

N/F  
GEORGE, R. & BEVERLY, J.  
ROSE

MAIN STREET  
(CONN. RT. 66)

PARCEL "A"  
AREA:  
67,104 S.F.  
1.540 ACRES

Note: Parcel A retains the right to draw water from the existing well located on Parcel B until such time alternative on site water supply is available.

N/F  
GERALD FITCH PORTER

PARCEL "B"  
AREA:  
163,381 S.F.  
3.751 ACRES

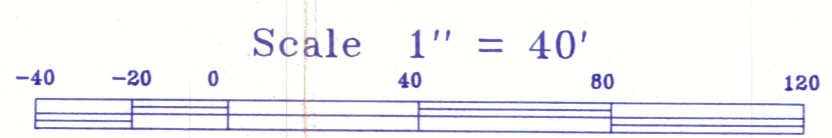
Note: No use is proposed or approved for Parcel B; use of parcel B requires future applications to, and approvals from the Planning and Zoning Commission, and Inland / Wetlands Agency.

N/F  
ST. PETERS EPISCOPAL  
ECCLESIASTIC SOCIETY

N/F  
VIVIAN L., JAMES C., GREGORY M., & GARY J.  
HORTON

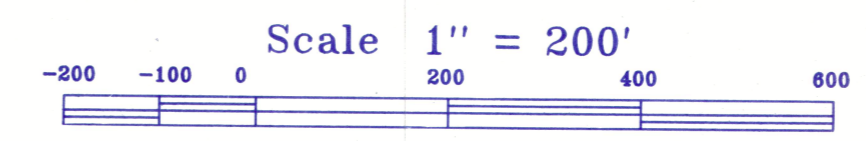
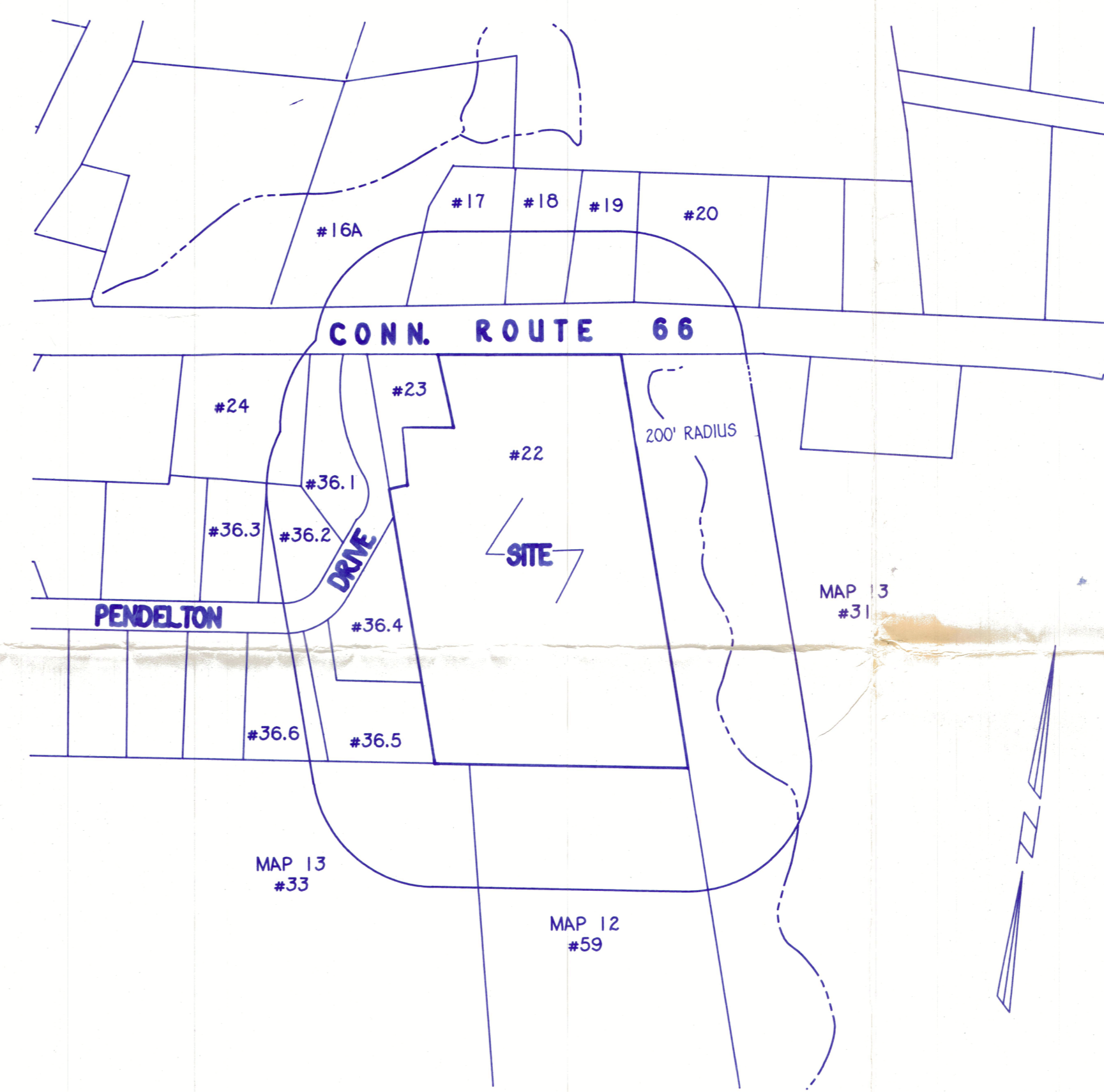
LEGEND:

