

**Town of Hebron, CT - Planning and Zoning**

**Horton Brothers LLC**

**Hebron Village Green District**

**Commission Approval January 12<sup>th</sup> 2005**

**Conditions of Approval - 2 Page Document**

**With 18 Conditions**

**LEGAL NOTICE OF ACTION  
PLANNING AND ZONING COMMISSION  
HEBRON, CONNECTICUT**

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The Hebron Planning and Zoning Commission took the following actions at their meeting held on Tuesday, January 11, 2005, at 7:00 P.M., at the Hebron Town Office Building, 15 Gilead Street, Hebron, CT:

**Petition 2004-23**, Application of Steven Banis, on property owned by Steven and Tammy Banis, for a Special Permit and Site Plan approval, for excavation of earth products, under the provisions of Sections 8.1 and 8.9 of the Hebron Zoning Regulations, premise located at 60 Old Hartford Road, CI District. **Continued the Hearing to February 8, 2005.**

**Petition 2004-24**, Application of Steven Banis, on property owned by Steven and Tammy Banis, for a Special Permit and Site Plan approval, for wholesale stone processing, under the provisions of Sections 5.6 and 8.1 of the Hebron Zoning Regulations, premise located at 60 Old Hartford Road, CI District. **Continued the Hearing to February 8, 2005.**

**Petition 2004-14**, Application of Horton Brothers, LLC, for approval of a Master Concept Plan within the Village Green District under the provisions of Section 5.10 of the Hebron Zoning Regulations, on a 148 acre parcel of property, premise located at 17 Kinney Road, with frontage on the north side of Kinney Road, the east side of Church Street and the south side of Main Street (Map 12, Lot #59), VG District. **Approval**, with the following conditions: 1. All future Site Plan, Special Permit and Subdivision applications shall be consistent with the approved Master Concept Plan and Development Standards. 2. Six copies of a revised final Master Concept Plan, and Development Standards, satisfying these conditions of approval shall be submitted to the Commission for approval signature. As required in Section 5.10 of the Zoning Regulations, the approved Master Concept Plan, Development Standards, and Special Permit Certification shall be filed in the Town Clerk's Office. 3. The notations on the proposed buildings in Section II, around the neighborhood Park, shall be changed to designate business uses or mixed-use buildings, with a majority of the floor space being devoted to business uses and with business use exclusively on the entire ground floor. 4. The final design of the Site Drive and Kinney Road shall, to the extent possible, maximize the privacy of the nearest residence, and minimize the potential traffic impacts to Kinney Road. -The Town Planner shall be consulted during the design process. 5. Curb cuts shall be minimized onto Kinney Road by utilizing common driveways; and, Conservation Easements shall be utilized along Kinney Road to preserve stonewall and tree lines along the edge of the road right-of-way. The Town Planner shall be consulted during the design process. 6. The Master Concept Plan shall be modified by developing architectural standards for Section II, to be approved by the Commission, prior to the approval of any Site Plan Application within Section II. 7. With each Site Development Plan submitted for approval, every reasonable effort shall be made to preserve existing stonewalls, laneways and associated tree lines and / or to relocate stonewalls that are required to be moved for site development. 8. The Master Plan standards for sidewalks (pages 4 and 8) should be consistent. 9. The Master Concept Plan drawings shall be modified to designate public parking areas in close proximity to the proposed athletic fields. 10. During final engineering design of each Site Plan, non-traditional drainage methods shall be considered as a first alternative for storm water design. All final storm water drainage designs with each Site Plan shall be consistent with the "Town Center Stormwater Quality Study". 11. The parking space reduction as shown on the parking tabulation table shown on the Master Plan drawings is approved. 12. A Unified Sign

Proposal, as described in Section 5.10 of the Hebron Zoning Regulations shall be submitted to and approved by the Commission prior to any individual sign application within the District. 13. Each subsequent Site Plan application submitted for review by the Commission shall include an A-2 survey and all the information for Site Plan submission as listed in Section 8.1 of the Hebron Zoning Regulations. 14. With each Site Plan prepared for review and approved by the Commission, every feasible and prudent effort shall be made to maintain a 75-foot separation distance of all buildings and pavement from wetland soils. 15. During the construction of various Site Plans within the Village Green District, a proportional amount of the amenities as shown in the approved Master Concept Plan (i.e., sidewalks, pedestrian paths, recreation facilities, stonewall reconstruction, open space dedications, etc.) shall be accomplished. 16. The buffer along the rear and side yards of the abutting properties on Kinney Road shall be increased beyond the noted 50 feet to the greatest extent possible or practical during final design. 17. The initial construction of the roadway for the earliest portion of Phase 1, from Main street to Market Square, shall be as shown to the Commission during the hearing, and in a design to be approved by the Town Planner. 18. The final design of any roadway improvements shall be designed in such a way as to minimize impacts on existing grass areas, pedestrian walks and the general pedestrian accessibility of the Hebron Green. The Town Planner and the Commission shall be consulted during the design process.

