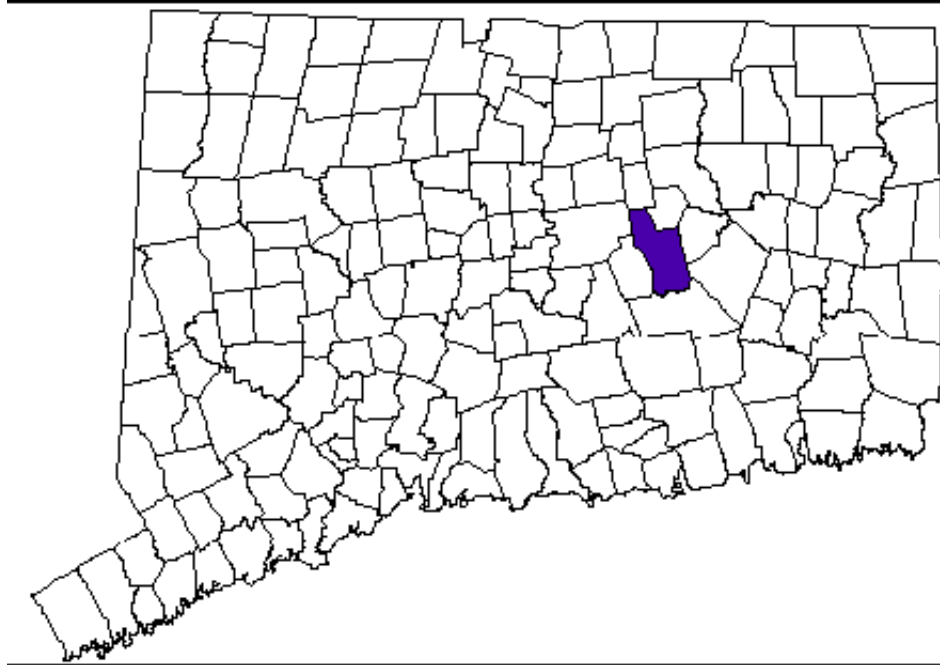


## Section 2

### Conservation Plans & Policies



*"I look forward to an America which will not be afraid of grace and beauty...which will preserve the great old American houses and squares and parks of our national past, and which will build handsome and balanced cities for our future."* **John F. Kennedy**

## A. Sustainability

### Introduction

The concept of Sustainability has become a more common topic in recent years not only in government but also across the spectrum of development, conservation, business, and society in general. In Connecticut, this concept became more widely known in local communities through the efforts of Sustainable CT, a non-profit organization which operates a voluntary certification program for towns through a menu of best practices covering a wide range of topics.

Sustainability describes a condition in which human use of natural resources is in balance with nature's ability to replenish them. The goal of sustainability is to create the smallest possible ecological footprint, by producing the lowest quantity of pollution possible, efficiently using land, composting, or recycling used materials and, if possible, converting them in a waste-to-energy process. As a result, the community's overall environmental impact will be minimized. In the context of community planning, consideration is also given to the modes of transportation, proximity of living spaces to workplaces, mixed use development, and the impact structures have on the surrounding environment, storm water, wastewater, solid waste, light pollution, and site disturbance.

Planning for sustainability promotes responsible development — it is not anti-development. It strives to achieve the greatest common good for all segments of our population, to protect the health of the environment, and to ensure future generations of the resources they will need to survive and progress. The key to achieving a sustainable community and sustainable development is to understand the relationship among three concepts – environmental sustainability, economic sustainability, and social sustainability. To be fully sustainable the town must be working on all three elements which will create a balance. No one of these elements can be successfully achieved without all three elements being achieved.

Many of the goals and policies contained in this Plan seek to promote responsible development practices and a plan for future Town growth that specifically supports sustainability.



## Accomplishments

The State of Connecticut and the Capitol Region Council of Governments (CRCOG), the planning region of which Hebron is a member, have taken a variety of initiatives in studying and promoting efforts aimed at sustainability. However, the most significant steps are those that happen at the local level. Since the 2014 Plan, the Town of Hebron has taken a variety of steps in becoming a more sustainable community:

1. In Hebron Center, natural gas lines were installed providing an option to residents and business from the prevalent oil fired heating systems.
2. The Town converted from oil fired burners to natural gas in the Town Office Building, Horton House, Douglas Library, Fire Company No. 1, and the Russell Mercier Senior Center.
3. The Douglas Library underwent extensive improvements making for a more efficient building, including new energy efficient windows, LED lighting throughout, HVAC upgrades, and new roofing membrane with increased insulation.
4. At Burnt Hill Park, the park operations building had natural gas extended and converted the furnace from oil fired to natural gas.
5. In 2018, Hebron received a Bronze Designation for its Sustainability efforts from Sustainable CT.
6. In 2019 the Planning and Zoning Commission revised their regulations on solar panels to encourage their use by residents and businesses.
7. In 2022 the Town completed Electric Vehicle (EV) Charging Stations at the Town Office Building, senior center, and at Burnt Hill Park.
8. Solar panel projects have been implemented on several Town Building and are being planned for the Town Office Building, senior center, Company No. 2 Fire Station, and additional units for the parks operations building.

## Environmental Sustainability Efforts

The Conservation Sections of this Plan contain numerous Policies to protect natural resources including floodplains, wetlands, aquifers, watercourses, groundwater, core forests, and more. These are all key elements of Environmental Sustainability and are included in this section by reference.

Beyond the policies and action items contained in the Conservation sections, other initiatives are worthwhile considering.

- **Increase Educational Efforts.** There are many sustainability initiatives and conservation efforts that private citizens can take as well as the Town. Working with other appropriate organizations, the Town could post information and links to resources on the Town website, include them on handouts at the Town Office Building, and/or include them in mailers in Town mailings such as tax bills.
- **Promote Energy Conservation.** The Town has taken important steps in the past to increase the efficiency of its buildings. These efforts should continue and be expanded to look at increased use of solar panels, innovative ways to conserve energy such as more energy efficient town vehicles. In addition, the Planning and Zoning Commission

should continue to review its land use regulations to promote and incentivize energy efficiency and energy generation.

- **Promote Walkability and Bike Infrastructure.** Sidewalks, pedestrian trails, Bike paths, and bike lanes especially if they are interconnected provides a variety of benefits. These provides an alternative to short trips otherwise requiring a car, they provide an opportunity for healthy exercise, they can connect neighborhoods, connect home to work for some, provide easy access to public facilities particularly in the Town Center, and reinforce an active and accessible town center. Efforts to continue a mixed-use Hebron center should continue as a more efficient use of land and taking advantage of the existing public infrastructure of water and sewer service.
- **Continue Open Space Preservation.** Hebron has a robust and successful open space acquisition and preservation program as noted in this Plan. Continuing to complete the Greenways identified in this Plan connects people with nature, provides health benefits for people walking and biking, brings a greater quality of life, protects natural resources such as floodplains and wetlands and water quality, provides wildlife corridors providing habitat for biodiversity, preserves forested areas and particularly old forest areas for their carbon storage capability, as well as other important benefits. This is a key component to a sustainable community.
- **Promote Low Intensity Development (LID) practices:** Hebron's land use regulations have incorporated Low Intensity Development (LID) standards for a number of years. These techniques are important to reduce stormwater runoff and filter the accompanying pollutants. Continue to develop these standards and enforce their implementation to develop a growing green infrastructure which will reduce the impact on the environment, as well as providing aesthetic benefits.
- **Continue Participation in the Sustainable CT Program and the Salmon River Watershed Partnership.** Hebron was a leader in the Sustainable Ct program by becoming Bronze certified in the inaugural year of this program. By continuing in this program Hebron can become aware of other useful and attainable sustainability concepts. The Town has been an active supporter and participant in the Salmon River Partnership Program. Their efforts assist Heron's efforts to protect water quality.
- **Climate Change Conscious.** Many of the policies in this plan are actions and policies that focus on climate change mitigation such as preserving forest land and wetlands, promoting pollinator pathways, encouraging sustainable farmland practices, encourage native tree planting, and acquiring open space. Efforts can be made to monitor and increase these efforts.

## Economic Sustainability Efforts

The Development Sections of this Plan contain numerous policies that promote Economic Sustainability. Several are mentioned here as they are key elements in a balanced sustainability model.

- **Promote Mixed-Use Development.** Sustainable development is an environmentally sensitive and economically viable land development pattern. It has a goal of directing development to existing town or business centers, minimizing public investment in new

infrastructure, reducing auto dependence, encouraging economic growth, and creating a unique sense of place known as Hebron Center.

- **Consider a Permit-Friendly Approach for Appropriate Development:** This Plan and the Town's land use regulations set forth Goals, Policies and Regulations that very well define what is appropriate and desirable economic development. Develop criteria for those projects that clearly meet those criteria and create a permit process that facilitates such development and reduces time and expense.
- **Reduce Paved Parking requirements.** Continue to review the need for parking, encourage shared parking between different users, encourage pedestrian access between parking areas to easily access different businesses on foot, and look to increase the percentage of pervious parking. Regulations can be adopted to incentivize all of these efforts. Such efforts will reduce environmental impacts and reduce waste and costs.
- **Work with Key Partners to Encourage Innovative Development.** Outside of the applications process, reach out to the Economic Development Commission, Chamber, local realtors, and developers to understand complexities to the type of mixed use development that the regulations say is desired.
- **Encourage Ecotourism.** Utilize Hebron's resources to promote ecotourism such as the Air Line State Park, and town parks and open spaces, and trails in combination with events such as the CT Freedom Trail, Hebron Maple Festival, Hebron Harvest Fair, and others.

## Social Sustainability Efforts

This is the third element of a Sustainable community. While they are all interrelated, this focuses on the human element of housing, quality of life, and livability.

- **Develop a Complete Streets Plan.** The streets are an important part of the livability of the town. Complete Streets are designed to balance safety and convenience for everyone – drivers, pedestrians, bicyclists, the elderly, and children. Development of a Complete Streets Plan would plan the appropriate locations of sidewalks, bike paths and lanes, safe street crossings, medians, accessible pedestrian crossings, traffic calming measures, and other techniques.
- **Create a Connected Pedestrian System.** Hebron has developed sidewalks in Hebron Center and several locations of off road trails and bike paths. Seek to continue and expand these systems and interconnect them wherever possible. Safe pedestrian systems connecting people to stores and public places contributed to a livable town center and promotes mixed uses and higher densities.
- **Implement the Findings of The Plan for Housing Choices.** This recently adopted Plan contains a number of initiatives and ideas for a variety of housing types needed to serve the entire population. More housing at various densities best serves the residents

of all incomes and ages and will reinforce an economically healthy and environmentally sustainable Hebron Center.

- **Town Festivals and Cultural and Recreational Opportunities.** Hebron has a rich variety of Town events, sponsored by the Town and private organizations. Maple Festival, Hebron Day, the Hebron Harvest Fair, July 4th Fireworks and the Parade, and the Holiday tree lighting are among these. Continue to support the groups that provide these activities that enrich the community.

## Sustainability Action Items:

The above statements represent the Policies of this Plan regarding a sustainable community. They are intended to guide actions, over time, by affected boards, commissions, and residents of the Town on this topic. The following are more specific Action Items:

1. Consider applying for climate change resiliency grants to address hazard mitigation concerns.
2. Consider zoning regulations amendments to promote the use of renewable energy sources and infrastructure and green building standards.
3. Per P.A. 22-25, consider a Zoning Regulations amendment to require each new construction of a commercial building or multiunit residential building with thirty or more parking spaces to include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations.
4. Continue to seek grant opportunities for EV charging stations
5. Support programs providing carbon credits or ecosystem service credits for the preservation of forests and wetland systems.
6. Encourage the exploration of the possibilities of “graywater” reuse systems.
7. Consult climate change sustainability and resiliency sources such as the Connecticut Institute for Resiliency and Climate Adaptation (<https://circa.unconn.edu>) , the State’s Climate Action Plan ([https://portal.ct.gov//media/DEEP/climatechange/GC3/GC3\\_Phase1\\_Report\\_Jan2021.pdf](https://portal.ct.gov//media/DEEP/climatechange/GC3/GC3_Phase1_Report_Jan2021.pdf)) and i-Tree (<https://itreetools.org>) for municipal guidance on climate change resiliency, mitigation and adaptation measures (including Nature-based Solutions), and quantifiable benefits and value of trees/forests.
8. Consider the implementation of food waste collection and recycling programs, such as a food composting site or diverting food waste to a food waste digester facility, to reduce food waste in the trash disposal stream. Encourage efforts to donate suitable leftover food from restaurants / schools for people or animal feed.

## B. Underground Drinking Water Supplies

One of Hebron's most important resources is its underground drinking water supply. Whether by individual private wells or by community wells, all of Hebron's population depends on its underground water supply for its drinking water.



Groundwater, particularly for single family houses, is essentially available everywhere in the State of Connecticut. An aquifer is a geologic formation that can yield a usable amount of water; but the amount of water that a particular aquifer can yield is directly related to the physical characteristics of the geologic formation and the amount of the recharge received by the aquifer.

Bedrock aquifers are relatively low yielding and are the most common aquifers found in the State and within the Town of Hebron. Stratified drift aquifers are the most productive sources of groundwater and experts in the field see these as the State's most likely source of future drinking water supplies. As such, these areas should be protected from all sources of contamination.

The Town has several areas designated as productive coarse-grained stratified drift aquifers. These are shown on the map contained within this section and are generally located at the Raymond Brook Marsh, in the Judd Brook Marsh, and at several areas along the Jeremy River.

To date, the Town has undertaken efforts to protect its most extensive aquifer in the Raymond Brook Marsh area. In the Zoning Regulations, the Groundwater Protection Overlay (GPO) District has been established around this aquifer and its watershed, which contains standards aimed at protecting this resource.

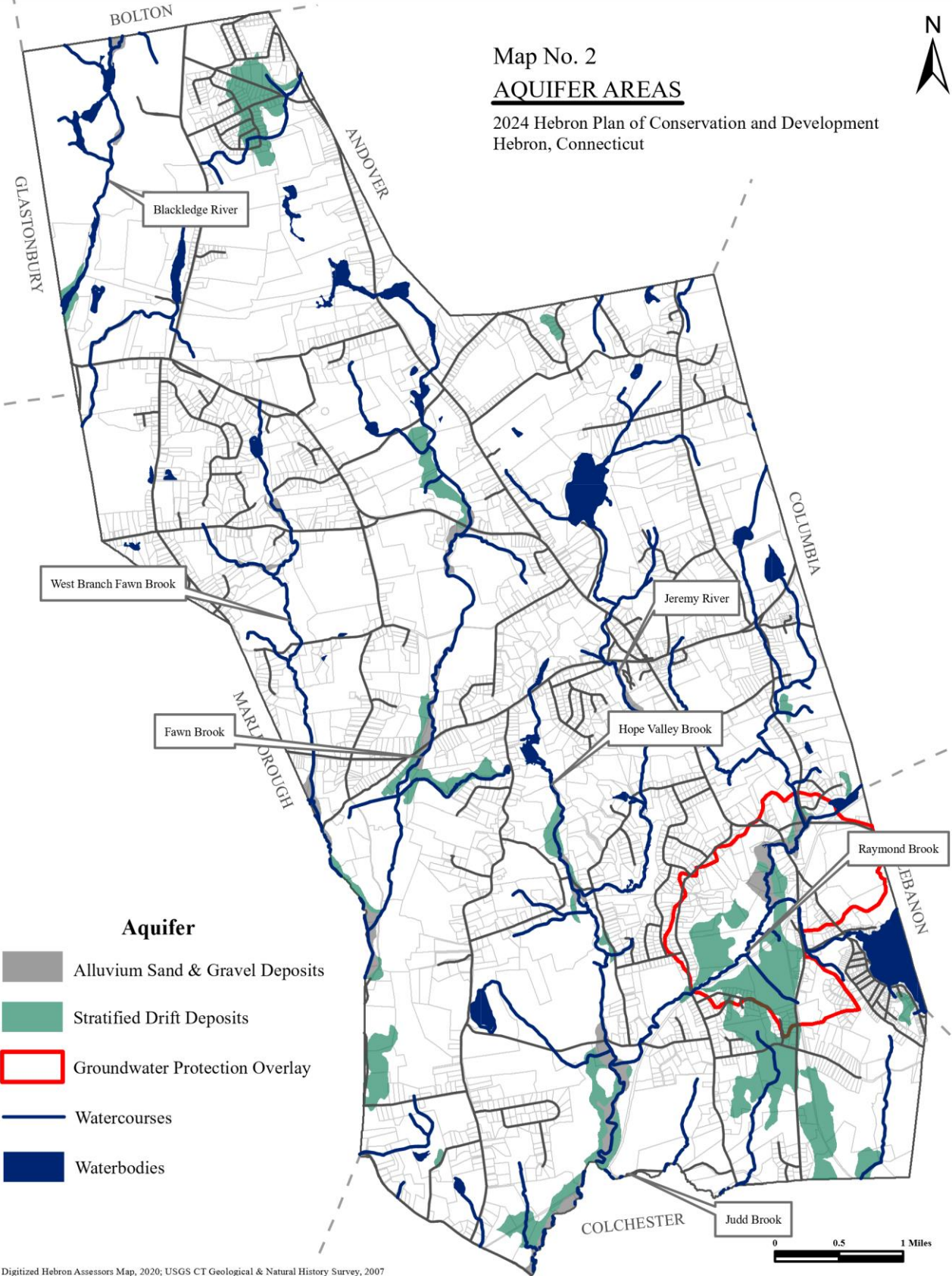
### Accomplishments:

Since the adoption of the 2014 Plan, the following actions have been taken to further the Goal and Objectives contained within this Section:

1. During the 2018 update of the Zoning Regulations a new Groundwater Protection Overlay (GPO) District was reviewed and established over the Raymond Brook Marsh aquifer area and its watershed.
2. As part of 2018 Zoning Regulation update, the Commission reviewed maps and data from the Department of Energy and Environmental Protection (DEEP) and looked at all aquifer areas in Hebron and determined that all other aquifer areas were well protected

Map No. 2  
**AQUIFER AREAS**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



Source: Digitized Hebron Assessors Map, 2020; USGS CT Geological & Natural History Survey, 2007



by the Town's Inland Wetland Regulations, floodplain regulations and Town-owned open space acquisitions.

