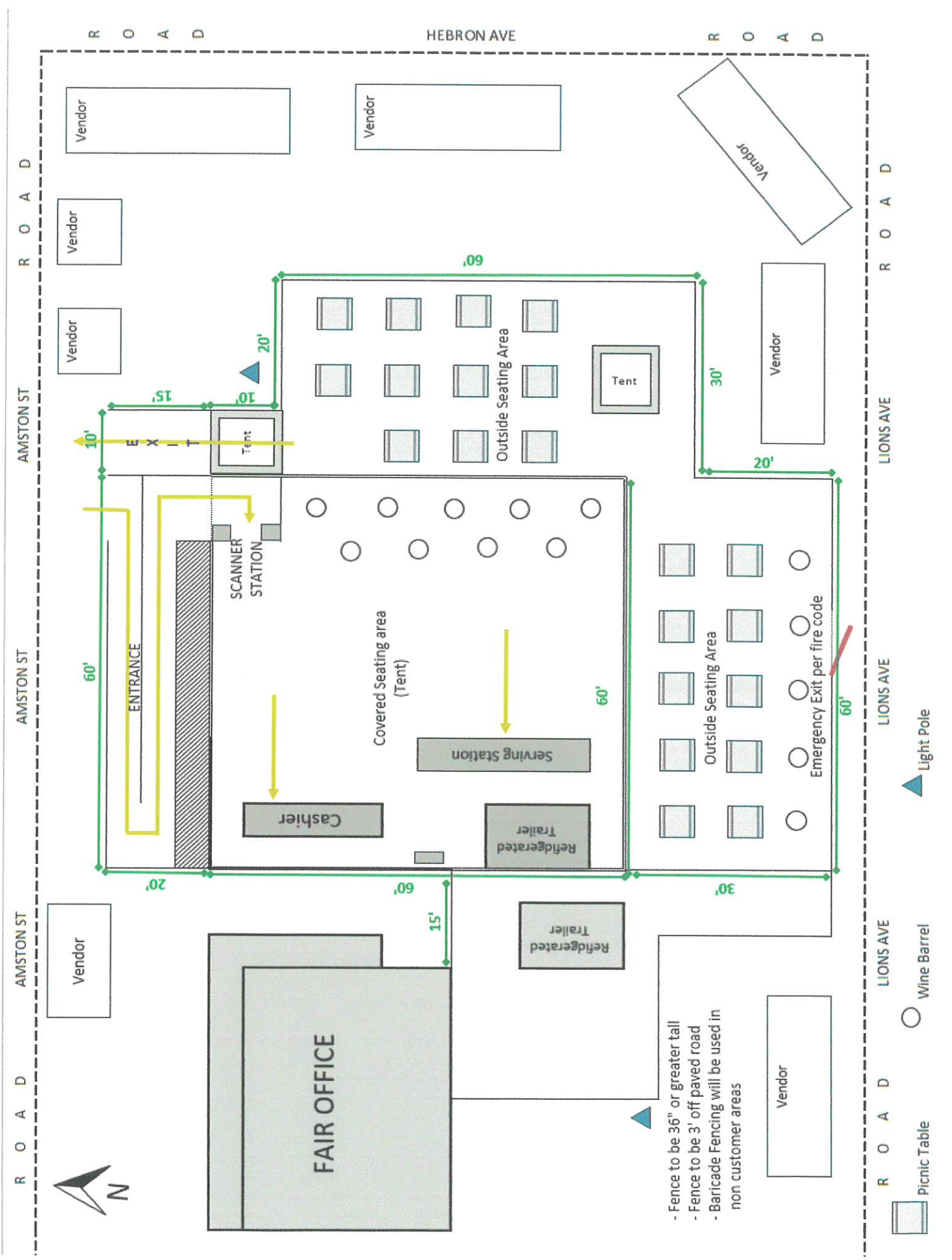
All security and safety measures being implemented are the result of experiences from previous years and our research into other Connecticut fairs as well input from the CT State Police.

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

- Tent and outdoor area will be surrounded by a 36" or greater fence.
- Children 12 and under will be allowed until 6PM with Guardian Patrons 21 + years of age. All minors must leave by 6PM.
- Only patrons 21+ years of age, positively identified with State issued picture ID, will be served.
- The Brew Yarde will terminate sales at least 30 minutes prior to the gate closing time and at least 60 minutes before the Carnival, Dreamland Amusement, concludes their rides.
- At least one uniformed officer from Town of Hebron or Connecticut State Police will be present on grounds during operating hours.
- A hired security company employee will be stationed at the entrance and exit to ensure no improper entry as well as preventing drinks being passed outside of the Garden area.
- IDs will be checked by hand at the main entry. Age will be verified by scanning barcode on ID to verify date birth. Upon verification, wristbands will be issued to show patron's age has been checked.
- Patrons will be allowed re-entering with a wristband.
- Bartenders (servers) will be TIPS trained and reserve the right to re-check IDs at any time.

Process:

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



- Fence to be 36" or greater tall
- Fence to be 3' off paved road
- Baricade Fencing will be used in non customer areas

- Picnic Table
- Wine Barrel
- ▲ Light Pole

Know All Men by These Presents

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

for divers good causes and considerations thereunto moving, especially for

ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

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

has remised, released, and forever quit-claimed, and do by these presents, for

itself, its successors ^{& assigns} ~~and assigns~~, justly and absolutely remise, release, and forever

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

being and assigns forever, all such right and title as is the said Grantor

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

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

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

SCHEDULE A

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

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

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

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

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

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

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

"No Conveyance Tax collected"

Evelyn D. Creston
Asst. Town Clerk of Hebron

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

and to its ^{SUCCESSORS} ~~heirs~~ and assigns, to the only use and behoof of the said

^{SUCCESSORS} ~~heirs~~ and assigns forever, so that neither it the said Grantor

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

IN WITNESS WHEREOF, HEBRON LIONS CLUB, INC.

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

Signed and Delivered in the presence of:

HEBRON LIONS CLUB, INC.