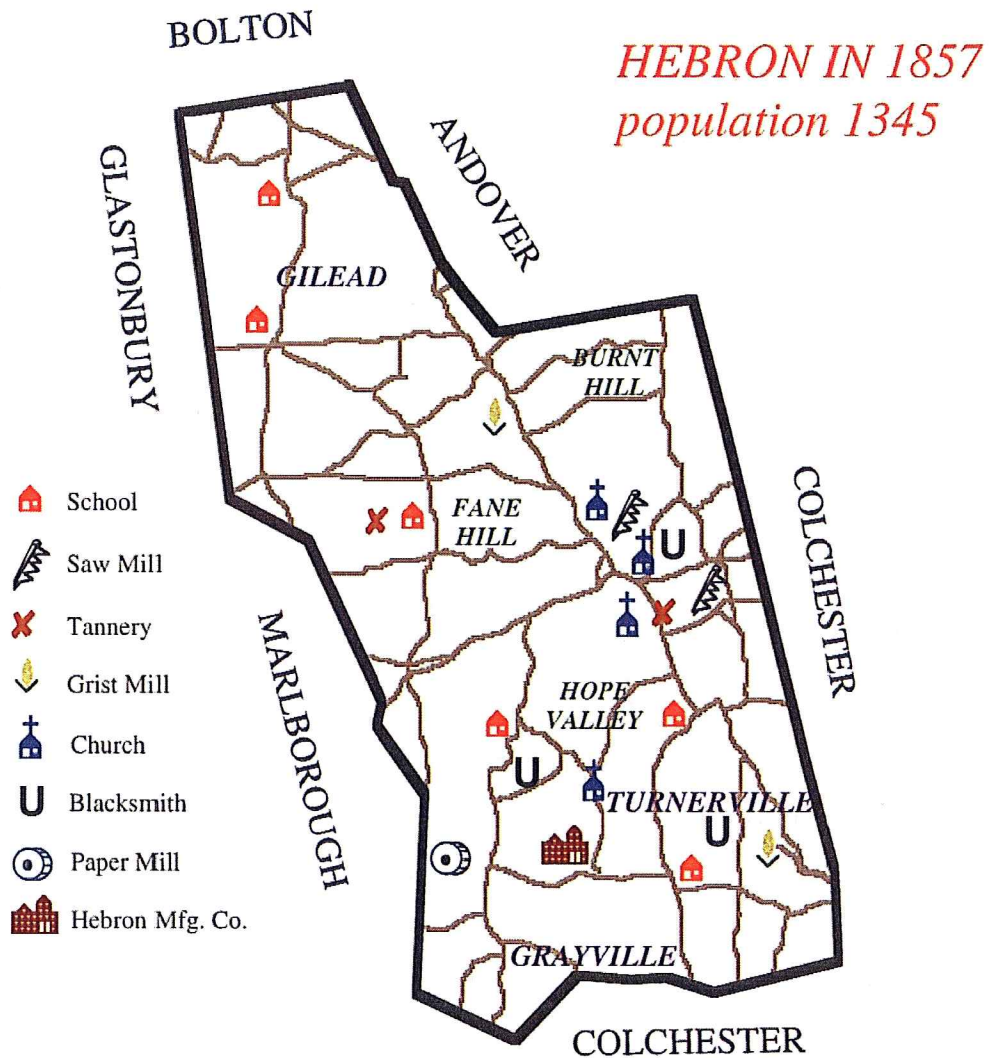
Dated at Hebron, Connecticut, this 12<sup>th</sup> day of January 2005.

  
Frank Zitkus, Secretary

For publication in the **Rivereast News Bulletin** on Friday, January 14, 2005.



# ZONING REGULATIONS



## Town of Hebron, Connecticut

Effective Date: September 15, 1986  
As Amended Through November 20, 2006