3. Provisions have been included in the Zoning and Subdivision Regulations to encourage the use of subsurface infiltrators, sheet drainage from paved areas, and open drainage swales in new developments to promote recharge of groundwater.
4. The 2018 update to Zoning Regulations includes an impervious limit for parking areas in new development to decrease stormwater discharge off site.
5. The Town used pervious pavement in two municipal parking lots in Hebron Center to increase groundwater recharge and as another example of Low Impact Development (LID) practices.
6. Following up on the "Municipal Land Use Evaluation Project" sponsored by the Salmon River Watershed Partnership, the Commission amended the Subdivision Regulations to reduce road width requirements that will have the effect of decreasing stormwater runoff.
7. The Town worked with the Connecticut Water Company in the update of their Water Supply Plan and successfully encouraged them to recognize and include the Raymond Brook Aquifer as a future water supply source in their long-range plan.
8. Extensive open space acquisition efforts have targeted the Raymond Brook and Judd Brook Marsh areas by both the Town and the State of CT; both areas are considered potential sources of future drinking water supply.
9. The Town has continued its membership and support of the Salmon River Watershed Partnership in a region-wide effort to identify measures to enhance and protect water supplies.

## Goal and Objectives

The goals and policies in this section of the Plan have been set forth to further the protection of Hebron's present and potential underground drinking water supplies.

**Goal: Preservation and protection of Hebron's finite ground water resources and their recharge areas.**

### Policies:

1. Protect important existing and potential water supply aquifers from land uses that pose a high water quality risk.
2. The Raymond Brook Marsh is Hebron's most valuable potential large yielding aquifer, has been identified in the Groundwater Protection Overlay (GPO) District in the Zoning Regulations, and should continue to be monitored and protected by regulation and other measures. This complex system, an important stratified drift deposit, its large size, low relief, peat and muck soils, a mix of wetland types, a variety of surrounding vegetation types, and its proximity to a major watercourse, combine to make it so valuable.
3. Currently the Town relies entirely on private and small community wells tapping primarily low yielding bedrock aquifers. Land use types and densities should be compatible with the need to protect these on-site water supplies. Discourage development, which would exceed on-site carrying capacity in these areas.

4. Maintain Town ownership of any potential drinking water supplies within town-owned land. The Town should retain ownership of the water supply even if the Town authorizes another entity to extract such supply.
5. Future open space land acquisitions efforts should continue to consider the protection of alluvium sand and gravel deposits and stratified drift deposits.
6. Encourage cooperative efforts among the CT Water Company, the State of CT, and local land use agencies to protect future water supply recharge areas.

## Action Items:

1. Investigate and encourage measures that will promote safe recharge of ground water supplies. Consider such measures as discharge of roof drains into subsurface infiltrators, sheet drainage from paved areas, open drainage swales rather than closed drainage systems, rain gardens, and pervious driveways / parking areas.
2. Where pest management is utilized on Town properties, employ integrated, low-impact or organic pest management practices and encourage private property owners to use similar practices.
3. Discourage and communicate the negative impacts of harsh chemical lawn treatments to drinking water supplies.
4. Evaluate current road de-icing practices and materials, ascertain possible impacts of such practices / materials to private and public water supplies, and encourage using materials that are biodegradable and least harmful to water quality.
5. The Planning and Zoning Commission should consider amending the Zoning Regulations to protect public and community supply wells by setting specific separating distances for the location of such uses as bulk salt storage, hazardous substances, gasoline filling stations, and similar uses.
6. Continue to support the Salmon River Watershed Partnership in their efforts to protect water supplies, cooperate in any additional studies, and consider their future recommendations for municipal actions.
7. The Departments of Public Works and Parks and Recreation should investigate alternative means of eliminating unwanted vegetation along guardrails, culverts, etc., rather than the use of herbicides so that these do not enter the waterways, kill native vegetation, and negatively impact bees and other pollinators. Encourage the CT Department of Transportation to undertake similar efforts.
8. The Department of Public Works should evaluate road deicing procedures and utilize Best Management Practices to seek safer alternatives to sodium chloride which has negative impacts to vegetation, waterways, freshwater inhabitants, and water supply wells.
9. Support the Conservation Commission efforts to provide public information regarding the conservation and pollutant prevention of groundwater.

## C. Stream Corridors, Bodies of Water and Wetland Soils

As discussed in other sections of the Plan, Hebron's stream corridors form the framework for the Town's open space and preservation efforts. Likewise, the State's open space parcels are also located on these waterways.

The great majority of the land area of Hebron drains to the south and to the west. These watercourses all ultimately drain to the Salmon River and ultimately the Connecticut River. Their water quality is of utmost importance to the water quality of the Salmon River where extensive State efforts have been made to reintroduce the Atlantic Salmon. The open space preservation efforts along these watercourses, as well as other conservation measures and development standards applied near watercourses, serve to maintain the high water quality that presently exists.

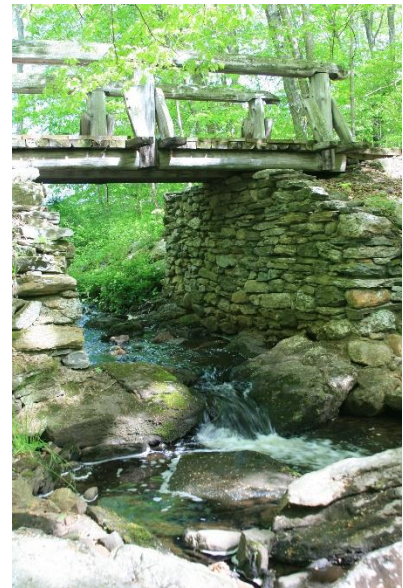
The streams in the central and western portions of Hebron, the Jeremy River, Fawn Brook, the West Branch of Fawn Brook, and the Blackledge River are all classified as Class A streams. As such, these are potential supplies for drinking water, provide fish and wildlife habitat, and are appropriate for a variety of recreational and agricultural uses.

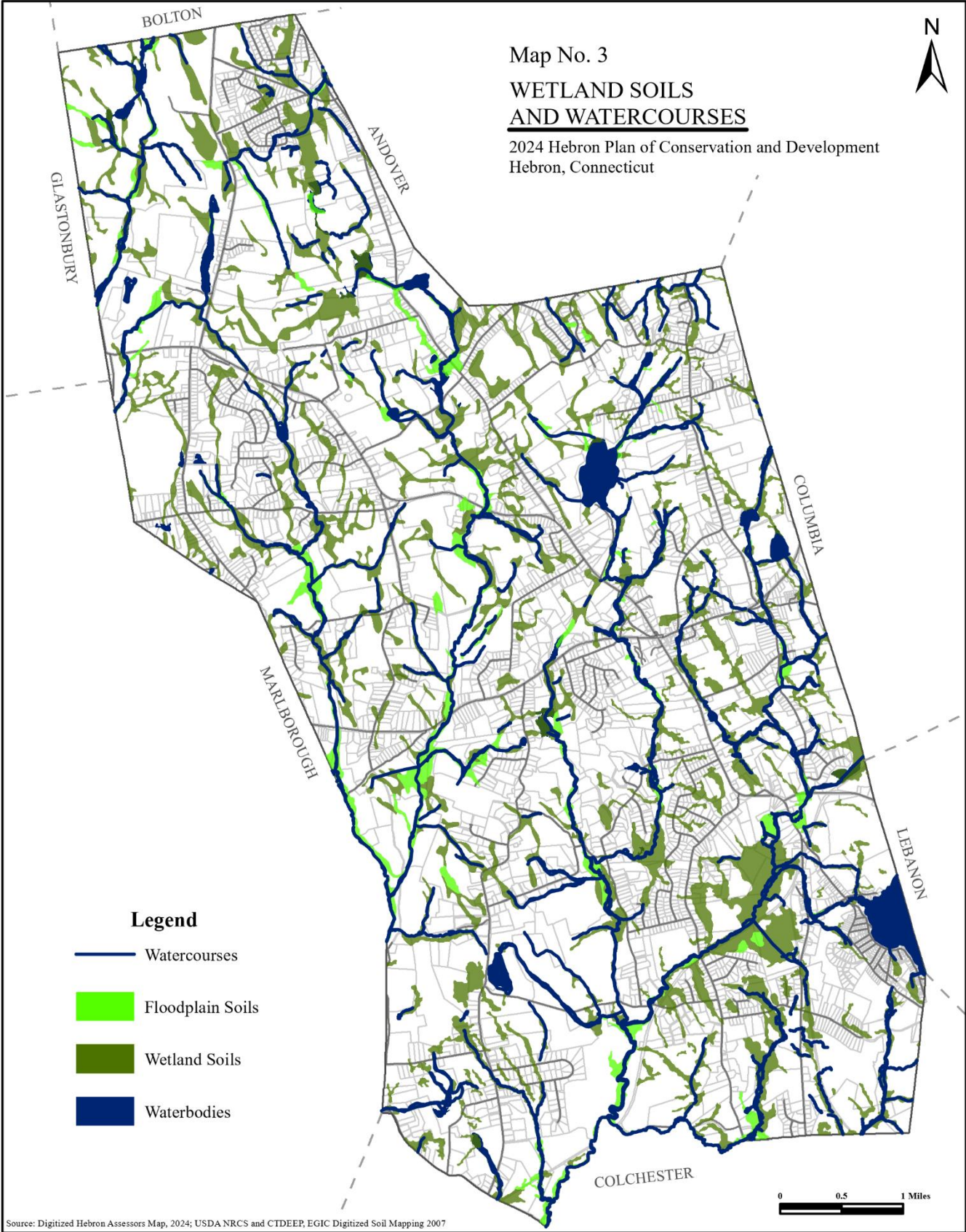
Watercourses are part of a balanced system. Their water quality is dependent upon the drainage basins and recharge areas in which they are located. Discharges into the drainage basin affect the quality of the water in the streams; and, the water quality of the streams, in turn, affect the quality of the associated underground water supplies. The vegetation and tree canopy along the stream corridors regulate the temperature of the water, support associated habitat areas, and preserve the soils and vegetation required to filter water.

### Accomplishments:

Numerous efforts have taken place since the adoption of the 2014 Plan of Conservation and Development to achieve the adopted Goal and Objectives in this Section. These include:

1. With 2018 update of Hebron Zoning Regulations, a maximum amount of paved impervious parking lot areas was established to limit impervious cover in the watershed.









Map No. 3

**WETLAND SOILS  
AND WATERCOURSES**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



**Legend**

-  Watercourses
-  Floodplain Soils
-  Wetland Soils
-  Waterbodies

0 0.5 1 Miles

Source: Digitized Hebron Assessors Map, 2024; USDA NRCS and CTDEEP, EGIC Digitized Soil Mapping 2007

2. Several open space purchases and dedications have occurred in significant stream corridors to continue the permanent preservation of greenbelts along these important systems. These purchases include the Fish, Serra, Alpert, Leary, Hibbert, Horton, and Bernstein properties.
3. New trails have been developed in Raymond Brook Preserve park. Phase 1 and Phase 2 trails have been constructed, connecting Kinney Road, Church Street and Millstream Roads by trails. These are part of the planned trail connection of Hebron Center to the Air Line Trail. The Town has received a Notice of Grant Award for the Phase 3 trail that will further this connection.
4. Salmon River Watershed Partnership has implemented a water quality monitoring program within the watershed and within Hebron. Results of testing have been shared and placed on the Salmon River Watershed Partnership ( [www.salmonriverct.org](http://www.salmonriverct.org) ), State and Town websites.
5. The Town joined all other Salmon River Watershed towns in developing the “Salmon River Watershed Partnership.” The Partnership developed goals and objectives for all towns in the basin that point out the importance of the Salmon River from both an environmental and economic perspective. Stream monitoring was conducted in the Fawn and Judd brooks as part of this effort. The Partnership is ongoing, and the Town has been an active participant and provides an annual contribution to support its efforts. Also, several regulation amendments have been adopted as recommended in the “Municipal Land Use Evaluation Project.”

The Town’s stream corridors, water bodies and wetland soils are a large interrelated system that deserves protection and monitoring so that it can be enjoyed by future generations. The following goal and objectives are established to provide guidance for Town officials and residents to continue to improve on past preservation efforts.

## Goal and Objectives

**Goal:** Protect the natural functions of stream corridors and surface waters and to maintain them in their natural state. Prevent the degradation of water quality and habitat that aquatic systems provide and maintain natural water flow to and from all aquatic systems.