Duane Totten

By Leo Tierney
Leo Tierney, President

Charles Barrows
Charles Barrows

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

By A. Iver Jensen
A. Iver Jensen, Treasurer

STATE OF CONNECTICUT, } ss.
COUNTY OF

19

Personally Appeared

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

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

STATE OF CONNECTICUT, } ss. Hebron
COUNTY OF TOLLAND

September 27, 19 78

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

Grantor's Address:

Box 52

Hebron, Conn 06248

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

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

Evelyn D. Creston
Asst. Town Clerk



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

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

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

Date: February 25, 2025

PROPERTY TAX CLEARANCE

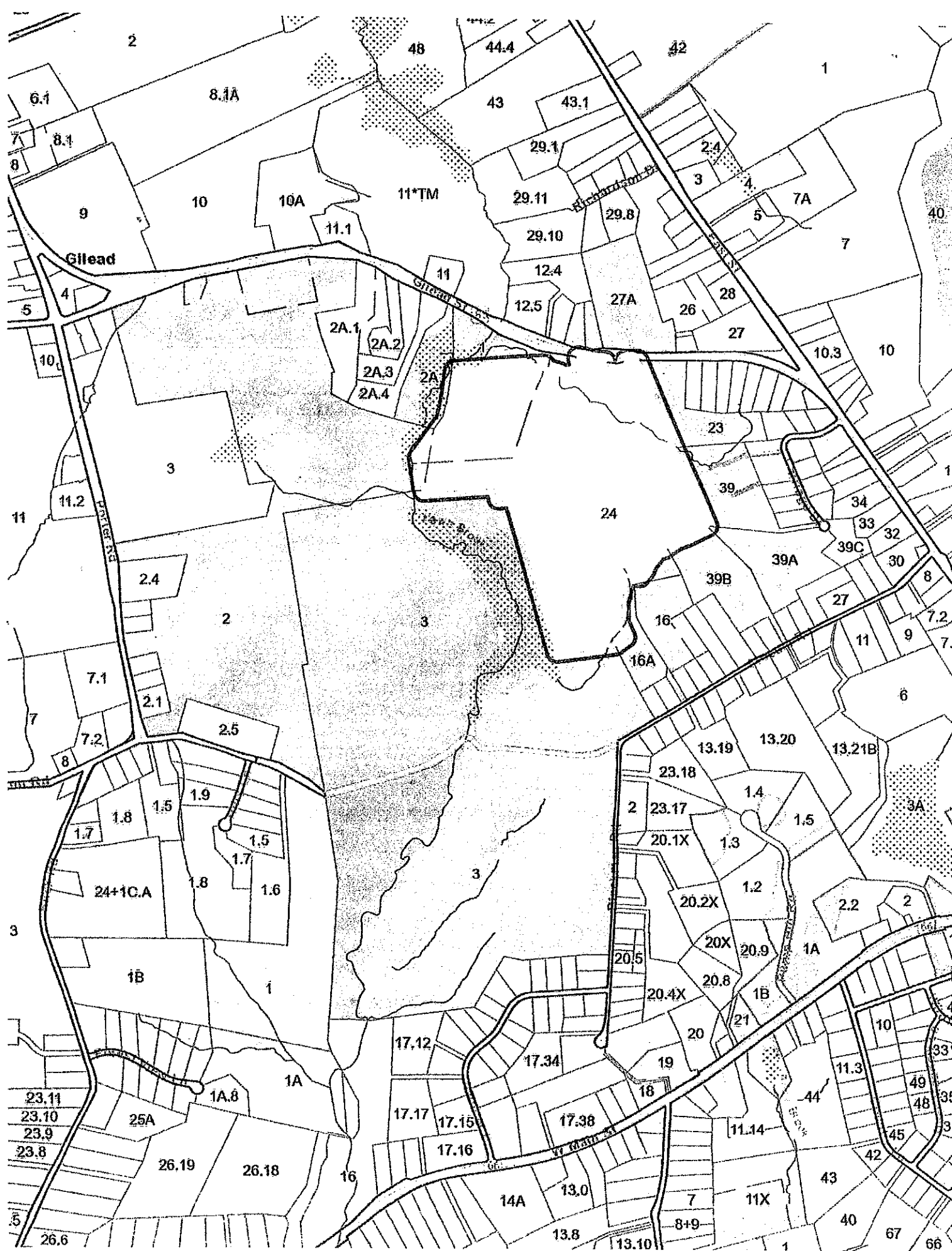
Owner of Record: Hebron Lions Agricultural

Property Location: 347 Gilead Street

☒ 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



ACCOMAZZO THOMAS ANTHONY
91 CARRIAGE DR
HEBRON, CT 062481404

RATHBUN DENISE
207 MARTIN RD
HEBRON, CT 062481252

BLAND DALE J
124 SLOCUM RD
HEBRON, CT 062481437

RATHBUN EMMA
353 GILEAD ST
HEBRON, CT 062480000

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

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

CONNECTICUT STATE OF
GAY CITY STATE PARK
79 ELM ST
HARTFORD, CT 061060000

WINDCREST ASSOCIATES
344 GILEAD ST
HEBRON, CT 062481347

CONNECTICUT STATE OF DOT
SALMON RIVER STATE FOREST
79 ELM ST
HARTFORD, CT 061065127

HEBRON TOWN OF
15 GILEAD ST
HEBRON, CT 062481501

HIGGINS GLENDON
81 CARRIAGE DR
HEBRON, CT 062481404

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

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

RANDALL LAUREN &
SIEWIERSKI JUSTIN (SV)
364 GILEAD ST
HEBRON, CT 062481347



STATE OF CONNECTICUT
DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION
DIVISION OF STATE POLICE
HEBRON RESIDENT STATE TROOPERS OFFICE

Date: February 27, 2025

To: Russell Strumskas
Hebron Lions Club

From: Trooper Bryce Reed #1326
Hebron Resident State Trooper

Subject: Hebron Harvest Fair Beer & Wine Tent

To whom it may concern,

I have been assigned as the Hebron Resident Trooper since July 2021. Since 2021, I have been directly responsible for the law enforcement oversight at the Hebron Harvest Fair.

