



TOWN OF HEBRON

15 Gilead Street, Hebron, CT 06248

TEL (860) 228-5971 FAX (860) 228-5980

Planning/Zoning

Building

Health

Conservation

August 14, 2009

CERTIFIED MAIL

Horton Brothers, LLC
ATTN: Jim Celio, Manager
27 Main Street
Hebron, CT 06248

Re: Petition 2009-14, Site Plan Application of the Horton Brothers, LLC to Modify the Phasing Plan of the Village Green Master Concept Plan, premise located on the south side of RT 66, VG District

Dear Mr. Celio:

Please be advised that at the August 13, 2009 Special Meeting of the Planning and Zoning Commission, the Commission took the following action on the above-referenced application.

Approved, with the following conditions:

- 1) The area shown as Phase 1, on drawings dated August 6, 2009, and identified as Map No. 221-99-1STC, and drawn by Megson & Heagle, is approved as the only area of the development that is approved for zoning purposes and which may now proceed to final Site Plan application review of the Hebron Planning and Zoning Commission;
- 2) Those areas of the Master Concept Plan outside of Phase 1 are not considered as final zoning approval, are approved as a planning concept only, and are not authorized to proceed with any further applications for Site Plan approval; and,
- 3) All other aspects of the original Master Plan approval containing the required development standards shall remain unchanged.

If you have any questions, please give me a call.

Very truly yours,

Michael K. O'Leary

Town Planner for the Hebron Planning and Zoning Commission

MKO/dmg

cc: PZC Petition File #2009-14
Mark Friend, Megson & Heagle
Scott Hesketh
Ron Goldstein, Esquire

Building Dept. File
Joseph Summers, Building Official/Zoning Agent
State Traffic Commission