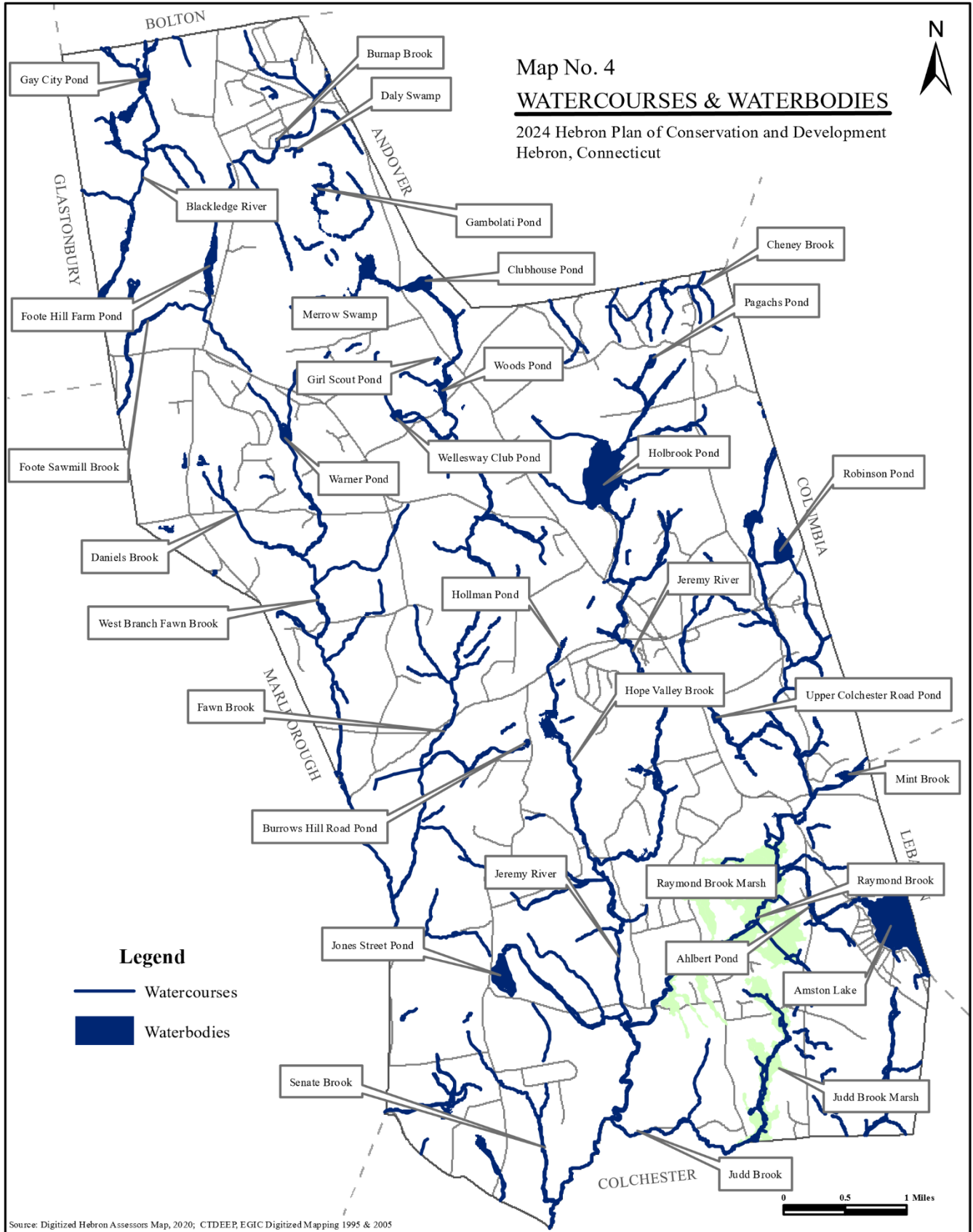
## Policies:

1. Maintain less than ten percent (10%) impervious surface in all regional and sub-regional watersheds in the aggregate (not on an individual site basis).
2. As part of the Town's Greenway concept, encourage the dedication of open space and conservation easements along corridors of significant value.

3. Encourage and preserve trail networks along stream corridors, to allow access for nature and historical study as well as recreation as appropriate due to the ecological and environmental sensitivity.
4. Maintain the integrity of stream banks, streambeds, and the associated tree canopy and restore where appropriate.
5. Support and assist the Salmon River Partnership efforts to help protect streams and watercourses and continue to consider the implementation of other planning efforts as they emerge from future studies.
6. Future open space land acquisition efforts to protect the water quality of the Town's watercourses, water bodies, sensitive wetlands and Wetlands of Special Concern should be considered.
7. Keep native vegetation intact within municipally owned / maintained riparian corridors to prevent the introduction of non-native invasive plants.

## Action Items:

1. Maintain the maximum amount of vegetation on slopes greater than fifteen percent (15%), particularly next to watercourses and wetlands.
2. Restrict clear-cutting and discourage the removal of native vegetation in environmentally sensitive stream corridors as shade canopy trees help to maintain water temperatures and prevent streambank erosion.
3. Continue to assess wetland areas and strengthen Inland Wetlands and Watercourses Regulations for ecologically sensitive areas.
4. Identify, monitor, and appropriately treat or control aquatic non-native invasive species on Town owned properties.
5. Work with public and private agencies, non-profit groups and affected property owners, to acquire and protect land adjacent to stream corridors and water bodies.
6. Encourage nature walks and historical site walks with featured speakers to attract visibility to the importance of aquatic systems and cultural assets along waterways.
7. In association with the Salmon River Watershed Partnership, continue the ongoing water quality monitoring program (i.e., to test pH levels, salinity, siltation, and storm water discharges) in the Town within all major watercourses and major bodies of water.
8. Work with fishing groups to promote the recreational benefits of stream corridors.
9. Promote educational activities and programs, such as essay contests, to raise awareness of the importance of stream corridors as well as of aquatic and streamside plants and wildlife.



10. Evaluate current roadside herbicide treatment, practices / materials (i.e., along guardrails), ascertain possible impacts of such practices / materials to wetlands, water bodies, and watercourses, and consider mechanical means of vegetation control.
11. Consider organizing a volunteer network to help contain / limit non-native invasive plants on municipally owned riparian corridors by clipping / pulling etc. of “satellite” areas and reducing spread of such plants.
12. The Department of Public Works should evaluate road deicing procedures and materials and utilize Best Management Practices to seek safer alternatives to sodium chloride which has negative impacts to vegetation, waterways, freshwater inhabitants, and water supply wells and consider using materials that are biodegradable and least harmful to these water resources.
13. Identify and restore open streambanks as appropriate



## D. Amston Lake

Amston Lake is a 184-acre body of water located in the southeast portion of Town and bisected by the Hebron-Lebanon town line. The drainage area of the Lake is approximately 680 acres and is located predominately in Hebron, and partially in Lebanon and in Colchester. The lake has a mean depth of approximately 6 feet; and, the water level is controlled by an earthen dam, with a concrete spillway, on the west side of the lake. The outlet of the lake is an unnamed watercourse that feeds into the Raymond Brook Marsh and eventually into the Raymond Brook.



Amston Lake is the centerpiece to a residential neighborhood that must be taken into consideration in developing goals and objectives for this area. This neighborhood has developed with a mix of seasonal and year-round dwellings. Following the introduction of public sewers and a community water supply system in the neighborhood, the Town Planning and Zoning Commission, in 1992, established comprehensive amendments to the Amston Lake District zoning regulations. These regulations were designed to protect the unique residential character of this special neighborhood as well as protecting the quality of the lake from the potential impacts of new development. These Regulations, still in effect today, included a minimum of 10,000 sq. ft. for new construction, created a review process by the Planning and Zoning Commission for all new site disturbances, and established minimum standards for the conversion of seasonal cottages to year-round dwellings.

Several engineering studies and environmental reports have been completed for the Town on Amston Lake through the years. “The Environmental Review Team Report of Amston Lake”, completed in 1985 provides useful base information on the lake and its watershed. The “Environmental Impact of Additional Residential Development on Amston Lake”, prepared for the Planning and Zoning Commission by Pare Engineering Corp., in 1989, provides some of the basis for the Amston Lake District zoning regulation provisions. In addition, in 2008, the Town commissioned another study, “Analysis of Stormwater Conveyance Systems Discharging to Amston Lake”, to comprehensively study the Town’s stormwater drainage system that discharges into the Lake. The study provided recommendations for future actions by the Town and the Amston Lake Tax District. The Town and the Tax District have cooperated on addressing this Study’s recommendations.

The above studies have provided valuable information on how impacts to the Lake have occurred and how the Town and area residents can begin to address these impacts. Implementation will range from large drainage projects undertaken by the Town to small but significant individual actions and improvements taken by homeowners. Over time, principal

contributors of phosphorous to the lake have been identified as soil erosion, atmospheric fallout and septic systems. Uncontrolled contributions in any of these categories can accelerate the premature aging of the lake. Maintaining the water quality of the lake and its attractive appearance, as well as keeping the lake in a condition that remains usable for recreation purposes and as a valuable wildlife habitat, is an important objective of this Plan. While the Town has undertaken a number of steps in this area there are other ongoing steps that the Town and the Amston Lake Tax District and its residents can take to protect this valuable resource.



## Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development a number of positive actions have been taken to further the goals and objectives established for this area. These include:

1. The Town and the Amston Lake Tax District have coordinated on several storm water retrofit projects to minimize stormwater impacts on the Lake.
2. The Town and the Amston Lake Tax District have each constructed stormwater improvements to improve water quality.
3. The Planning and Zoning Commission and the Conservation Commission routinely require use of rain gardens and or infiltrators in new construction to reduce negative impacts to Amston Lake.
4. The Town undertook a major stormwater quality improvement at the intersection of Deepwood Drive and Wood Acers Road by installing a Vortex sediment control structure.
5. In 2016 Deepwood Drive road improvements completed by the Town have included new catch basins with sumps to remove sediments from stormwater discharge.
6. The Public Works Department schedules the streets in the Amston lake area early in the Spring for cleaning of sand from street and catch basin sumps.
7. The Planning and Zoning Commission in its 2018 update to the Zoning Regulations added improved design and development standards to ensure that new development is compatible with the neighborhood; and,

The following Goals and Objectives are established to guide Town officials in implementing land use regulations, road maintenance practices and other policies and practices that will best

preserve the long-term health of Amston Lake and the Amston Lake neighborhood.

## Goals and Policies and Action Items

### **Goal A: Deter further environmental and ecological deterioration of Amston Lake and its drainage area.**

#### **Policies:**

1. Continue to implement rigid site development standards in the Amston Lake District and the surrounding area;
2. Continue to enforce mandatory bonding for erosion control measures and all necessary public improvements associated with new construction;
3. Encourage expeditious native species re-vegetation to disturbed areas and require environmentally sensitive practices;
4. The entire area of Amston Lake and its associated watercourses, flood plains and wetlands, as defined in Section 22a-38 of the CT General Statutes, are considered environmentally sensitive areas, as determined by the Hebron Conservation Commission, and as such, these areas shall be protected and not negatively impacted as future development occurs as allowed by Hebron's land use regulations and the use of the public sewer system.
5. Encourage the use of pervious rather than impervious surfaces in the Amston Lake basin to minimize storm water runoff as well encourage the use of other techniques such as retrofitting downspouts into drywells, use of rain gardens, and other stormwater management techniques throughout the Amston Lake neighborhood.
6. Encourage a native vegetation buffer around the Lake and discourage use of herbicides, pesticides, and fertilizers.

#### **Action Items:**

1. The Town should work with the Amston Lake Tax District to inform residents of the negative effects chemically treated lawns will have on the Lake water quality.

### **Goal B: Protect the Amston Lake residential community from further over-development and seek to preserve or enhance property values.**

#### **Policies:**

1. Permit the conversion of seasonal dwellings to year-round dwellings only when the Commission is assured that the minimum standards of the public health code and state building code have been met and that special performance standards in the Zoning Regulations are satisfied.

2. Encourage the use of conservation easements where practical to help protect the water quality of Amston Lake and area wetlands.
3. Maintain existing regulations that will prevent any further reductions in size of substandard lots or increasing the degree of nonconformity of any such lots.

**Goal C: Provide for adequate roadways, potable water, and sewer and drainage infrastructure development.**

**Policies:**

1. Ensure that future development will not negatively impact the delivery of emergency services.
2. Assist in the establishment of additional, high quality water supplies for the Amston Lake district when and where appropriate.
3. Continue to mandate the implementation of water conservation measures for all new construction or seasonal dwelling conversions to year-round occupancy.
4. When resurfacing roads in the future, install standard catch basin sumps to remove sediment from stormwater.

**Action Items:**

1. The Town and the Amston Lake Tax District should seek to cooperatively implement the recommendations of the “Analysis of Stormwater Conveyance Systems Discharging to Amston Lake” study to best protect the quality of Amston Lake.
2. Consider the design and construction of a retention area and water quality basin along the edge of Bass Lake Road to improve the stormwater discharge to the Lake from this watershed.

## E. Private Open Space and Institutional Lands

Hebron is fortunate to have within its borders a number of privately held properties that offer open space and private recreation opportunities to its owners or to its members and at times to the general public. These properties include golf courses (Blackledge Country Club and Tallwood Golf Course), private fish and game clubs, the extensive property and facilities owned by Oak Hill known as “The Hemlocks,” the Hebron Lions Fairgrounds and others. Although these are important open spaces and recreational properties and provide significant benefits to Town residents, these are privately owned lands and are not permanently preserved.



The Private Open Space as shown on the “Existing Open Space Map” in Subsection J shows a total of 1,117 acres within this open space category. This is a significant, and growing, acreage within the community that now accounts for 4.6% of the total land area of Hebron.

Many times, these properties are open to the public by either membership in the club or organization, by appointment, or by the cost of admission. The scenic quality they add to the Town’s landscape, however, is possible to be enjoyed by all residents. These large, mostly undeveloped, parcels also serve to protect the watersheds and drainage basins in which they are located. In their current condition, these lands do not require any significant commitment of town services.

This section is included in the Plan to acknowledge these properties are an important part of the Town’s open space and recreation inventory. In addition, this section of the Plan strongly encourages cooperation between the Town and these property owners to foster additional opportunities for open space and recreation for all Town residents beyond that than can be provided on public lands.

### Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development several actions have been taken that affect Private Open Space and Institutional Lands:

1. A complete inventory of all public and private open space properties was accomplished in 2018 by a Parks & Recreation Commission subcommittee.

2. The Town Parks & Recreation Department has initiated discussions with Hemlocks and Blackledge Country Club concerning opportunities for public recreation activities on these properties. Also, they have a long-standing relationship with the Hebron Lions who provide soccer fields on their property for town youth leagues. And the Town recently purchased St. Peter's ballfield on Church Street after decades of a cooperative relationship with St. Peter's Church of having town sponsored sports on this privately held land.
3. In 2021 the Planning and Zoning Commission approved an application by Blackledge Country Club to add additional private open space facilities by way of a new practice facility / driving range that will add a new recreational activity on private land to town residents.

## Goal, Policies and Action Items:

**Goal:** Continue to recognize the importance of critical private open space, institutional and recreation lands within the Town of Hebron and seek to preserve their recreational, open space and environmental values as well as their role in helping to form the rural attributes of the Town.



## Policies:

1. Build and maintain a relationship between the Town of Hebron and the owners of private institutional lands to maximize the benefits to Town residents and these property owners.
2. Investigate all possible partnerships between public and private entities to maximize recreational and open space benefits of these parcels of land to Town residents, e.g., conducting recreation and education activities for Town residents on these private lands as an income source for those private landowners.
3. In acknowledging that these lands are a critical component of the Town's open space system, the Town should work with the owners of these lands to assist in keeping these properties in their open state.
4. Where needed, assist owners of these lands in securing the services of Connecticut River Coastal Conservation District, the CT Resource Conservation & Development's Environmental Review Team program, the CT Department of Energy and Environmental Protection, the Nature Conservancy, CT Audubon Society, the NE Wilderness Trust, and other

organizations to provide the necessary technical expertise to assist in the stewardship of these properties, to enhance their natural functions. These Goals and Policies should establish a framework where a good relationship between the Town, its residents and the owners of these private lands and facilities is maintained.

5. Consider the purchase of development rights or conservation easements of significant private and institutional lands if necessary to ensure long term preservation of these properties.
6. Encourage owners of private open space to practice organic management of land, identify and remove invasive species, and preserve forests and wetlands.

### **Action Items:**

1. Update and maintain an inventory of all the privately held open space, institutional and recreational lands in the Town of Hebron as generally shown on the map entitled "Existing Open Space" along with an inventory of acreage, facilities, and special functional or environmental attributes.
2. Advise private and institutional landowners of the benefits of the "Pollinator Pathway" initiative and controlling / removal of non-native invasive plants species.

## F. Agriculture and Farming

Agriculture has long been tied to the history of Hebron. For the vast majority of its history, agriculture was the primary business activity carried on in the community. As such it has left its imprint on the Town with the lingering pattern of open meadows against the forest edge.



The Town's active farms continue to be a positive factor in the community. They provide jobs, income and contribute to the Town's economic base. The view of existing farm buildings and farming operations along several of the Town's roadways is a significant contributing factor to the rural character of the community. Due to the fact that these farming operations encompass large acreage, the continuation of farming in the community keeps these large parcels in an undeveloped state, contributing significantly to the open feel of the Town and requiring little to no demand for town services.