Based upon my experience at the Hebron Harvest Fair and after viewing the recorded calls for service within the in-house portion of the Connecticut State Police report writing system, I have determined that the beer & wine tent at the Hebron Harvest Fair has not contributed to any increases in calls for service. Furthermore, I have observed the operation of the beer & wine tent throughout the course of multiple Hebron Harvest Fairs. The Hebron Lions Club, USA Security, law enforcement and other parties involved do an exceptional job ensuring the safety of fairgoers.

There have been no known issues at the beer & wine tent. Any disturbances, intoxicated individuals, or any other alcohol related incidents that law enforcement responded to have not been a result of the beer & wine tent operations or patrons served. The Lions Club works hard to be responsible and meet all the stipulations required of them.

Respectfully Submitted,

Trooper Bryce Reed #1326
Hebron Resident State Trooper



ANDREW J. TIERNEY
TOWN MANAGER

Town of Hebron

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

KEITH C. PETIT
CHAIRMAN

DANIEL E. LARSON
VICE CHAIRMAN

TIFFANY V. THIELE
SELECTMAN

CLAUDIA TEJADA RILEY
SELECTMAN

May 21, 2025

Matthew Bordeaux, Town Planner
Town of Hebron
15 Gilead Street
Hebron, CT 06248

Re: Hebron Lions Club Application

Dear Matt:

This letter is in support of the Hebron Lions Club Application for beer and wine to be sold at the 2024 Hebron Harvest Fair. The Lions Club has run this event smoothly in the past and I am not aware of any problems. This event is a major benefit for the Town.

Thank you.

Sincerely,

Andrew J. Tierney
Chief of Police

AJT:dw



TOWN OF HEBRON

FIRE MARSHAL'S OFFICE

44 MAIN STREET • HEBRON, CT • 06248
TEL: 860 - 228 - 3022 EXT. 167

May 2, 2025

Matt Bordeaux
Director of Planning and Development
Town of Hebron
15 Gilead St.
Hebron, CT 06248

Matt,

During the 2024 Hebron Harvest Fair, the beer and wine tent maintained compliance with the CT State Fire Safety and Fire Prevention codes. All required exits were well marked and kept free of obstructions. The emergency lighting was in place and operational. There were no safety concerns that were brought to my attention.

For the 2025 Hebron Harvest Fair, a similar plan of compliance is in place. Before the approval of the temporary liquor permit, the physical location of the beer and wine tent will be reviewed. Prior to the setup of the tent, specifications are reviewed, and a permit is issued. Before the fair opens, the beer and wine tent area is inspected to ensure compliance with the codes. In the event a major safety issue arises during the fair, that cannot be easily fixed, I have the authority to close the area per State Statute. This multi-step process ensures the safety of the staff and patrons.

Regarding the special permit application for the sale of beer and wine during the 2025 Hebron Harvest Fair, I recommend approval due to the Hebron Lions continuing commitment to safety.

A handwritten signature in black ink, appearing to read "C. Bray".

Chris Bray
Fire Marshal

Town of Hebron, Connecticut

Petition 2025-12



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: MICHAEL KOZAK
Address: 128 OLD COLCHESTER RD AMSTON CT 06231
Phone: 860 228-0264 Fax: _____
Email: MIKOZ76@GMAIL.COM
Legal Interest: PRESIDENT HEBRON LIONS CLUB

Owner Information:

Name: HEBRON LIONS AGRICULTURAL SOCIETY
Address: 347 GILEAD ST HEBRON CT 06248
Phone: 860 228 0892 Fax: _____
Email: _____
☐ Attached is documentation verifying ownership of the property.

RECEIVED

MAY 15 2025

Subject Parcel:

Address: EAST ST
Size: 7 ACRES Zone: R-1 Assessor's Map and Lot #: 24-27
Is the subject parcel within 500 ft. of the Town boundary? ☒ yes ☐ no

HEBRON TOWN PLANNER

Requested Use:

Application is made under Section 5 F. of the Hebron Zoning Regulations, requesting approval of the following use: LIGHTING USED IN THE FIELD FOR PUBLIC SAFETY DURING THE FAIR. LIGHTS ARE POWERED BY GENERATOR ONLY (3x A YEAR = 18 HOURS TOTAL TIME) 6 HRS PER NIGHT

Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town of Hebron:

HEBRON LIONS + ~~HE~~ DONATE TO LOCAL CHARITIES, STATE, + NATIONAL CHARITIES. PREVIOUS PORTABLE LIGHTING COST US \$14,000.00 TO LIGHT UP THE FIELD, THE COST SAVINGS WILL ALLOW US TO DONATE MORE MONEY TO VARIOUS CHARITIES.

Parties of Interest*:

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Taxes:Are all real estate, sewer use, and sewer assessment taxes current? ☐ yes ☐ no☐ Attached is proof of payment. (Required)**Fees:**

Town Fee* \$ _____ + \$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: _____



Ultra-economy field adjustable X17 is available in three sizes and a total of 6 lumen packages, all with a wide 7H x 7V NEMA distribution that makes them the optimal floodlight for a large variety of general-purpose applications. 0-10V dimming is standard on all models.

Color: Bronze

Weight: 10.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.13A
208V	0.65A
240V	0.57A
277V	0.49A
Input Watts	141.07/136.19/141.98W

LED Info

Watts	140W
Color Temp	3000/4000/5000K
Color Accuracy	82/82/83 CRI
L70 Lifespan	100,000 Hours
Lumens	20,155/21,118/20,892 lm
Efficacy	142.9/155.1/147.2 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60Hz, 120V: 1.13A, 208V: 0.65A, 240V: 0.57A, 277V: 0.49A

Dimming Driver:

Driver includes wiring for 0-10V dimming systems. Dim as low as 10%.

THD:

9.36% at 120V, 10.36% at 277V

Power Factor:

99.8% at 120V, 94% at 277V

Photocell:

120-277V selectable photocell that can be turned on and off.