- EXISTING MONUMENT
- EXISTING IRON PIN
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET



NOTES:

1. Owner/Applicant: Fred H. Bruggeman, North Ridge Rd, Sutton, VT.
  2. Zone: Property located in a GB zone.
  3. Existing Use: Convenience Store.
  4. Lot Area: Parcel A = 67,104 S.F. (1.54 Acres); Parcel B = Non-Applicable.
- MAP REFERENCES:
1. "Plan of Development and Subdivision Plan, Pendleton Village, dated 9-24-79" Rev. 12-11-79 prepared by Harry K. Mason, PE & LS.
  2. "Connecticut Department of Transportation Bureau of Highways Town of Hebron Map Showing Highway Line Along Hebron - Columbia Road (Rte. 66) Const. Prov. 66-34 Scale: 1" = 60' Dated Nov. 1979".
  3. "Site Plan prepared for H. Fred Bruggeman, Conn. Rte. 66, Hebron, CT." Scale: 1" = 40' Dated 6-23-87 revised thru 1-9-88, Sheet 1 of 3 by DeCarlo & Doll Inc., 10 Main St., Hebron, CT.
  4. "Site Plan prepared for H. Fred Bruggeman, 70 Main St., Conn. Rte. 66, Hebron, CT." Scale: 1" = 40' Dated 6-23-87 revised thru 1-9-88, Sheet 1 of 3 by DeCarlo & Doll Inc., 10 Main St., Hebron, CT.
  5. "Plan and Profile Rte. 66, Main St. Sta. 810 + 50 to 822 + 50 Sanitary Sewer Abutt. Town of Hebron, CT." Scale: 1" = 40' and 1" = 4' Dated 11-89 revised thru 6-9-89, Sheet # 14, Prepared by Fuse & C. Noil INC., Manchester, CT.



LOCATION MAP  
SCALE: 1" = 2000'

TOWN OF HEBRON  
15 Gilead Street, Hebron, CT 06248  
TEL (860) 228-5971 FAX (860) 228-5980

Planning/Zoning Building Health Conservation



February 26, 1998 CERTIFIED MAIL

Fred H. Bruggeman  
North Ridge Road  
Sutton, Vermont 05867

RE: Petition #98-5, application of Two-lot Subdivision,  
Main Street and Pendleton Drive, GB/SSD District

Dear Mr. Bruggeman:

Please be advised that at the February 24, 1998 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 plans shall be modified to comply with items #1, 2, and 3 of the Town Planner's memo dated February 18, 1998.
2. A surveyor shall certify that each lot has had boundary pins installed prior to the filing of subdivision maps with the Town Clerk; and
3. A note shall be placed on the mylar stating that: "No use is proposed or approved for Parcel B; use of Parcel B requires future applications to, and approvals from the Planning and Zoning Commission, and Inland/Wetlands Agency."

Please have the plans revised to include the above conditions and forward two mylar sets and three blue-line sets of plans to me for signature by the Commission. The subdivision plans must be filed within 90 (ninety) days in the Office of the Town Clerk, or the approval is void.

If you have any questions, please call me.

Very truly yours,  
*Michael K. O'Leary*  
Michael K. O'Leary, Town Planner  
for the Hebron Planning and Zoning Commission

MKOL

cc: Petition File #98-5  
Michael Tarbell, Tarbell, Heintz, & Assoc., Inc.

MKOSUB-LETR/Comp

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY - CLASS "D", VERTICAL ACCURACY - CLASS T-3, AND INTENDED TO BE USED FOR SITE PLAN APPROVAL.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENT AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEY MAY DISCLOSE TO MY KNOWLEDGE AND BELIEF. THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Michael L. Tarbell*  
MICHAEL L. TARBELL L.S. 15466 REGISTRATION NO. 1-20-98 DATE

<b>SUBDIVISION PLAN</b> PREPARED FOR <b>FRED BRUGGEMAN</b> # 70 MAIN STREET (CONN. RT. 66) HEBRON, CONNECTICUT <b>TARBELL, HEINTZ &amp; ASSOC., INC.</b> CIVIL ENGINEERS - LAND SURVEYORS 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT (860) 528-1010				
REVISION 2-20-98 3-21-98 COMMENTS	JOB NO. 716	DATE: 1-20-98	SCALE: AS SHOWN	DRAWN BY M.L.T./E.M.W.
SHEET NO: 1 OF 2				