Farming can also help make Hebron more sustainable. Small, local farms tend to use less synthetic fertilizers and agrochemicals, grow a greater diversity of crops, and produce more organic food than large-scale corporate farms. Because the distance between farm to table is substantially less than food grown in other states or other countries, transaction and transportation costs are greatly reduced which results in lower consumption of fossil fuels and lower emissions of greenhouse gases. In short, local farms produce fresher, more healthful food without depleting the earth's resources or polluting its environment.

It is an important finding of this Plan to establish Town goals and objectives to protect existing farms, to encourage their continuance in the Community, to promote new farms, and to encourage open communication between the Town and the farming community in order to foster a positive and productive relationship.

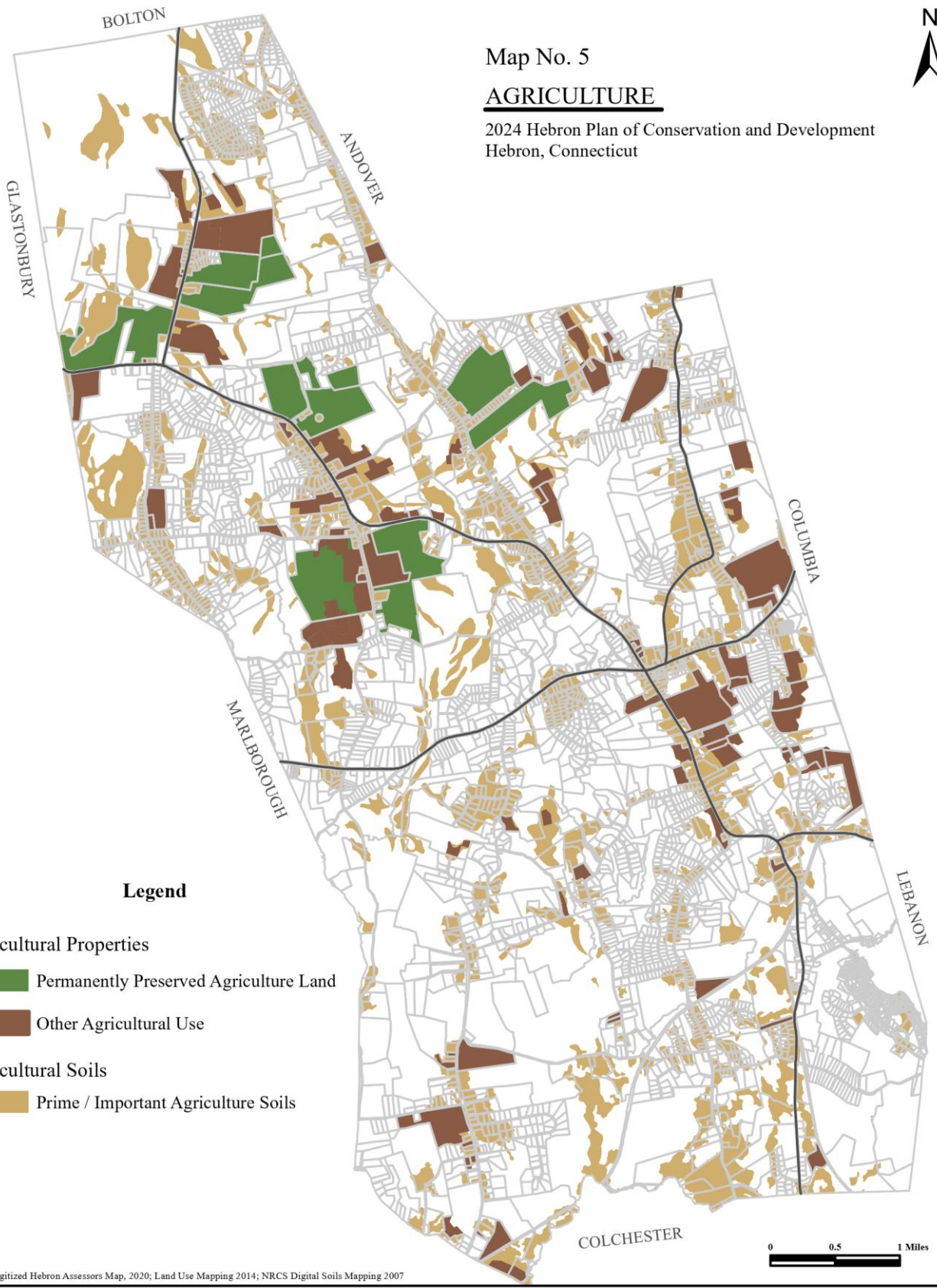
There are several significant ways that the Town could promote and actively encourage farming in the community. One effort the Town should actively pursue is the purchase of development rights from interested property owners rather than allowing these lands to become residential subdivisions.



Map No. 5



AGRICULTURE

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut




**Legend**

Agricultural Properties

-  Permanently Preserved Agriculture Land
-  Other Agricultural Use

Agricultural Soils

-  Prime / Important Agriculture Soils



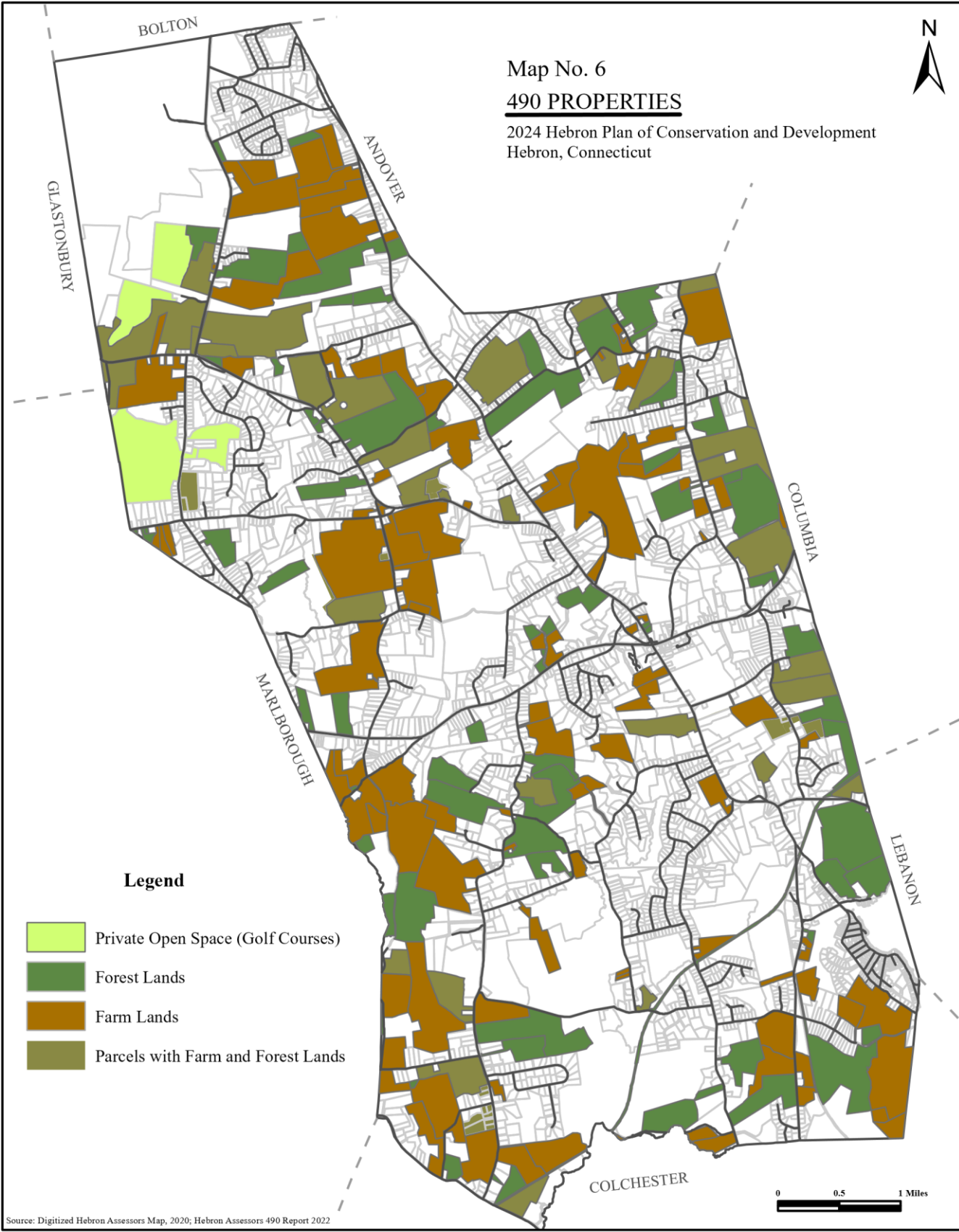
Source: Digitized Hebron Assessors Map, 2020; Land Use Mapping 2014; NRCS Digital Soils Mapping 2007

The Town should encourage the State of Connecticut in this activity and assist them with whatever means are available to the Town. The Town should lobby to have the State adequately fund the existing agricultural preservation program to reduce the present backlog and to make this a more viable option for local farmers. The Town should also consider pursuing the purchase of development rights from farms locally. A focus of these efforts should be in those areas with the best agricultural soils and in areas of substantial acreage. These areas are generally shown on the “Future Open Space Plan” in Subsection J.

## Accomplishments:

The following significant actions have occurred in achieving the town’s objectives in this area since the adoption of the 2014 Plan of Conservation and Development:

1. As part of the 2018 update to the Zoning Regulations, farmers markets were made a permitted use on active farms in Hebron.
2. The Zoning Regulations update also permitted farm stands on all active farm properties.
3. In 2020, the Commission, after hearing a request from a local farmer, and after consulting with the CT Farm Bureau, researched, drafted, and adopted a comprehensive Agritourism zoning regulation.
4. Subdivision Regulations were amended to require a buffer between new residential lots and active farmland as well as a notice to be placed on subdivision maps as information to new residents.
5. A Community Garden for Town residents is being maintained at Burnt Hill Park by the Parks & Recreation Department.
6. Planning Department staff assisted the property owner in his successful application to the State Farmland Preservation Program that resulted in the permanent preservation of the 200-acre Porter farm.
7. The State of Connecticut purchased a 104.8-acre property previously owned by the Fracchia family and has continued to allow farming operations on the land by a local farmer.
8. The Town continued to co-sponsor a community festival, the Hebron Maple Festival, which showcases working farms, educates guests on farming techniques, tools, and historical significance, and celebrates the agricultural history of the community as well as its importance to the Town’s rural character and quality of life.



**Map No. 6**  
**490 PROPERTIES**

2024 Hebron Plan of Conservation and Development  
 Hebron, Connecticut

**Legend**

- Private Open Space (Golf Courses)
- Forest Lands
- Farm Lands
- Parcels with Farm and Forest Lands

Source: Digitized Hebron Assessors Map, 2020; Hebron Assessors 490 Report 2022

The following goals and objectives are hereby established to further the interest of the agricultural community in Town.

## Goal, Policies, and Action Items

**Goal: Protect and promote agriculture and farming as a viable natural resource industry and as a primary example of Hebron's rural landscape.**

### **Policies:**

1. Protect valuable productive soils that emphasize agricultural, horticultural and forest uses as defined in Hebron's Natural Resources Inventory.
2. Assist local property owners, who are interested in the farmland preservation program, in working with the CT Department of Agriculture to purchase the development rights of local farms or working with the US Department of Agriculture in the purchase of conservation easements.
3. Encourage the Town to utilize local open space land acquisition funds to purchase development rights from interested farm owners as a supplement to the State program; and the Town should explore the Joint State-Town Farmland Preservation Program
4. Continue to promote local farm products at retail outlets, roadside stands, local fairs, farmers markets, and the Hebron Farmers and Crafters Market.
5. Encourage active tree farming as an agricultural use and consider instituting a town wide holiday festival to support this activity.
6. Help support town festivals like Farm Day Tours and the Annual Maple Festival.
7. Work with the CT Department of Agriculture and local landowners to encourage the use of best forest management practices.
8. Support participation in programs such as the farmland, forestland and open space assessment program authorized by Public Act 490 (now Sections 12-107) of the Connecticut General Statutes), to maintain agricultural and forest lands in their present conditions.
9. Continue to support community gardening such as the program at Burnt Hill Park, and expand these opportunities as needed.



10. Continue and possibly expand farming uses on Town-owned open space by offering area farmers the opportunity to lease plots to grow produce or grasses for livestock feeding on existing agricultural fields. The use of synthetic fertilizers, pesticides, and herbicides should be highly discouraged. Use of Neonicotinoids, a class of chemical insecticide that is especially harmful to honeybees and other pollinating insects, should be prohibited. No-till farming, and other climate-resilient / regenerative practices (such as planting of cover crops, rotational grazing, key-line plowing) and organic farming should be encouraged.
11. Encourage "Pollinator Pathway" practices, such as allowing/providing organic areas of native wildflowers, shrubs, and/or trees in such areas as between agricultural fields.
12. Encourage local farmers to partner with the Windham Region Chamber of Commerce which can provide business resources to farmers to best manage and grow their businesses.

## Action Items:

1. The Conservation Commission should publicize such programs as Connecticut FarmLink ([ctfarmlink.org](http://ctfarmlink.org)) which help match farmers seeking farmland with available farmland in order to preserve agricultural land and farming.
2. Review and research zoning and subdivision regulations and other ordinances or regulations to reduce impacts to local farmers and farming operations from new residential development.
3. Consider the implementation of CGS-12-81m enabling legislation that provides abatement of up to 50% of property taxes on dairy farms, vegetable farms, nursery farms, fruit orchards and vineyards to assist current farm operations and encourage new farming operations.
4. Support efforts to publicize grant assistance programs such as the State Farm Viability Program.
5. Promote educational activities focusing on agriculture and support school efforts to create their own gardens.

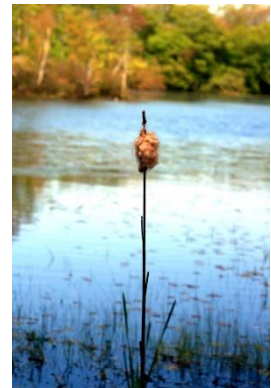
## G. Wildlife, Plant Life and Other Significant Natural Features

### Wildlife and Plant Life

The natural systems and natural resource areas within Hebron support a rich variety of wildlife and plant life. These communities add greatly to the richness, quality of life, and interest in the community and perform multiple vital ecosystem functions.

The diversity and quality of wildlife and plant life in Hebron is due to several factors. The fact that the majority of the community is undeveloped is a significant factor. Also, the undeveloped portions of Town are rich in their diverse patterns of hardwood forests, agricultural fields, wetlands, floodplains, and smaller areas of evergreen forests. These various environments support a combination of water, food, and shelter, which together create significant habitats. These natural, undeveloped areas also serve as essential systems of carbon storage; water and air purification and preservation; and soils conservation and enrichment.

Large, intact forests are critical habitats for wildlife and native plant life and are essential for a properly functioning ecosystem. Such forestland, when left intact to become old growth forests, becomes increasingly diverse in wildlife and plant life species, and serve as critical refuges for birds due to loss or destruction of their habitat elsewhere. Old growth forests are less apt to become invaded by invasive plant species and are more resilient to natural disasters (wildfires, windstorms, droughts, and flooding) and pests due to their increased diversity of tree species. Old growth forest floors also provide for healthier soil and enhanced mycorrhizal interaction between tree species resulting in a healthier network of trees. The preservation of such natural ecosystems is critical to addressing our current challenges of biodiversity and climate change.