Surge Protection:

CM: 6kV

DM: 4kV

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum

Tilt Increment:

Rotates in 30 degree increments

Effective Projected Area:

EPA = 1.05

Lens:

Tempered glass

Reflector:

Polycarbonate

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

Heavy-duty Trunnion mount with stainless steel hardware

Optical

NEMA Type:

NEMA Beam Spread 7H x 7V

(continued)

Technical Specifications (continued)

Other

5 Yr Limited Warranty:

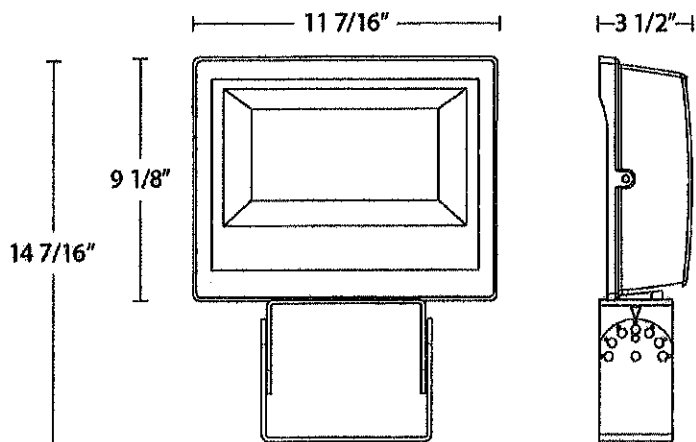
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at

Performance

Wattage Equivalency:

Equivalent to 750W Metal Halide

Dimensions



Features

DLC Premium listed IP65 Rated 100,000-Hour LED lifespan
5-Year, limited warranty

Ordering Matrix

Family	Wattage	Field Adjustability	Mounting	Finish	Color Temp	Driver	Options
X17	FA	140		T			
35 = 35W 60 = 60W 80 = 80W 105 = 105W 140 = 140W		FA = 2-Way	T = Trunnion	W = White	Blank =	/480 =	Blank =
15 = 15W 15 = 15W 140 = 140W 105 = 105W 80 = 80W		Field	SF = Slipfitter	Blank =	3000/4000/5000K	480V	Selectable
60 = 60W 35 = 35W		Adjustable	Blank = Knuckle	Bronze	Adjustable	Blank =	photocell
						120-277V	

[illegible]



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: 4/17/25

PROPERTY TAX CLEARANCE

Owner of Record: Hebron Lions

Property Location: East St (m24-27)

Exempt

- ☒ Real Estate
- ☒ Sewer Use
- ☒ Sewer Assessment

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

Adrian MacLean
Revenue Department



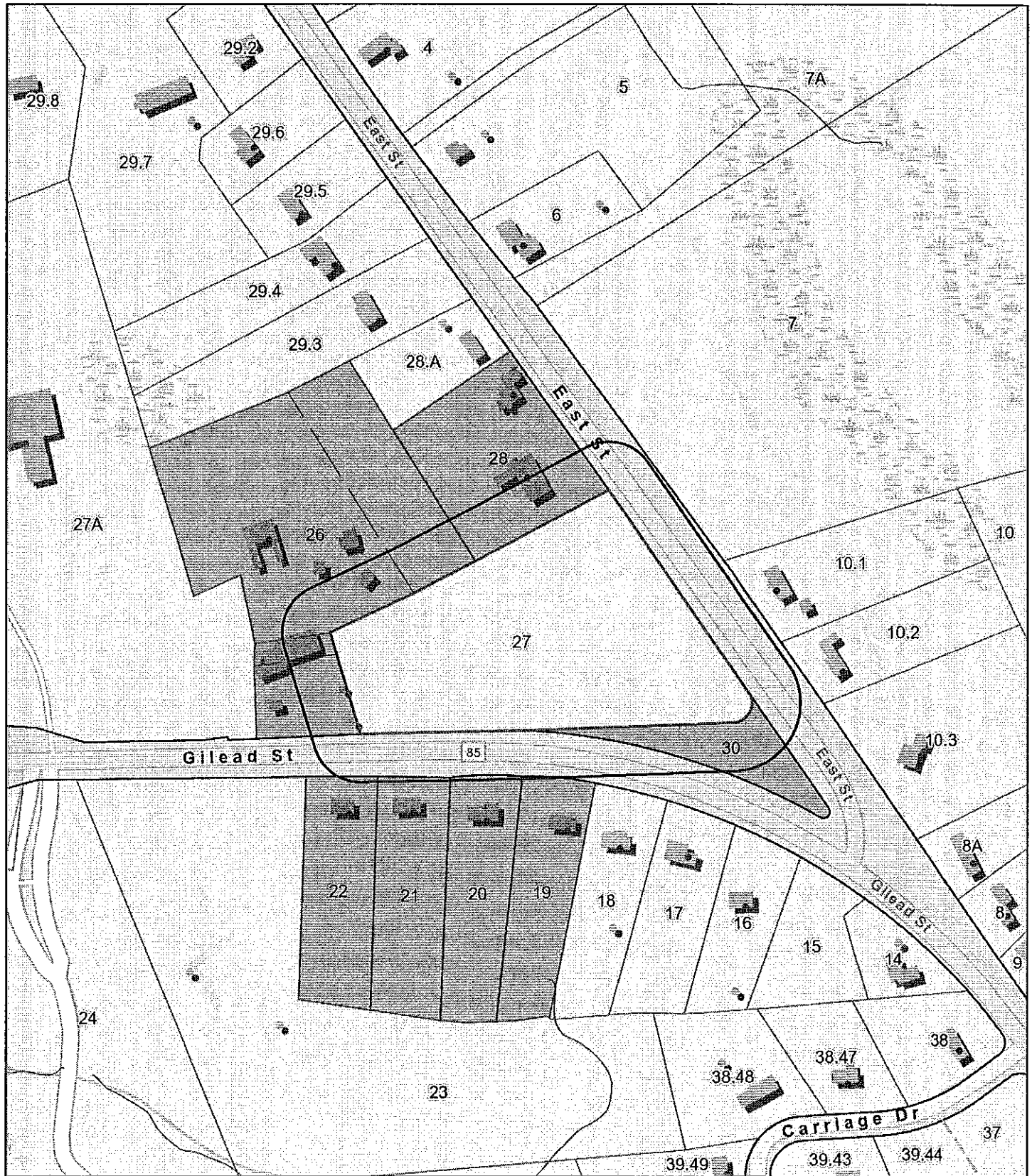
Town of Hebron, CT

1 inch = 284 Feet



www.cai-tech.com

April 17, 2025



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.