### Accomplishments:

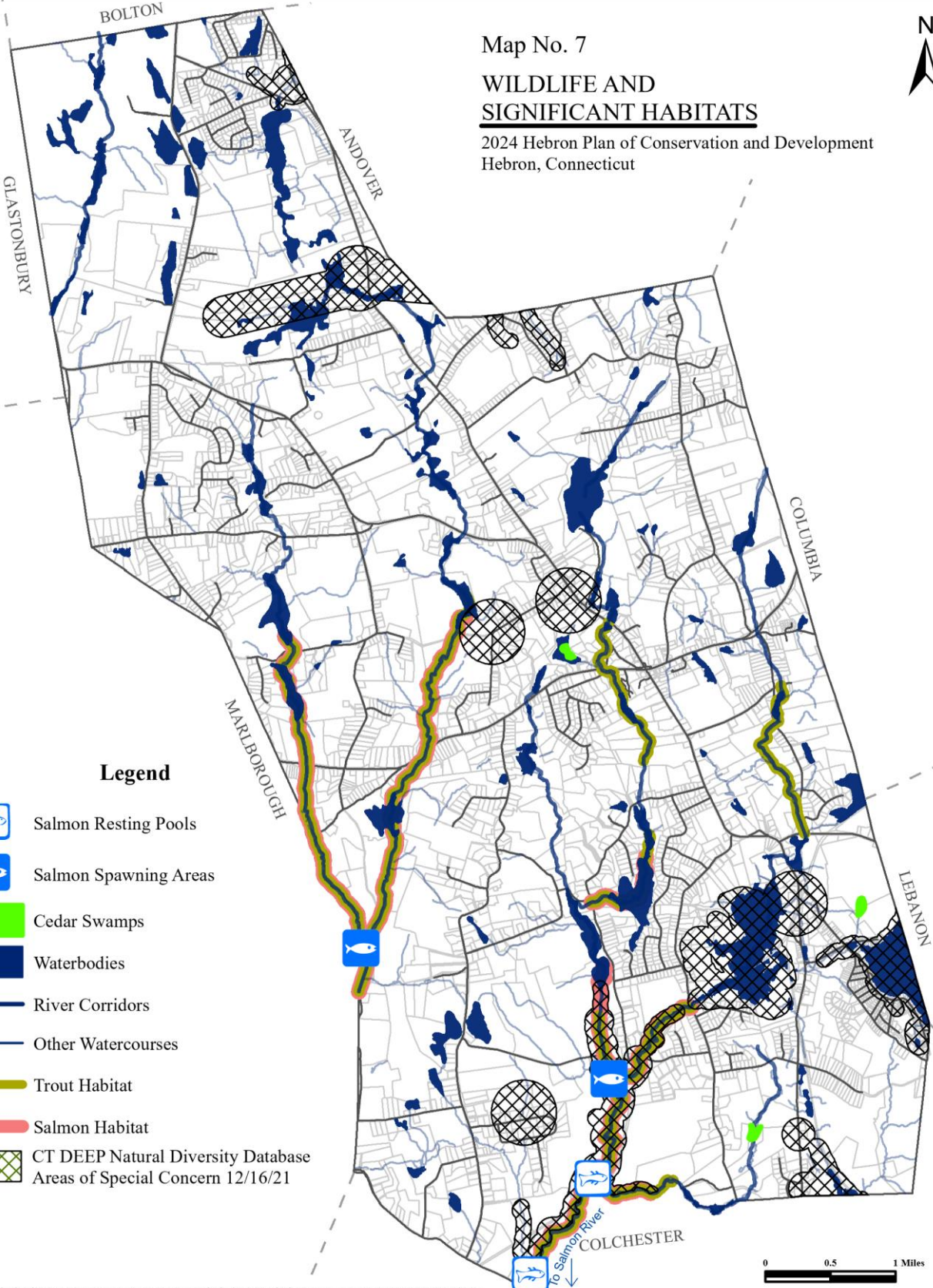
Several actions have occurred since the adoption of the 2014 Plan that has served to achieve the Goals and Objectives contained in that document:

1. The Town has actively pursued open space purchases particularly in greenway corridors that are critical to wildlife habitat and in areas listed as “special concern, threatened, and endangered” by the CT Department of Energy and Environmental Protection (DEEP) including the Hibbert (81.9 acres) and Bernstein (215.5 acres) properties.

Map No. 7

# WILDLIFE AND SIGNIFICANT HABITATS

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



### Legend

-  Salmon Resting Pools
-  Salmon Spawning Areas
-  Cedar Swamps
-  Waterbodies
-  River Corridors
-  Other Watercourses
-  Trout Habitat
-  Salmon Habitat
-  CT DEEP Natural Diversity Database Areas of Special Concern 12/16/21

Source: Digitized Hebron Assessors Map, 2020; USGS CT Geological & Natural History Survey, 1995, CTDEEP NDDDB 12/16/21

2. The Parks and Recreation Department employed a forester to inventory open space areas and make recommendations on forest management.
3. The Planning Department continues to make educational materials available on the benefits of native plantings as well as the latest list of non-native invasive plant species and native plantings.
4. The Zoning Regulations were amended in 2020 to require the use of native plant species in all landscape plans.
5. Public outreach regarding identification, removal and adverse impacts of invasive plant species and promotion of the many critical benefits of native plant species commenced with articles published in various publications.
6. A pollinator pathway demonstration garden in Raymond Brook Preserve, featuring native plantings, received National Wildlife Federation Certified Wildlife Habitat recognition.

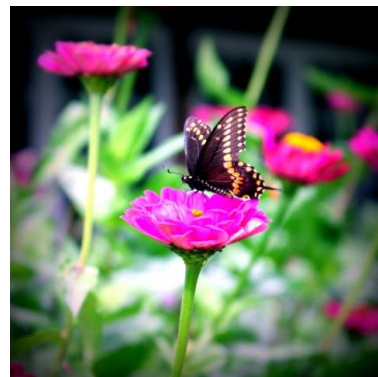
The following Goal, Policies and Action Items speak to these environments, the important role they perform, and most importantly how the Town's actions and policies can work to protect these features significant to the preservation of wildlife and plant life in Hebron.

## Goal, Policies and Action Items:

**Goal: Preserve natural systems and their functions in order to protect the Hebron's indigenous wildlife and plant life, maximize carbon storage, and preserve and improve the quality of water, air, and soils.**

## Policies:

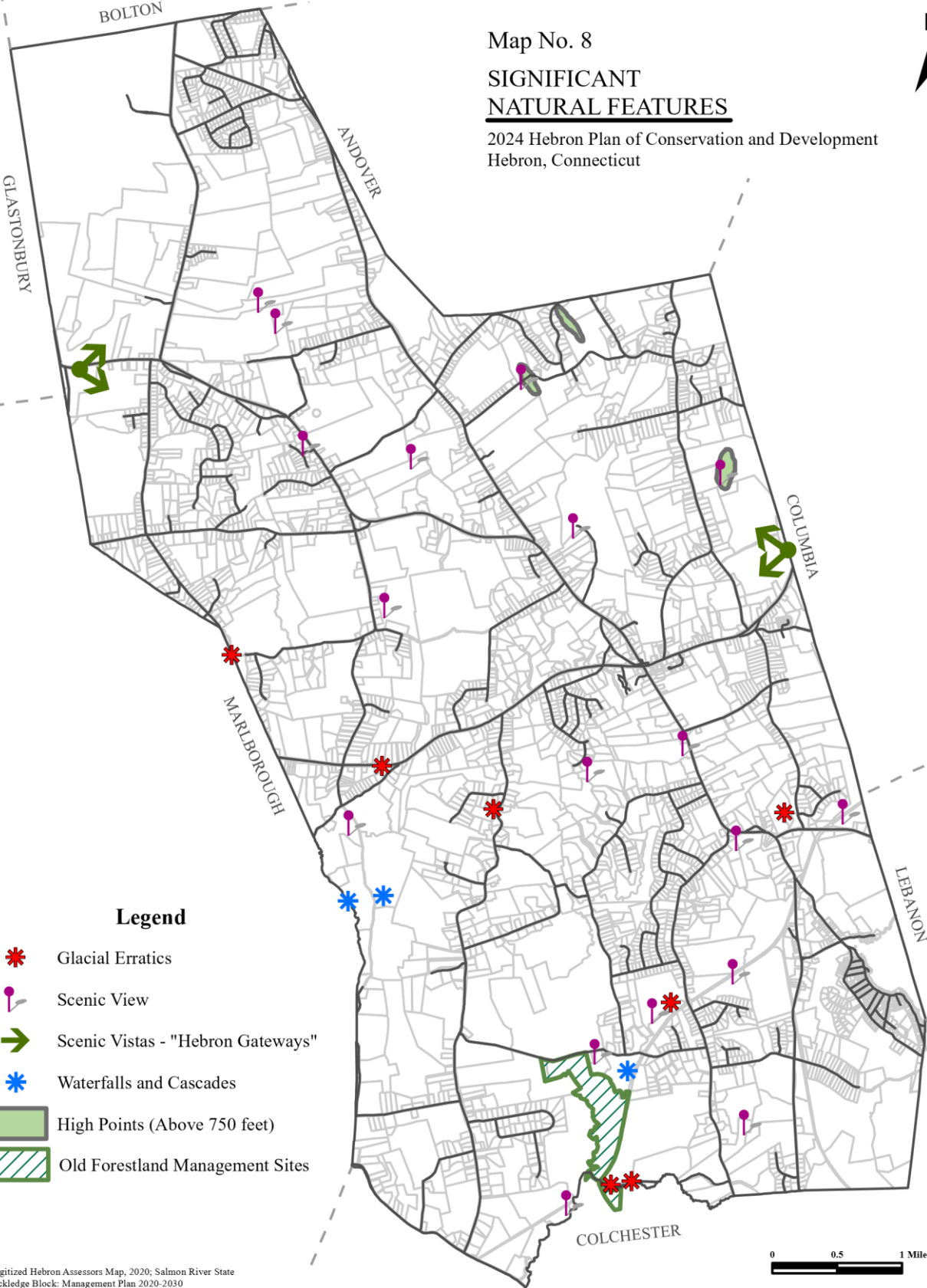
1. Preserve large undisturbed and contiguous blocks of land to sustain diverse wildlife and plant life habitat.
2. Protect forested watercourses and hilltops, which serve as corridors for wildlife movement.
3. Protect significant habitat areas such as: edge areas (ecotones) where two or more different habitat types meet; and, areas having a mixed plant growth, particularly those having a vertical diversity of plant material (such as large canopy trees, understory trees, shrub growth, and emergent vegetation).
4. Preserve continuous habitat strips within new developments that will promote wildlife movement.
5. Support cluster design to conserve important habitat areas.











Map No. 8  
**SIGNIFICANT  
 NATURAL FEATURES**

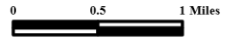
2024 Hebron Plan of Conservation and Development  
 Hebron, Connecticut



**Legend**

-  Glacial Erratics
-  Scenic View
-  Scenic Vistas - "Hebron Gateways"
-  Waterfalls and Cascades
-  High Points (Above 750 feet)
-  Old Forestland Management Sites

Source: Digitized Hebron Assessors Map, 2020; Salmon River State Forest Blackledge Block: Management Plan 2020-2030



6. Identify, manage, and protect all wildlife and plant life areas that are listed as "special concern, threatened, and endangered" by the Connecticut Department of Energy and Environmental Protection.
7. Support and protect trail corridors that will highlight wildlife areas and raise understanding of natural systems.
8. Continue to encourage the use of native vegetative plantings in future land use applications.
9. Continue to purchase or acquire open space land to protect wildlife corridors and areas of unique and native plant life.

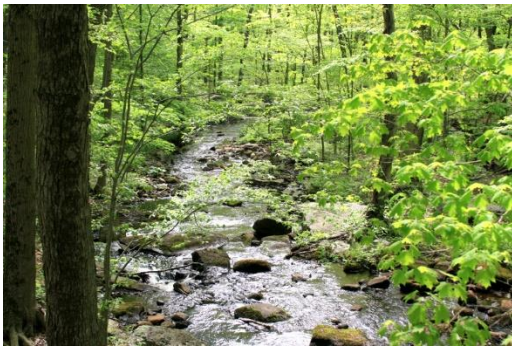
## Action Items:

1. Adopt measures limiting and regulating clear-cutting of forestland.
2. Inventory natural areas including specific field investigations to identify and record wildlife and plant life communities particularly those in wetland areas. Seek grant funds to conduct an update or enhancement to the Natural Resources Inventory Report, dated September 1989
3. Work with conservation organizations such as the Northeast Wilderness Trust, Harvard Forest, the Highstead Foundation, Connecticut Audubon, and The Nature Conservancy to develop protection measures for habitat areas and their species.
4. Conduct education workshops on the identification and importance of wildlife habitat and the community ecosystem.
5. Encourage the implementation of best stewardship practices, including reserving intact forest to become Old Growth ("Old Forestland Management") within Town-owned open space properties. Contact forest ecologists or others experienced in forest ecology to provide recommendations to ensure a healthy functioning ecosystem.
6. Contact land stewardship forest ecologists associated land trusts and others with scientific expertise to provide educational materials and recommendations on best practices to ensure healthy, diverse, properly functioning forests on private land.
7. Continue to Provide public outreach on the benefits of native vegetative plantings and make available the latest list of non-native invasive plant species and their negative consequences.
8. Consider an on-going outreach endeavor to solicit public reporting of endangered and special concern species to town staff (Town Planner and Wetlands Agent), the Conservation Commission or directly to the State DEEP, at <https://portal.ct.gov/DEEP/Endangered-Species/Contributing-Data>.

9. Encourage residents and business participation in ongoing maintenance to keep natural ecosystems intact. For example, guided trail hikes serving to educate about the identification and control of non-native invasive plants, and consider the establishment of a local “Friends of the Forest” or “Forest Rangers” group with the aim to identify and safely remove non-native invasive species from town open spaces
10. Support Pollinator Pathway native plant garden initiatives throughout Town including at municipal facilities and Town open spaces where appropriate. More information on this beneficial, community-based effort can be found at [www.pollinator-pathway.org](http://www.pollinator-pathway.org) .
11. Continue to purchase or acquire open space and conservation easements to protect intact forest for its carbon storage value, its capacity for future carbon sequestration and storage, as well as its performance of additional multiple ecosystem services.

## Other Significant Natural Features

There are many significant natural features throughout the Town that are worthy of recognition, are an integral part of the Town's natural environment or natural history, and that provide an indispensable link to Hebron's past.



It is important to identify these features and recognize them for their significance to the fabric of the natural makeup of the Town so that they can be enjoyed and protected by present and future generations. Although these features are seen as worthy of protection and inclusion into the Plan, they also can be easily overlooked by the casual observer. All too often, these are the types of natural features that are only missed if they are lost or impacted by neglect, development activities or natural decay.

These features that are highlighted in this section can be protected through a variety of means. These could be through public education, private preservation efforts, efforts from the Town's public officials, and through improved development regulations.

## Accomplishments:

Several steps were taken during the previous 10 years to help achieve the Goals and Objectives in that part of the Plan.

1. The Town's Wetland Agent conducted a workshop with RHAM students and the Salmon River Watershed Partnership in April of 2016 to document vernal pools at Burnt Hill Park.
2. The 2018 update to Zoning Regulations allowed Conservation Subdivisions by right to better preserve Hebron's natural features and promote low impact development.

3. The 2018 update to Zoning Regulations included a detailed and comprehensive review of Hebron's flood plain regulations by DEEP staff and incorporated all their recommendations.
4. Town has sponsored archeological studies and surveys on Town projects to assess and protect these attributes, specifically at the Peters House, and with the Phase 2 trails in Raymond Brook Preserve park.

The following Goal, Policies and Action Items are set forth in this Plan to seek protection for these significant natural features.

## Goal, Policies and Action Items:

**Goal: Provide conservation measures for significant natural features, unique terrain, landforms, and vegetation that are worthy of preservation for present and future generations' health, safety, and aesthetic well-being.**

### Policies:

1. Identify and protect large growth and specimen trees and patches of forest left undisturbed for one hundred years or more.
2. Provide innovative subdivision and land development techniques to ensure the conservation or preservation of Hebron's natural features.
3. Identify and protect low-lying flood plain areas.
4. Identify and protect archeological sites.

### Action Items:

1. Inventory and protect unique geological landforms: vernal pools, springs, drumlins, glacial erratics, boulder trains, caves, cliffs, and ravines.
2. Make provisions in Town regulations to require studies of potential archeological sites to preserve sites of significant archeological interest, particularly in any significant proposed developments.
3. Consider an on-going outreach endeavor to solicit public reporting of Natural Significant Features to Town staff (Town Planner, Wetlands Agent and Director of Parks) and Conservation Commission.

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## H. Scenic Vistas and Streetscapes

The rural look and feel of Hebron are best appreciated by the scenic views of the countryside from the Town's major and secondary roads. As one travels through the Town, the image of agricultural fields and open meadows, surrounded by forests, defined by stonewalls or tree lines, punctuated by historic farm buildings, is an enduring picture of the rural image of the Town. We can best describe these aspects of the Town with two interrelated categories: scenic vistas and streetscapes.

### Scenic Vistas

Scenic vista is a term that this Plan uses to talk about special views of the Town that capture the rural character of the community. Scenic viewpoints exist in various parts of the Town. Not surprisingly, many of these are from the higher elevations that exist in the north and northeast parts of town. In addition, some of the broad wetland and marsh areas also provide these scenic views looking back at the higher elevations.



**Accomplishments:** The Town has taken steps since the adoption of the 2014 Plan to further the Goals and Objectives in that Plan:

- 1, The newly constructed trails through Raymond Brook Preserve park were carefully designed to be located around the edge of agricultural fields and along existing stone walls to provide scenic views to trail users.
2. The Planning and Zoning Commission proposed the funding of a tree replanting program in the 2020-2021 budget. Town did accomplish some tree replacement planting in front of Town Hall and on the Hebron Green in 2019.

It is the goal of this Plan to identify areas that can be designated as scenic and to encourage any new development to preserve them by creative design, use of cluster developments and wise placement of open space and conservation easements.

## Goal, Policies, and Action Items

**Goal:** To protect the aesthetic, natural, historic, and cultural viewpoints and road attributes that provide opportunities as scenic vistas and rural streetscapes.

### Policies:

1. Restrict clearing and development of hilltops and other prominent high points in Hebron.
2. Protect natural and managed clearings along highland areas for viewpoint access.
3. Restrict obstacles from being introduced in existing viewpoint areas.
4. Recognize that large lowland wetland areas (Raymond Brook Marsh and abandoned railroad rights-of-way) provide unique viewpoints that should be protected.
5. Prioritize the protection of identified scenic areas and viewpoints during the design and review of new developments.
6. Take all possible measures to ensure that future tree trimming along streets is limited to the highest extent possible taking into consideration legitimate public safety concerns.

### Action Items:

1. Inventory and map all significant high points, scenic vistas, unique rural streetscapes, and other significant natural features such as cliffs, ravines, caves, etc.
2. Establish and maintain a trail network in appropriate locations taking into consideration available viewpoints along trailsides.

## Streetscapes

Streetscapes is the other category that deserves special attention. Hebron has numerous examples of older country roads. These streets, with their historic stonewalls and canopy trees lining the pavement edge, add much to the rural feel of the Town. These aspects can be easily lost when adjacent land develops, stonewalls are removed, numerous curb cuts are allowed that remove the tree line edge, and if other poor design decisions are made.



## Accomplishments:

Since the adoption of the 2014 Plan, the Town has taken the following actions to implement the approved Goal and Objectives:

1. The 2018 update to Zoning Regulations allowed Conservation Subdivisions by right providing design flexibility to preserve important natural features.
2. Establishments of Conservation Easements along existing roadways for the purpose of preserving existing rural streetscapes is standard practice with all new residential subdivisions.
3. Research was conducted, and standards were adopted for rural road subdivisions to allow more design flexibility that will serve to better preserve existing conditions.

## Goal, Policies, and Action Items

**Goal:** To ensure that rural streetscapes are recognized and that their preservation is made a factor when land development or street improvement and tree removal decisions are made.

### Policies:

1. Through innovative subdivision and zoning regulations, such as clustering, discourage strip development along existing Town roads to minimize the number of curb cuts, control visual impact, and reduce interruptions to traffic
2. Consider the requirement of conservation easements along existing Town roads to preserve the existing vegetation, stonewalls, and features of the Town's rural streetscapes.
3. The natural and historical features / character of the Town's rural streetscapes should be considered as a major factor during the Town's design for improvements to existing roads.
4. Minimize lighting along Town residential streets, within subdivisions, and within commercial properties.
5. Identify Town roads where Scenic Road designations would be appropriate and work to support and encourage their designation.
6. Recognize the native trees species are indeed providing a pollinator pathway and are vital to native species survival.
7. Take measures to ensure that future tree trimming along streets is limited to the extent possible, taking into consideration legitimate public safety concerns.

## Action Items:

1. Initiate an "Adopt A Road" program within the Town of Hebron, particularly along rural roads, to encourage volunteer efforts in maintaining these important scenic roads.
2. Establish a street tree replanting policy and identify Town roads where street trees are deficient, or when tree removal has occurred, to maintain a long-term vision of scenic roadways.
3. Seek grant funding opportunities (i.e., "America the Beautiful" and "Urban and Community Forestry" grant programs) to fund street tree replacement / establishment along Town roads throughout the Town, including business zones.
4. Identify publications on the most appropriate native street tree pollinator species to consider when street trees are required by regulation or otherwise desired and incorporate such tree species into the Town's Design Guidelines.
5. Identify and remove invasive plant species considered highly detrimental to street tree survival (i.e., extensive areas of bittersweet) along Town roads.



## I. Areas of Historical Heritage

Hebron has a rich and diverse history with thousands of years of continuous habitation. Hebron was shaped by Indigenous people, colonial settlers, both enslaved and free African Americans and European immigrants. Following the gift of the Mohegan sachem Attawanhood in 1675 to the Saybrook Legatees, the first colonial settlement sites were established along Church Street, leading to the founding of Hebron in 1704. Hebron, incorporated as a Town in 1708, retains many reminders of its rich history. Historic homes, old schoolhouses, distinctive churches, cemeteries, remains of manufacturing and mill sites, objects, and buildings such as the Old Town Hall, the Douglas Library, and other structures on the Hebron Green are important ties to Hebron's past. Hebron is listed on the "Connecticut Freedom Trail". See [www.ctfreedomtrail.org](http://www.ctfreedomtrail.org) for details of this listing. For more information on Hebron's history, go to the Hebron Historic Properties Commission website ([www.hebronthpc.org](http://www.hebronthpc.org)) and the Hebron Historical Society website ([www.hebronthistoricalsociety.org](http://www.hebronthistoricalsociety.org)).



In the interest of recognizing and protecting its historic resources, the Town has already taken several significant steps in this direction. A "Historical and Archeological Resources Inventory" identifying significant sites was compiled in the 1980's. This Inventory was a start on the comprehensive survey of historical sites. The Historic Properties Commission helped facilitate creation of a National Register Historic District around the Hebron Green, the Planning and Zoning Commission adopted specific regulations affecting the Hebron Green zoning district, and a separate section of this Plan was designated for Historical Heritage.

### Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development, the Town and other organizations have taken many important steps to further the Objectives stated in this Section and to preserve aspects of Hebron's history:

1. A 2017 amendment to the Hebron Zoning Regulations incorporated the "Village District" provisions of the CT General Statutes to the entire Hebron Green District as one method of protecting this unique area.

2. The Town has continued to fund restoration efforts at the Peters House through grants from the State Historic Preservation Office (SHPO) and the Town's Capital Improvements Program funds. This is a Town-owned, architecturally, and culturally significant, 18<sup>th</sup> century property intended to be used for town and community activities upon completion of its renovations
3. The Town utilized a grant through the State Historic Preservation Office (SHPO) to conduct an archeological dig at the Peters House and in 2019 an "Archaeology Day" was held to share the results with the public.
4. The Hebron Historical Society assisted in the research and publication of "Lost Mill Sites in Hebron, Connecticut" (December 15, 2016) by Richard N. Symonds, Jr., identifying historic mill sites in Hebron.
5. Annual historical celebrations, in conjunction with Hebron Day, including Juneteenth, have been held at the Peters House, Burnt Hill Park.
6. A QRC (Quick Response Code) History Tour, "Trails and Tales, Meet your Neighbors", has been created within Hebron Center by the Hebron Historical Society.

This Section of the Plan calls attention to these historic resources and sets forth their preservation as a significant part of the Plan.

## Goal, Policies, and Action Items:

**Goal:** Locate, document, protect and preserve Hebron's rich, historic heritage for the education, enrichment and enjoyment of all citizens and promote the environmental, economic, and cultural benefits of historic preservation. Historic resources include homes, schools, religious institutions, cemeteries, historic markers, objects, and remains of older manufacturing and mill sites, as well as the outbuildings, landscaping and spaces associated with them. Additional resources include old rail lines, roadways, stonewalls, notable archeological areas, and scenic views and vistas that are an integral part of their historic setting.

## Policies:

1. Continue to facilitate the designation of historic districts, archaeological sites, and historic properties where appropriate to assure preservation of historic assets.
2. Continue to review and amend zoning and subdivision regulations to require new land development to protect and complement historic resources.
3. Encourage preservation of Hebron's historic schoolhouses, historic buildings, and any other historic sites and seek to protect them from demolition, decay or inappropriate modification through grants, financial incentives, and other means.

4. Encourage preservation and maintenance of historic buildings, landscaping, and cemeteries by public and private landowners, with particular emphasis on the buildings near the Hebron Green.

5. Support maintenance and recreational use of historic rail lines and restoration of other historic laneways.

6. The Hebron Historic Properties Commission and the Hebron Historical Society, with the assistance of the Town, should

develop and conduct workshops to encourage residents and commercial entities to research and further inventory unique historical aspects of their properties and promote educational programs to keep Hebron's legacy alive for all its citizens.

7. Continue to support the restoration and public use of the Peters House and encourage use by private groups, Town sponsored events, community uses, and educational activities at this site.

8. Promote the establishment of an annual Hebron Historical House / Historical Sites Tour to increase interest in preserving these historic assets.

9. On behalf of the Town and Historic Properties Commission, continue to apply for available historic preservation and restoration grants and partner, as appropriate, with not-for-profit organizations to apply for grants.



## Action Items:

1. To provide an historic prospective and assist in evaluating historic attributes of potential and already acquired open space land purchases, consider adding a member of the Historic Properties Commission to the Hebron Open Space Land Acquisition Committee.

2. Encourage the exploration and documentation of significant historic sites associated with Native American and African American history and activities.

3. Update the 1980s "Historical and Archeological Resources Inventory" with the assistance of the Historic Properties Commission, the Hebron Historical Society, and other qualified entities.

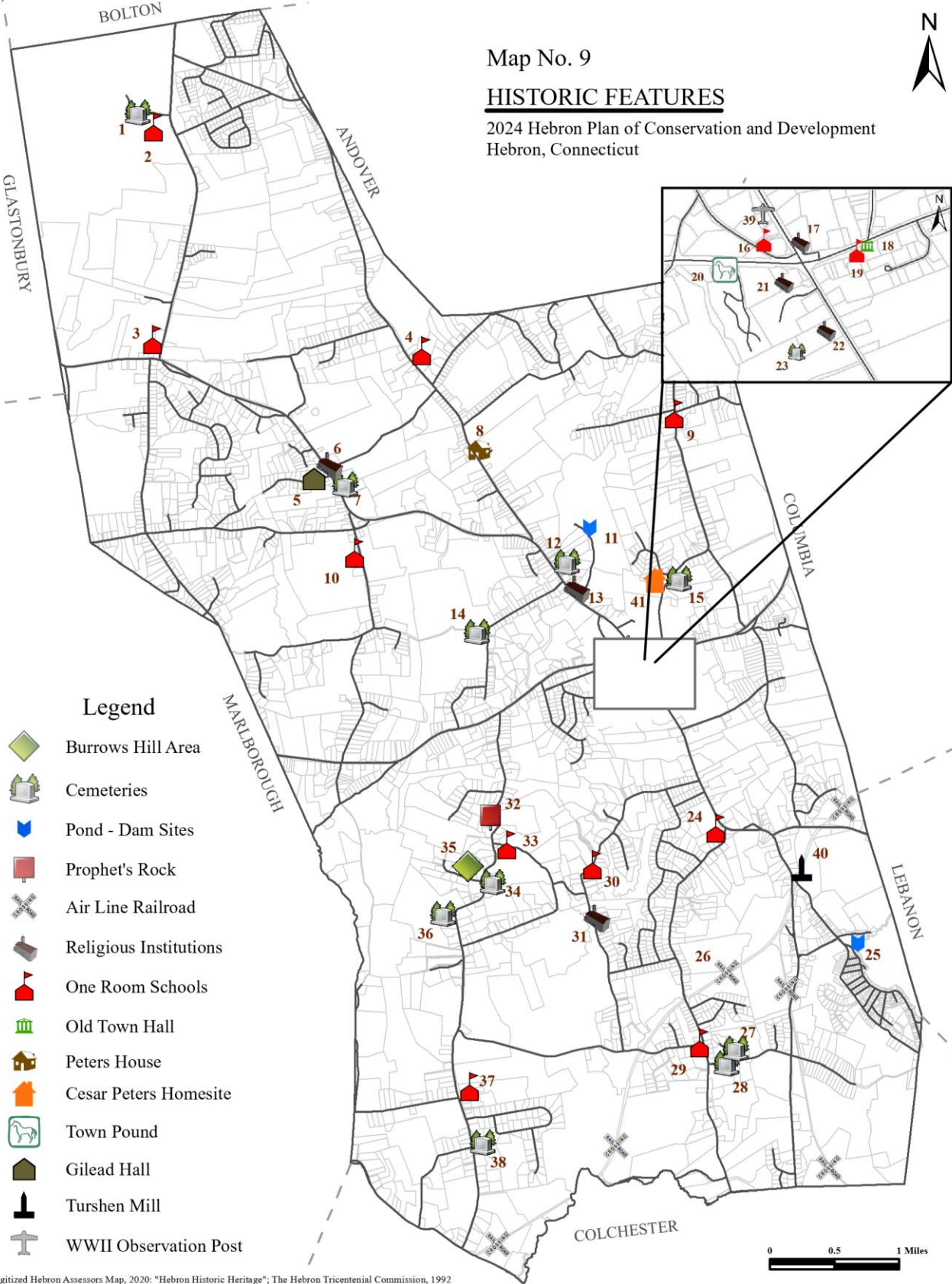
4. Promote research on the archaeological and historical significance of town-owned properties.

5. Consider amending existing zoning regulations to protect aspects of existing historic buildings when renovations are proposed.