85 PROPERTIES LLC
C/O DEBBIE BARRETT
326 GILEAD ST
HEBRON, CT 062480000

EASLER TINA & LARRY
321 GILEAD ST
HEBRON, CT 06248

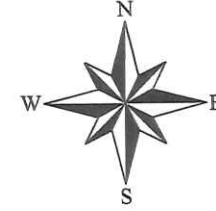
FETTA JOSEPH T & KRISTEN
303 GILEAD ST
HEBRON, CT 062481313

HEBRON TOWN OF
15 GILEAD ST
HEBRON, CT 062481501

MAWDSLEY BRIAN
309 GILEAD ST
HEBRON, CT 062481313

SMITH KERI ANN & CODY AER
315 GILEAD ST
HEBRON, CT 06248

TARQUINO ESTATE LLC THE
44 EAST ST
HEBRON, CT 062481308



Hebron Lions Overflow Parking

Town of Hebron, CT

May 2, 2025

1 inch = 100 Feet

www.cai-tech.com



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



Ultra-economy field adjustable X17 is available in three sizes and a total of 6 lumen packages, all with a wide 7H x 7V NEMA distribution that makes them the optimal floodlight for a large variety of general-purpose applications. 0-10V dimming is standard on all models.

Color: Bronze

Weight: 10.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.13A
208V	0.65A
240V	0.57A
277V	0.49A
Input Watts	141.07/136.19/141.98W

LED Info

Watts	140W
Color Temp	3000/4000/5000K
Color Accuracy	82/82/83 CRI
L70 Lifespan	100,000 Hours
Lumens	20,155/21,118/20,892 lm
Efficacy	142.9/155.1/147.2 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60Hz, 120V: 1.13A, 208V: 0.65A, 240V: 0.57A, 277V: 0.49A

Dimming Driver:

Driver includes wiring for 0-10V dimming systems. Dim as low as 10%.

THD:

9.36% at 120V, 10.36% at 277V

Power Factor:

99.8% at 120V, 94% at 277V

Photocell:

120-277V selectable photocell that can be turned on and off.

Surge Protection:

CM: 6kV
DM: 4kV

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum

Tilt Increment:

Rotates in 30 degree increments

Effective Projected Area:

EPA = 1.05

Lens:

Tempered glass

Reflector:

Polycarbonate

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

Heavy-duty Trunnion mount with stainless steel hardware

Optical

NEMA Type:

NEMA Beam Spread 7H x 7V

Technical Specifications (continued)

Other

5 Yr Limited Warranty:

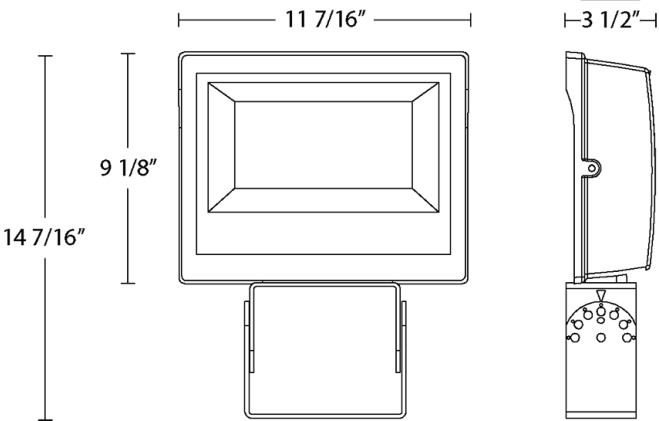
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Performance

Wattage Equivalency:

Equivalent to 750W Metal Halide

Dimensions



Features

- DLC Premium listed
- IP65 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Wattage	Field Adjustability	Mounting	Finish	Color Temp	Driver	Options
X17	FA	140		T			
	35 = 35W 60 = 60W 80 = 80W 105 = 105W 140 = 140W 15 = 15W 15 = 15W 140 = 140W 105 = 105W 80 = 80W 60 = 60W 35 = 35W	FA = 2-Way Field Adjustable	T = Trunnion SF = Slipfitter Blank = Knuckle	W = White Blank = Bronze	Blank = 3000/4000/5000K Adjustable	/480 = 480V Blank = 120-277V	Blank = Selectable photocell

2.D.1. 2.D.10 RECREATIONAL FACILITIES	R-1	R-2	AL
<p>1. Private tennis court, paddle tennis court, swimming pool (including any accessory bathhouse) or similar recreational facility provided:</p> <ol style="list-style-type: none"> it shall be located entirely behind a plane established by the rear front wall of the principal building; it shall be located behind all front yard setbacks; it shall be located a minimum of twenty (20) feet from any side or rear property line; and it shall be located in such a way as to minimize annoyance to adjacent properties. <p>Alternatively, for rear lots, lots larger than five (5) acres, or lots where the house is located 500 feet or more from the street, such facility may be located to the side or to the front of the house provided that it is located:</p> <ul style="list-style-type: none"> no closer to the road than ½ the existing distance from the street to the house; no closer than 250 feet from the street; and at least 100 feet from a neighbor's house. <p>Any such facility shall be screened from neighbor views and/or public views by the use of fencing, evergreen screening, or similar method acceptable to the Director of Planning.</p>	Zoning Permit (Staff)	Zoning Permit (Staff)	Zoning Permit (Staff)
<p>2. Private tennis court, paddle tennis court, swimming pool (including any accessory bathhouse) or similar recreational facility where, in the opinion of the Commission:</p> <ul style="list-style-type: none"> unique conditions exist that limit the ability to place such facility behind the plane established by the rear front wall of the principal building on the lot; and placement of such facility in another location on the lot would result in it not being generally visible from the street, nor create an annoyance to adjacent neighbors. <p>Any such facility shall be screened from neighbor views and/or public views by the use of fencing, evergreen screening, or similar method acceptable to the Commission.</p>	Special Permit (PZC)	Special Permit (PZC)	Special Permit (PZC)