Map No. 9

**HISTORIC FEATURES**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



**Legend**

-  Burrows Hill Area
-  Cemeteries
-  Pond - Dam Sites
-  Prophet's Rock
-  Air Line Railroad
-  Religious Institutions
-  One Room Schools
-  Old Town Hall
-  Peters House
-  Cesar Peters Homesite
-  Town Pound
-  Gilead Hall
-  Turshen Mill
-  WWII Observation Post

Source: Digitized Hebron Assessors Map, 2020: "Hebron Historic Heritage"; The Hebron Tricentennial Commission, 1992

## Historic Features Map – Legend

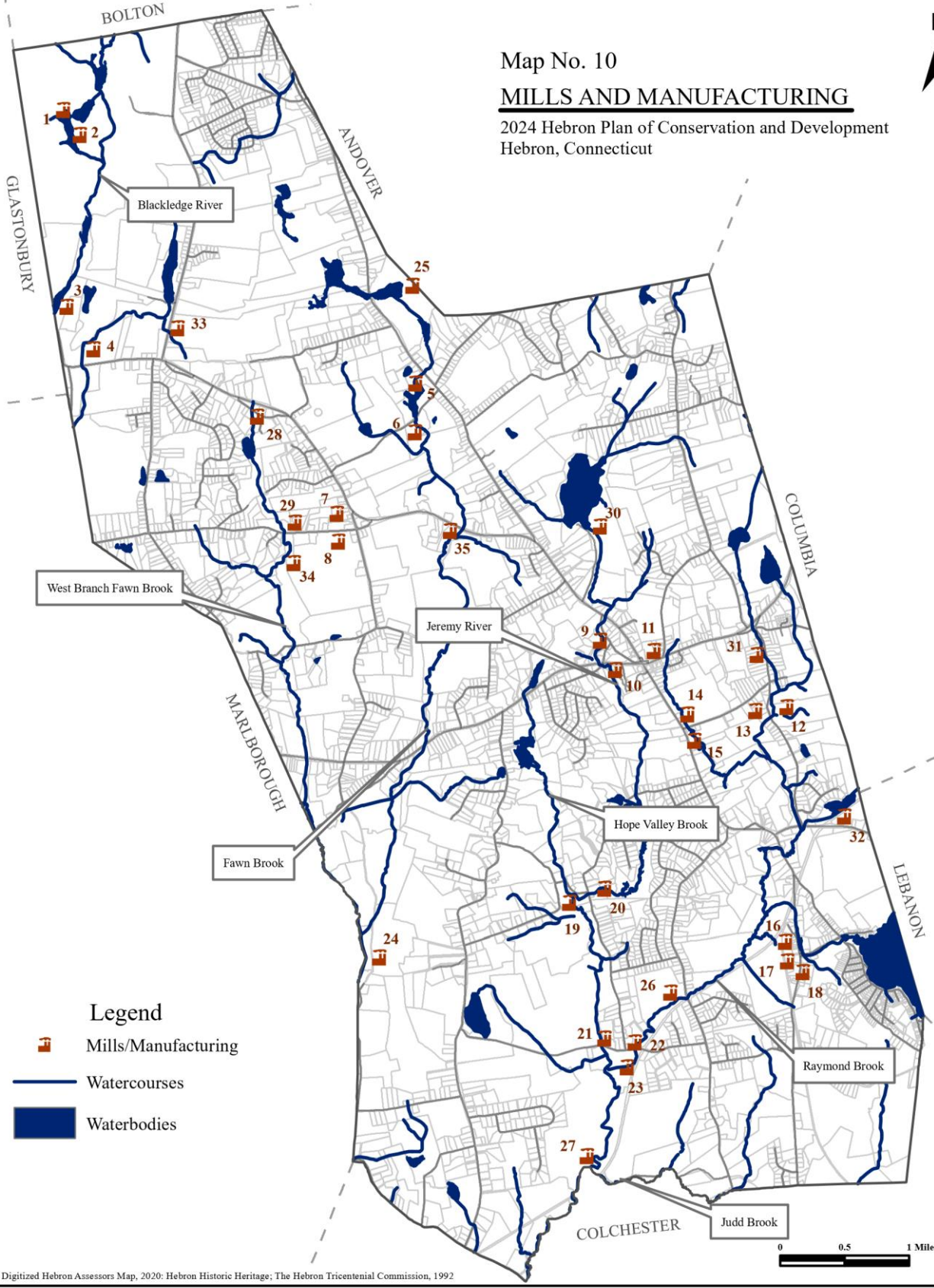
1. **Gay City Cemetery**
2. **District XI – Sumner School site**
3. **District X – White School**
4. **District IX – East Street School**
5. **Gilead Hall**
6. **Gilead Congregational Church**
7. **Gilead Cemetery**
8. **Peters House**
9. **District III – Jagger School**
10. **District VIII – Gilead Hill School**
11. **Holbrook Pond**
12. **Church of England Cemetery (Godfrey Hill Cemetery)**
13. **The Church of England (St. Peter’s Church) site**
14. **John Rollo Grave Site**
15. **Andover Road Cemetery (Old Hebron Cemetery)**
16. **Gull School (present location)**
17. **First Congregational Church**
18. **Old Town Hall**
19. **District I – Center School**
20. **Town Pound**
21. **United Brethren of Hebron Synagogue**
22. **St. Peter’s Episcopal Church**
23. **St. Peter’s Cemetery**
24. **District IV – Turnerville School**
25. **North Pond (Amston Lake)**
26. **Air Line Railroad**
27. **Jones Cemetery**
28. **Gott Cemetery**
29. **District VI – Gull School site**
30. **District VII – Hope Valley School site**
31. **Hope Valley Church**
32. **Prophet’s Rock**
33. **District V – Burrows Hill School**
34. **Burrows Hill Cemetery**
35. **Burrows Hill Area**
36. **Bulah Stark Grave Site**
37. **District II – Jones Street School**
38. **Jones Street Cemetery**
39. **WW II Civilian Aircraft Observation Post**
40. **Turshen Mill**
41. **Cesar Peters Home site**

**Source: “Hebron’s Historic Heritage”, by The Hebron Tricentennial Commission; Revised 2006; and, Updated by Hebron Historic Properties Commission, 2023**

Map No. 10

**MILLS AND MANUFACTURING**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



Source: Digitized Hebron Assessors Map, 2020; Hebron Historic Heritage; The Hebron Tricentennial Commission, 1992

## **Mills and Manufacturing Map – Legend**

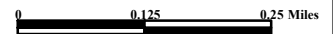
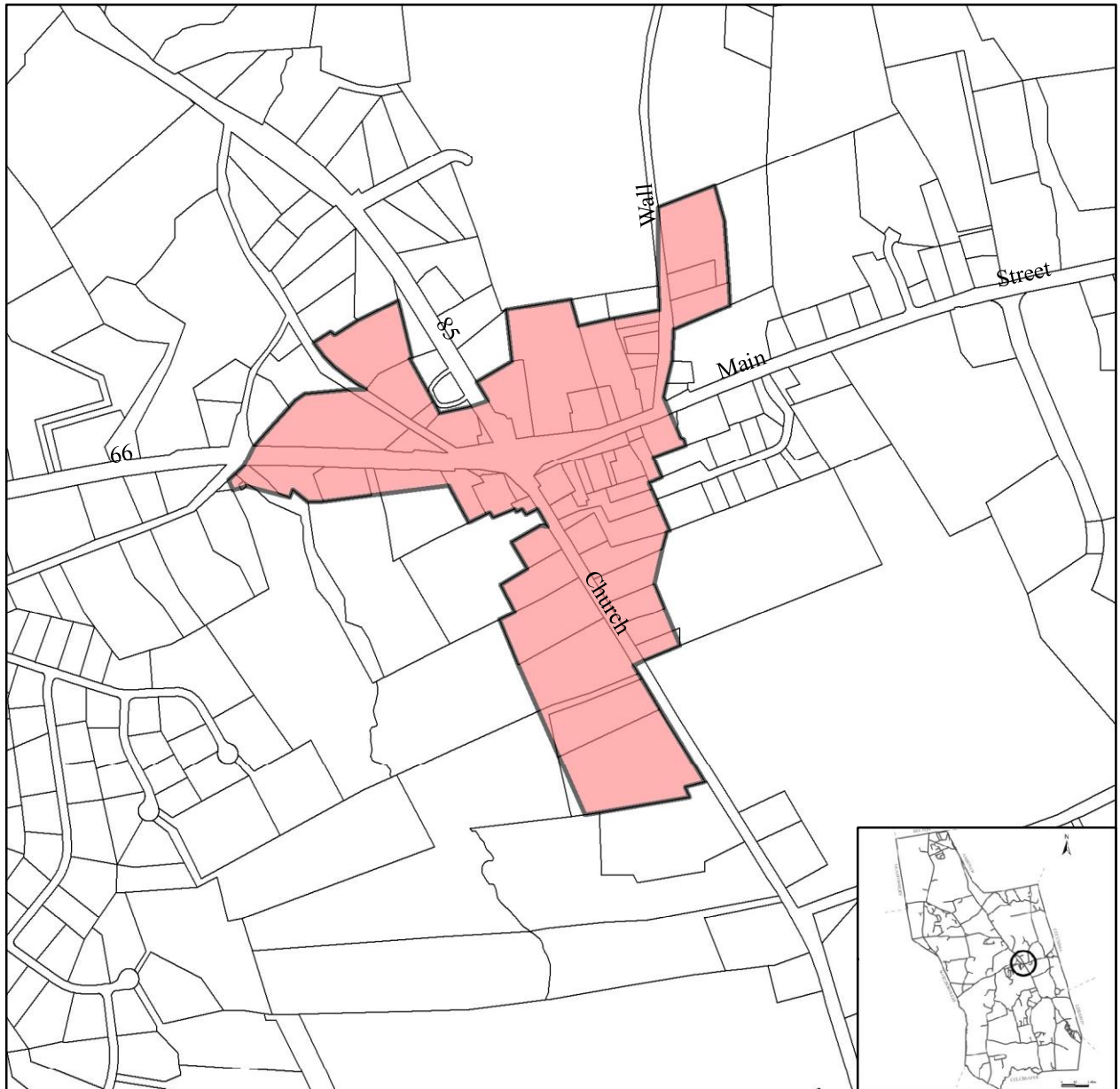
- 1. "Factory Hollow" at Gay City State Park**
- 2. Charles Sumner Paper Mill site**
- 3. Daniel Hodge's Sawmill site**
- 4. Strickland's Grist Mill site**
- 5. Hiram Brown's Sawmill site**
- 6. Gristmill site below Woods Pond**
- 7. W. E. Latham & Co.'s Wagon Shop**
- 8. Blacksmith Shop**
- 9. Levi Collins' Fulling Mill site**
- 10. Fuller / Porter Grain Mill site**
- 11. Mitchell's Blacksmith Shop**
- 12. David Strong's Brick Kiln site**
- 13. George Tennant Sawmill site**
- 14. Ezra Backus Mill site**
- 15. Frederick Bissell Sorghum Mill site**
- 16. The Hendee Co. Blast Furnace site**
- 17. Phineas Turner Silk Mill and complex site**
- 18. New Owner Charles Ams at Turner Mill complex**
- 19. Benjamin Skinner Mill sites (3)**
- 20. Daniel Burrows Cotton Mill site**
- 21. The Hebron Manufacturing Co. Mill site**
- 22. Daniel and David Burrows paper Mill site**
- 23. Washington Manufacturing Co. Mill site**
- 24. Socrates Tarbox paper Mill site**
- 25. Bliss Mill site**
- 26. Wilcox Axe Factory site**
- 27. Dewey's Grist Mill site**
- 28. J. W. Buell Mill site**
- 29. Mill off Martin Road site**
- 30. Holbrook Saw & Shingle Mill site**
- 31. Strong Shingle Mill site**
- 32. Wilcox Sawmill site**
- 33. Buell's Woodturning Shop site**
- 34. Tanning Factory / Mill site**
- 35. Gilead Creamery site**

**Source: "Hebron's Historic Heritage", by The Hebron Tricentennial Commission; Revised 2006; and, Updated by Hebron Historic Properties Commission, 2023**

Map No. 11

**HEBRON CENTER  
NATIONAL REGISTER HISTORIC DISTRICT**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



Source: Digitized Hebron Assessors Map, 2020; Town of Hebron Zoning Map, 2012



## J. Recreation

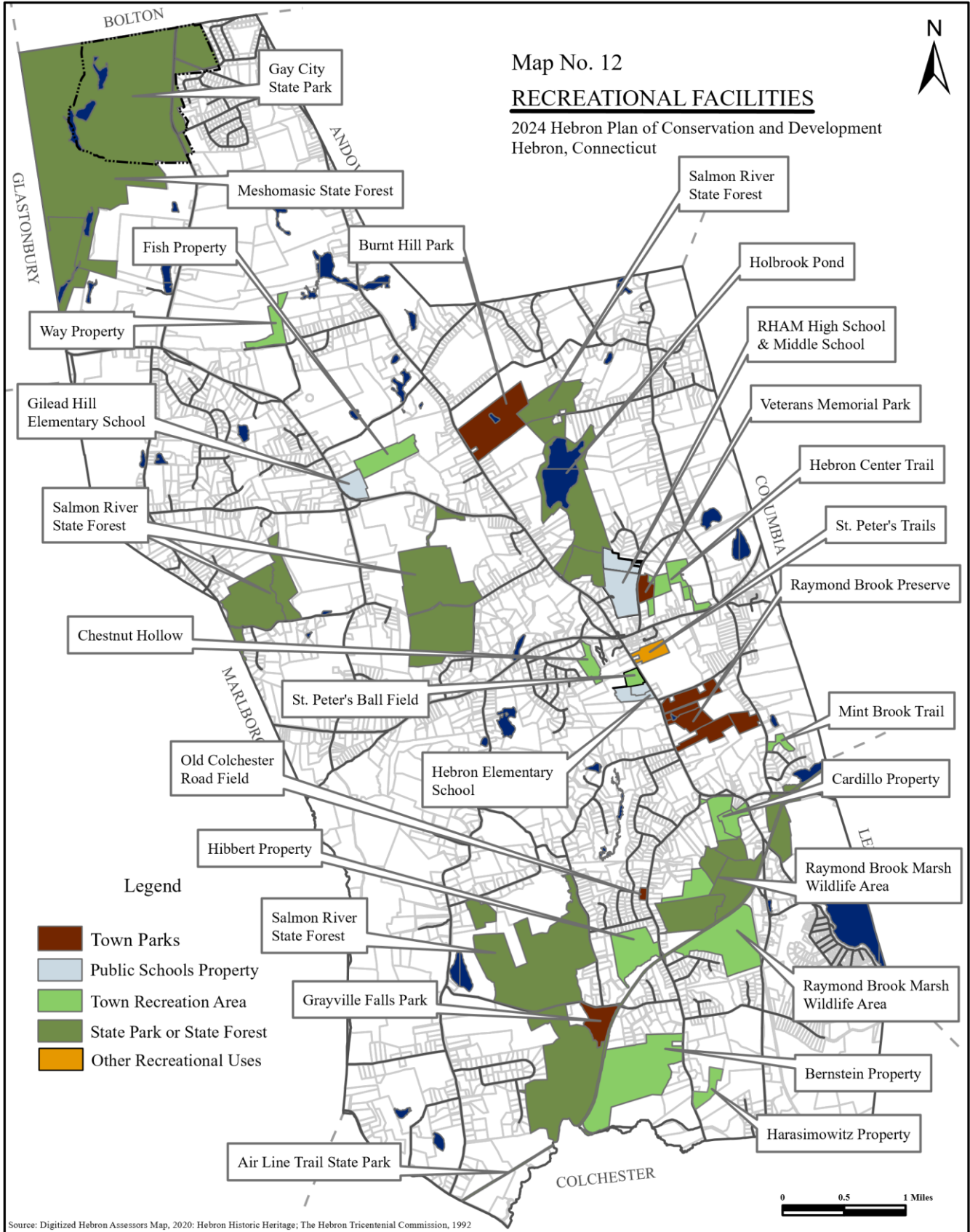
Open spaces, parks, sports fields, and recreational programs are considered essential community resources in the Town of Hebron. These resources enhance the social, psychological, and physical well-being of residents by providing them with enjoyable leisure-time activities in pleasant settings. Open space and recreational facilities also provide economic benefits, such as increased values of nearby properties, and the resulting increase in tax revenues, as well as increased retail sales of sports equipment and concessions. A unique opportunity exists to promote Hebron as a destination to visit and enjoy the Town's numerous recreational assets, which in turn would enhance local economic activity.



Recreation programs are available for all age groups of Hebron residents. The athletic organizations such as baseball, football, soccer, and lacrosse are supported through field maintenance and scheduling of field use. The youth basketball program is run by the Parks and Recreation Department. Volunteer coaches are selected by and receive training from the staff. The PREP (Parks and Recreation Enrichment Program) program provides before and after school care for Hebron children. Summer adventure camps are also run for different age groups and interests. PREP staff undergoes periodic training to maintain state requirements in childcare. Programs for adults include yoga, aerobic exercise, basketball, pickleball, volleyball, and bus trips to area attractions. The Department informs residents of available programs through the year.