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5.0 ALCOHOLIC BEVERAGES

SALE OF OPEN ALCOHOLIC BEVERAGES

Liquor permits associated with the serving of open alcoholic beverages (such as at a restaurant, farm brewery, brew pub, hotel, motel, club, miniature golf course or golf course) may be permitted by Special Permit granted by the Planning and Zoning Commission when specifically permitted within the applicable zone and in accordance with the following requirements.

1. The retail sale of open alcoholic beverages shall be subordinate to the principal use.
2. The sale of open alcoholic liquors shall only be for consumption on the premises.
3. For a restaurant, the retail sale of open alcoholic beverages shall be subordinate to the principal use which shall be a restaurant providing table service with hot meals; and, where subordinate shall mean that no more than 20% of the floor area of the restaurant is devoted to a bar or cocktail lounge area.
4. For a restaurant or similar use, live or recorded entertainment shall cease no later than 1 A.M. Sunday through Thursday and 2 A.M. on Friday and Saturday, except that the Commission may further limit these hours where live or recorded entertainment has the potential to become a nuisance to the area.
5. For a restaurant, outdoor seating areas allowed only as specifically shown on a Site Plan and approved by the Commission and where the Commission may further restrict the hours noted in Section 5.0.1.2 in order to achieve compatibility with adjoining uses.
6. ~~Walk-up windows and d~~Drive-through windows are prohibited at any facility selling open alcoholic beverages.
7. In determining the appropriateness of the use and if necessary, specifying a time limit, the Commission may consider the following conditions:
 - a. traffic safety;
 - b. density of similar establishments;
 - c. the size of the facility;
 - d. service of alcoholic liquor;
 - e. type of entertainment provided;
 - f. proximity to residences;
 - g. proximity to residential zone boundaries;
 - h. appropriateness of abutting land uses;
 - i. any proposed fencing or buffering;
 - j. architectural quality; and
 - k. details of the building and site.
8. The foregoing regulations set forth in this Section shall not be deemed to be retroactive, except that any location actually being used for the sale of open alcoholic liquors on the date of adoption of these Regulations, whether conforming or not to the provisions of these Regulations, and at which location said selling of alcoholic liquors is discontinued by the designated permittee for such location, shall not be permitted to again be used for the sale of alcoholic liquors except in conformity with the provisions set forth in this Section.

SALE OF UNOPENED ALCOHOLIC BEVERAGES

Liquor permits associated with the sale of unopened alcoholic beverages for consumption off the premises (such as from a liquor store, package store, or grocery store) may be permitted when specifically permitted within these Regulations and when in accordance with the following requirements.

1. A Grocery Store permit for the sale of alcoholic beverages for off-premises consumption is permitted by Special Permit as an accessory use to a bona fide grocery store in the Main Street (MS), Village Square (VS), and Neighborhood Convenience (NC) Districts.
2. A Liquor Store permit or a Package Store permit is only permitted by Special Permit granted by the Planning and Zoning Commission.
3. The center of the main entrance of a liquor store or package store shall be at least one thousand (1,000) feet, measured by a straight line as established by the Planning and Zoning Commission, from the main entrance of any other such facility used for the sale of alcoholic liquors for consumption off the premise;
4. The center of the main entrance of the liquor store or package store shall be at least five hundred (500) feet, measured by a straight line as established by the Planning and Zoning Commission, from any part of any lot used for a college, school, place of worship, library, park or playground.
5. In determining the appropriateness of the use and if necessary, specifying a time limit, the Commission may consider the following conditions:
 - a. traffic safety;
 - b. density of similar establishments;
 - c. the size of the facility;
 - d. proximity to residences;
 - e. proximity to residential zone boundaries;
 - f. appropriateness of adjoining land uses;
 - g. any proposed fencing or buffering;
 - h. architectural quality; and
 - i. details of the building and site.
6. Sale of unopened alcoholic beverages may be permitted at a Farmer's Market in Hebron provided:
 - a. the grapes, grains, fruits, or ingredients used as the main ingredient in the winery, brewery, or distillery operation were grown in Connecticut or as otherwise permitted by State law;
 - b. the alcoholic beverage is produced in Connecticut; and
 - c. the winery, brewery, or distillery operation has obtained all required permits from the Liquor Control Division of the Connecticut Department of Consumer Protection.

TEMPORARY LIQUOR PERMIT

1. A Special Permit for a temporary liquor permit may be granted in any zone provided:
 - a. the temporary liquor permit is for a non-profit or non-commercial organization;
 - b. the liquor permit is for one event of up to four (4) days duration;
 - c. a non-profit or non-commercial organization may apply for more than one such permit;
 - d. the initial approval for the event shall be granted by the Commission;
 - e. a Zoning Permit for the same event in subsequent years may be granted by the Zoning Enforcement Officer provided the event is substantially the same as originally approved by the Commission or is less intensive and further provided that the Zoning Enforcement Officer may choose to refer any renewal request to the Commission;
 - f. all applications shall submit a sketch of the event indicating where parking is located, where liquor and any food will be served, arrangements for sanitary facilities, etc.;
 - g. all applications shall be referred to the Police, Fire, Building, Planning, and, if food is to be cooked, Health; and
 - h. should the property change ownership, a new Zoning Permit must be sought from the Commission.
2. Temporary Liquor Permits associated with a Recreational Facility (as defined in these Regulations) in a Residence District may be permitted only as an accessory use by Special Permit issued to a non-profit organization subject to compliance with all applicable state statutes and regulations regarding the sale of alcoholic beverages and further subject to the following minimum requirements:
 - a. said Special Permit for a Temporary Liquor Permit may be approved for up to three events per calendar year, per property, where such event may be one day or multiple consecutive days as set forth in the Special Permit, and said Special Permit shall expire at the end of such event; ~~reapplication for subsequent events in subsequent years shall require a new Special Permit application and approval by the Commission~~; and, for each application the Commission shall include, but not be limited to, consideration of the following criteria as part of their Special Permit review: the projected attendance for the event; the length of time of each event; and, the potential impacts on the surrounding neighborhood particularly from traffic and noise levels; and
 - b. the Special Permit application for such Temporary Liquor Permit for a Recreational Facility shall be accompanied by:
 - i. a Site Plan which shall show 1) the single proposed location where alcoholic beverage sales and consumption shall be conducted on the property, 2) the entire property and acreage, and 3) the nearest distance to property boundaries and to the nearest residential property;
 - ii. a detailed map of the enclosed area where sales and consumption of alcoholic beverages shall take place including serving area, seating layout, area for standing patrons, enclosures for the facility to prevent unauthorized access and security control; and
 - iii. a Narrative which shall include but not be limited to identification of the permittee, an explanation of the operation of the proposed use including the exact dates and hours of operation, the products intended for sale, the security plan as proposed, the training undertaken by servers, the capacity of the sales and consumption area, the plan to limit consumption in a manner that would be consistent with a Recreational Facility open to the general public, and any efforts to promote Connecticut grown and produced beverages.

- c. sales and consumption to be limited to beer and wine;
- d. sales are to be made only in an enclosed space used exclusively for the sale and consumption of food and beverages; and, consumption of alcoholic beverages shall occur only in such enclosed space;
- e. the sales and consumption shall operate only during limited hours defined in the Special Permit approved by the Commission; however in no event shall such sales commence earlier than noon on any day of operation and sales shall terminate no less than one hour prior to close of the Recreational Facility for the day;
- f. the area designated for sales and consumption shall have a controlled access point, monitored by the permittee and patrolled by police to insure that minors and intoxicated persons are denied entry;
- g. the applicant shall employ a sufficient number of uniformed police officers to oversee security and procedural enforcement of operational rules, regulations and protocol in such manner as the Hebron Police Chief shall determine is appropriate; and this enforcement plan shall be included in detail in the required "Narrative";
- h. prior to any favorable action on the application, at minimum the Commission shall receive comments and recommendations of the Hebron Fire Marshal and the Hebron Police Chief as to safety and security and operational control issues, but shall also reserve the right to request additional comment from other authorities as is deemed appropriate; and,
- i. the Recreational Facility shall be fully insured for any dram shop liability.
- i. Reapplication for subsequent events in subsequent years may be granted by the Zoning Enforcement Officer provided the event is substantially the same as originally approved by the Commission or is less intensive and further provided that the Zoning Enforcement Officer may choose to refer any renewal request to the Commission.



FW: Open Space. Farming. Dog park

From Donna Lanza <dlanza@hebronct.com>

Date Thu 5/1/2025 7:48 AM

To Andy Tierney <atierney@hebronct.com>; Craig Bryant <cbryant@hebronct.com>; Matthew Bordeaux <mbordeaux@hebronct.com>; Claudia Riley <criley@hebronct.com>; Daniel Larson <dlarson@hebronct.com>; Keith Petit <kpetit@hebronct.com>; Peter Kasper <pkasper@hebronct.com>; Tiffany Thiele <tthiele@hebronct.com>; Adam Thiele <athielski@gmail.com>; Brian O'Connell <boconnell@hebronct.com>; Christopher Frey <cfrey@hebronct.com>; Frank Zitkus <fzitkus@hebronct.com>; James Cordier <jcordier@hebronct.com>; James DeDonato <jdedonato@hebronct.com>; John Mullaney <jmullaney@hebronct.com>; Bradley Franzese <bfranzese@hebronct.com>; Christopher Cyr <ccyr@hebronct.com>; David Sousa <dsousa@hebronct.com>; Devon Garner <dgarner@hebronct.com>; Janet Fodaski <jfodaski@hebronct.com>

 3 attachments (2 MB)

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From: jae jet <jaejet@hotmail.com>

Sent: Wednesday, April 30, 2025 7:08 PM

To: Donna Lanza <dlanza@hebronct.com>

Subject: Open Space. Farming. Dog park

To : Donna Lanza

Please forward to:

Town Manager- Andrew Tierney

Open Space- Brian O'Connell

Planning and Zoning- Frank Zitkus

Parks and Rec- Craig Bryant

Board of Selectmen- Peter Kasper

Thank you,

Jean Tulimieri

Amston, CT

860-301-8903

To Hebron's: Town Manager

Board of Selectmen

Open Space Land Acquisition Committee

Parks and Recreation

Planning and Zoning Commission

To all members,

Please find attached the minutes from a Hebron Open Space Land Acquisition Committee meeting, Saturday May 14, 2011. 10:30am. Special Meeting. Please see section 3 highlighted by red brackets.

I am drawing attention to this statement from Parks and Recreation and Open Space about the right for farmers to farm Open Space under the town policy "Use of Hebron Open Space for Farming".

If this policy is still in place, and the farmers are on board, why are we proposing to kick a farmer off a field in The Raymond Brook Preserve in exchange for a dog park? If the policy and the farmers are in agreement and the policy was in place before the ARPA funded dog park project, wouldn't the farmers have first say about using the land?

In all my travels and conversations, only one person has endorsed dog park use at all. The remaining people have said "no thank you". Many will not even consider using a dog park. The risks are too high. Others stated they tried, but their dogs were too frightened and/or had week long GI track issues following just one visit. They did not go back again.

I am not a dog owner but I do support farming especially hay and I support the right to farm. Why put up a dog park only to have folks lose interest and later tear it down? Why not leave the land alone, forget the well and fencing and continue successfully farming this land? Why not enforce the town policy "Use of Hebron Open Space for Farming."

Thank you.

Sincerely,

Jean Tulimieri
Amston, CT
860-301-8903

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.

Members Present: James Cordier, John Mullaney, Claudia Natorski, Brian O'Connell and Frank Zitkus

Members Absent: Mal Leichter

Guests Present: Michael O'Leary, Town Planner and Gary Hilbert, property owner

2. Site Walk – Hilbert parcel

The 38.6-acre primarily interior Hilbert parcel is situated south of Kinney Road, east of Church Street and west of Millstream Road with narrow access strips to Church Street and Millstream Road. This parcel abuts a 32-acre town-owned open space parcel to the north and a 65-acre town-owned park to the south and west. Access to the 65-acre park from the 32-acre town-owned open space parcel is interceded by the Hilbert-owned access strip to Church Street.

M. O'Leary distributed several copies of area maps, noting topography, wetlands, abutting parcels and other features.

The Committee commenced its walk at the northern section of the Kinney Road town-owned open space parcel and proceeded south to an open grass field owned by the Hilbert's. G. Hilbert stated this former hay field has not been farmed for about 15 years as evidenced by encroachment into the field of invasive multi-flora rose. The Committee then proceeded east through a dense area of crabapple and wild cherry trees to a stand of mixed mature pines. At this location a path (deer run) was utilized to continue walking east through a young forest invaded significantly by barberry. G. Hilbert indicated that the parcel had been farmed / grazed before he purchased the parcel (in 1977). An intermittent stream to the Raymond Brook was crossed as well as a second wetlands area. Upon

decided to complete its walk by returning to Kinney Road via Millstream Road. The Committee will likely discuss this parcel during Executive Session at the June 1, 2011 Regular Meeting.

3. Recent Meetings / Actions of the Committee

C. Natorski distributed a Parks and Recreation (P&R) Commission policy on the "Use of Hebron Open Space for Farming". The policy states that "open space administered by P&R may be used by Hebron farmers" and that "Hebron farmers will be permitted to continue farming sites previously designated as such by the Town, or sites that have been approved by the town for future farming". The policy requires farmers to "provide a certificate of insurance, a suitable and maintainable cover crop at the end of the farming season and a list of crops to be farmed". A permit to farm is good for one year with notification of intent to farm requested by February. If no Hebron farmer wishes to farm such open space, the P&R department may advertise the use of the space to out-of-town farmers.

C. Natorski also noted that P&R plans to hold a community open house at Burnt Hill Park in September and that this may be a good venue for an Open Space booth.

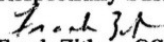
4. Recommendations

No recommendations were motioned.

5. Adjournment

The site walk was adjourned at 11:40 a.m.

Respectfully Submitted,


Frank Zitkus, OSLAC Secretary and Planning and Zoning Representative

PARKS AND RECREATION

helmets. Bicycle riders must stay on the designated trails and ride in a manner respectful of the property and of other trail users.

- B. The Director may close bike paths due to environmental or erosion concerns, where the continuation of such activities may cause harm to the ground.
- C. Bicycles with motors of any kind are specifically prohibited, except for electric bicycles as allowed per applicable state statutes.

Sec. 15. Horseback riding.

Horses or other animals may be ridden in designated areas in parks, recreational facilities and open space, provided that such use is in accordance with all applicable state statutes and general Town ordinances. Riders must stay on the designated trails and ride in a manner respectful of the property and of other trail users.

Sec. 16. Trail use.

Trail use activities such as hiking, cross-country skiing and snowshoeing are permitted in parks, recreational facilities and open space. Trail users must stay on the designated trails where appropriate and act in a manner respectful of the property and of other trail users.

Sec. 17. Skateboarding; roller skating; rollerblading.

Skateboarding, roller skating, and rollerblading are permitted only where posted.

Sec. 18. Fishing.

Fishing is permitted only where posted.

Sec. 19. Ice skating.

Ice skating is permitted only at locations and times where it is posted that skating is permitted.

Sec. 20. Farming.

Farming may be permitted on open space designated areas with written approval from the Director. The use of regulated herbicides and pesticides in farming operations on open space must be in accordance with all applicable state statutes and general Town ordinances and only with approval from the Director.

Management Policy for the Town of Hebron's Open Space

1. The Management Policy for the Town of Hebron's Open Space encourages sustainable agricultural land use and the conservation and preservation of land designated open space by the Town of Hebron (Town). To this end, current Town owned land designated as Open Space, or land acquired at a future time that is farmland or land with prime agricultural soils that is designated Open Space, may be actively farmed for the purpose of keeping the land in the best condition in accordance with this policy.
2. When it is determined that it is in the best interest of the Town to participate in an agricultural lease agreement to promote the aforementioned policy as set forth in paragraph number one, there shall be an agricultural lease agreement (Attachment A) executed by the Town(lessor) and the farmer (lessee).
3. The Town shall publish a legal notice requiring prospective lessees to file offers with the town regarding agricultural services to be provided on Open Space land. The legal notice will be posted 30 days prior to award. Any such requests submitted shall be referred to the Parks and Recreation Commission and any other committee to review as deemed appropriate by the Board of Selectmen.
4. Farmers who currently farm Town owned land as of the date of the adoption of this policy by the Board of Selectmen will be offered the right of first refusal prospectively for future farming on Town owned land. The Town retains the right to unilaterally end and not renew any user agreement established pursuant to this policy provided it is at the end of the farming season and reasonable notice has been provided to the lessee by the Town.
5. Any lessee awarded a contract pursuant to this policy shall notify the Town of the crop to be planted and maintained; shall provide a certificate of insurance; and shall certify that no invasive species, as that term is defined by C.G.S. section 22a-381b, will be planted. Any such lessee will also comply with any additional contractual terms as established pursuant to the lease agreement and the legal notice posted by the Town.
6. Any lessee who contracts with the Town pursuant to this policy will be responsible for planting a suitable cover crop at the traditional end of the farming season for the crop maintained. The cover crop must first be approved by the Town, acting by it's Town Manager or his or her designee, and have the primary purpose of preserving the soil during the winter months.