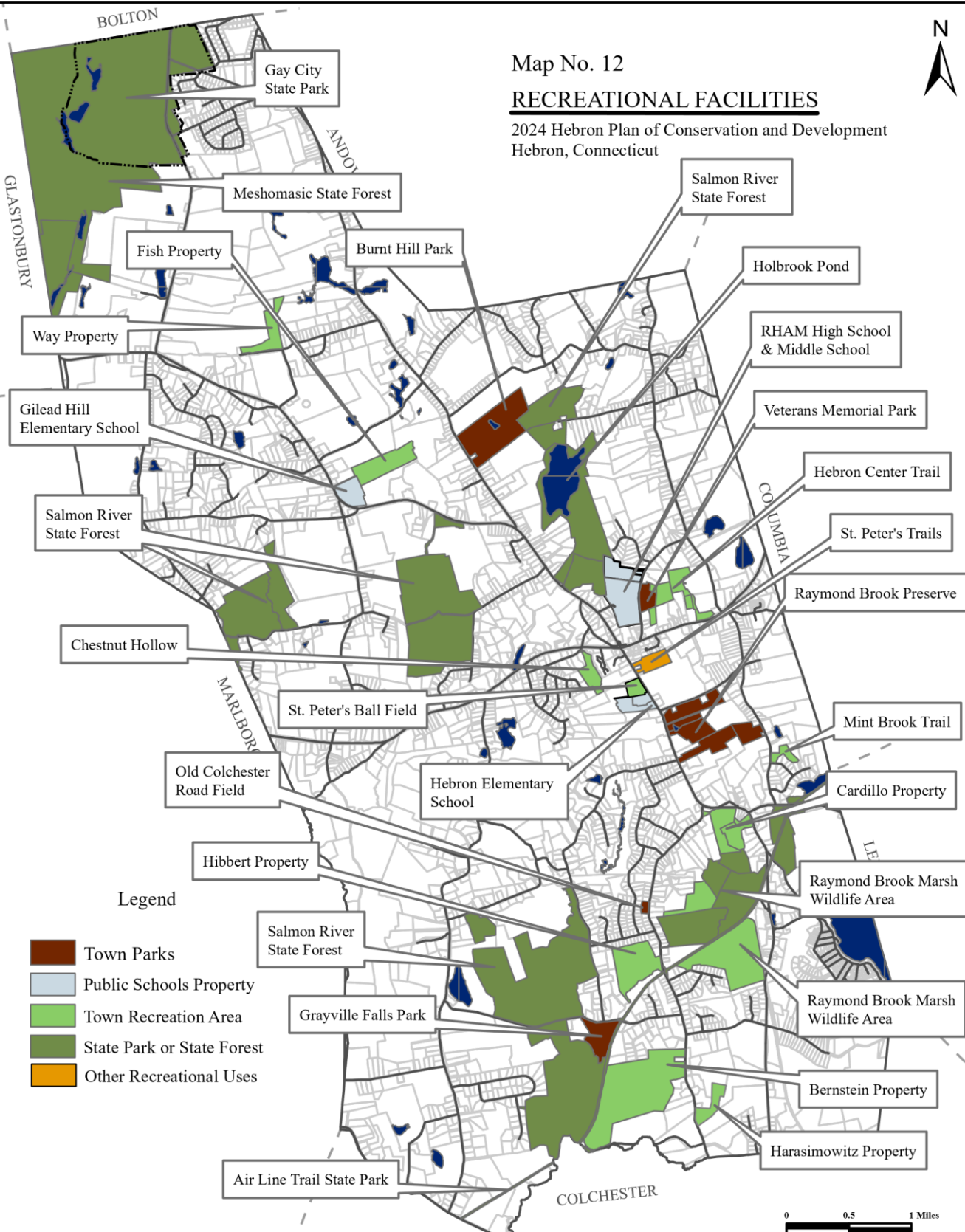
Open space in the community provides tax revenues in excess of any municipal services that these properties demand and therefore are one of the best land uses in terms of a cost-benefit analysis. Other benefits derived from the preservation of open space and park areas include conservation of land, purification and protection of water and air, preservation of wildlife habitats, a visual resource, and sequestration of carbon. In a 2022 Housing Needs Survey, open space was identified by Hebron residents as one of Hebron's most attractive qualities. While these broader benefits are important, and they have been identified elsewhere in this Plan, this section will focus on meeting Hebron's need for active and passive recreation.



Map No. 12

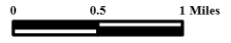
**RECREATIONAL FACILITIES**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



Legend

- Town Parks
- Public Schools Property
- Town Recreation Area
- State Park or State Forest
- Other Recreational Uses



Source: Digitized Hebron Assessors Map, 2020; Hebron Historic Heritage; The Hebron Tricentennial Commission, 1992

The Town of Hebron is committed to maintaining its rural heritage and has had an active Open Space Land Acquisition Committee since 1998. The Committee and the Town have been active in purchasing open space parcels for both active and passive recreation.

Since the adoption of the 2014 Plan of Conservation and Development, the Town has taken many important steps to further the Objectives stated in that Section of the Plan and generally to improve recreational facilities for Hebron residents and the larger community:

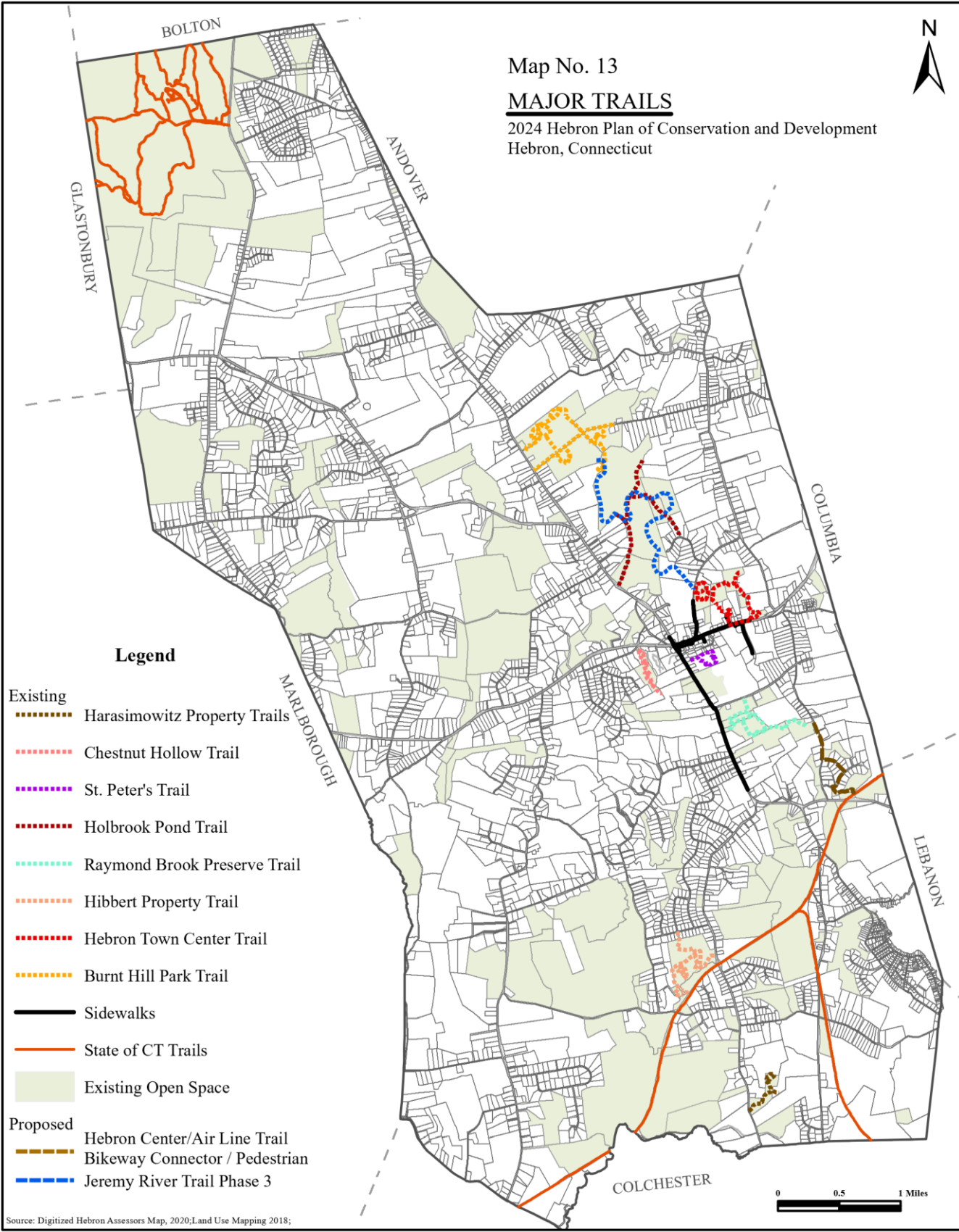
## **Accomplishments:**

1. The new Town Center Project and the Parks and Recreation department is coordinating on planning Town Center activities.
2. In 2021 the Economic Development Commission (EDC) created marketing brochures promoting Hebron's open space and recreational amenities.
3. Town received a grant from the CT Recreational Trails Program (CRTP) to construct Phase 1 trails at Church Street Park and two other grants have been received (2018 & 2019) to construct Phase 2 (CRTP) & Phase 3 (CT DOT) trails. Both Phase 1 and Phase 2 trails have been constructed.
4. In 2018 a new parking area was constructed off Church Street for Raymond Brook Preserve park. And, in 2021 another parking area was built off Millstream Road frontage as part of the Phase 2 trails.
5. The Parks and Recreation Commission completed work on a revised Parks Master Plan (2018).
6. The Parks and Recreation Director has contacted a forester to provide recommendations on forest management for selected town-owned parcels and the report was received in 2020.
7. The Planning and Zoning Commission has held a discussion with the Parks and Recreation Director on identifying and controlling invasive plants on Town-owned properties.
8. In 2021, the Parks and Recreation Commission approved a Girl Scout Gold Award project whose goals are to mark existing trails, identify unique features, publicize certain town open spaces, and assist in the aggregation of community "Trail Rangers" to voluntarily identify and remove invasive species and report any trail hazards to the Director of Parks and Recreation.
9. A regional twelve-town Air Line Trail (ALT) State Park Trail Master Plan is being developed by the CT RC & D to inventory adjacent lands along the ALT, promote the trail system, provide for common amenities (informational kiosks, signage), seek connections to other trails and to town centers among other related endeavors, all to enhance economic opportunities of towns along the ALT.
10. Town Staff developed a Town Center Trail Map brochure that is featured on the Parks website, and other Town open space trails are currently being mapped for future publication on the Parks website.

Map No. 13

**MAJOR TRAILS**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



**Legend**

- Existing
  - Harasimowitz Property Trails
  - Chestnut Hollow Trail
  - St. Peter's Trail
  - Holbrook Pond Trail
  - Raymond Brook Preserve Trail
  - Hibbert Property Trail
  - Hebron Town Center Trail
  - Burnt Hill Park Trail
  - Sidewalks
  - State of CT Trails
  - Existing Open Space
- Proposed
  - Hebron Center/Air Line Trail
  - Bikeway Connector / Pedestrian
  - Jeremy River Trail Phase 3

Source: Digitized Hebron Assessors Map, 2020; Land Use Mapping 2018;

Passive recreation activities have increased in Hebron as evidenced by the number of people using the Air Line Trail, the trails at Burnt Hill Park and Raymond Brook Preserve, the Hebron Center Trail, informal trails at the Way, Harasomowitz, Fish and Hibbert open spaces, Town sidewalks, and other facilities in town. These activities include walking, wheelchair use, biking, and horseback riding. With the purchase of additional open space land, the Parks and Recreation Commission, as well as other town boards, has an overall vision of linkage between different parcels to create a continuous corridor of greenways which will enhance trail and passive recreation opportunities. One such planned trail system is the Jeremy River Trail, which will link Burnt Hill Park to RHAM through use of state lands around Holbrook Pond and town-owned properties. Also in progress is the 3-phase trail project that will provide a trail connection from Raymond Brook Preserve to the Air Line Trail off Route 207. The ultimate goal is to have a trail connection from the Air Line Trail to the Town Center.

## **Parks and Recreation Department**

### **Offices and Facilities**

The Parks and Recreation Department is located in the Park Operations Building at Burnt Hill Park. The building includes office space, maintenance shop, vehicle and equipment storage, along with a common space used for small meetings and limited programming. Completed in 2012, the Park Operations Building is a wood frame structure constructed on a concrete slab with a wood-framed gable roof. A metal prefabricated addition is used for storage and repair shop. Burnt Hill Park was the site of a poultry farm until the Town of Hebron acquired the property in 2009. The property has not required any renovation since it was first developed. Mechanical, Electrical, Plumbing and Fire (MEPF) Heating in the Operations Building is provided by two 150 MBH boilers. Cooling is provided by split system in only part of the building.

### **Facility Needs**

Insulation in the garage of the facility is lacking. The HVAC systems are nearing the end of their lifecycles and will require replacement. A generator provides limited back up power, and solar cells on the roof supplement power consumption. An additional meeting room or expansion to a larger common space could alleviate the need for recreational programming to rely on the use of other facilities. Parking is limited with spots during the daytime hours for the use of staff and EV charging stations. Expansion of the lot would add additional spaces for programs and events located in the Park Operations building as well as the Park as a whole. Currently, one accessible parking space is located in the parking area for the building, however the balance of the parking area is in poor condition and the accessible route needs improvement.

### **Duties**

The Parks and Recreation Department has the responsibility of mowing and maintaining all town-owned property. This includes athletic fields, parks, elementary schools, town office buildings, the library, and various open space parcels located in subdivisions throughout Hebron. This amounts to over 200 acres of mowing on a weekly basis with certain athletic fields

being mowed more frequently. Athletic fields are also painted according to league schedules. The Air Line State Park Trail and other trails are periodically groomed with stone dust and kept free of branches and debris. During the fall and winter, new trails are laid out. This requires tree cutting, brush clearing and sometimes stone dust application. The Parks and Recreation staff is also responsible for snow removal from all town sidewalks.

Equipment must be repaired and replaced as needed. During the winter months, the park staff performs maintenance to equipment, which previously had to be contracted out, resulting in reduced costs to the Town. Repairs to park facilities due to vandalism are taking up important resources in both time and materials; and security measures are being expanded to try and minimize these expenditures.

## Inventory

The Town currently has a number of parks and recreation facilities, owned by the Town, the State of CT, the regional school district, or private property owners that serve the active and passive recreation needs of town residents. These existing facilities include:

**Burnt Hill Park** is a town-owned park located on a 170-acre site on East Street. Gravel parking lots are available near each playing field and covered pavilion. A grass overflow area for parking is also available near the Parks and Recreation office. It contains the following facilities:

- Three irrigated soccer/football/lacrosse fields (regulation size)
- Two sixty-foot baseball fields
- A covered picnic pavilion
- Bathroom facilities
- Parks and Recreation office, meeting space, equipment storage facility
- Over three miles of walking trails
- Community garden area
- Butterfly Way Station pollinator habitat created by Girl Scouts
- Additional acreage for future field space

**Raymond Brook Preserve** is a town-owned passive recreation park located on a 106-acre site providing over two miles of pedestrian, biking and horse-riding trails. Three gravel parking areas located off Church Street, Kinney Road and Millstream Road provide easy access. The park includes a bridge over Raymond Brook, a Pollinator Pathway Garden, and a small pond. Area farmers currently use fields in this park for hay and corn, helping to maintain the park and Hebron's agricultural heritage. A grant was awarded to connect Raymond Brook Preserve with the Air Line Trail by 2024

**Veterans' Memorial Park** is a town-owned park located on a 17-acre site on Wall Street. A paved parking lot of approximately 100 spaces is situated near the front of the park. It contains the following facilities:

- An irrigated soccer field (200'X300')

- Two child playscapes
- A baseball field (70' baselines; 225' foul lines; 250' to pocket)
- A softball field
- A walking trail; (9/10 mile in length) which connects to the new Town Center Trail
- A maintenance storage shed, bathroom and concession
- An outdoor basketball court (50'X94')
- A Skateboard Park
- A Native Plantings streetscape

**Grayville Falls Park** offers both passive and active recreation opportunities such as picnicking, walking, fishing, quiet enjoyment of the waterfalls and river and access to Air Line Trail State Park and active recreation opportunities at the horseshoe court and large mowed field for spontaneous sports. The park is fairly remote, has rugged terrain, is very natural in character, and therefore lends itself to passive uses.

**Old Colchester Road Field** is a town-owned field located on a 3.8-acre site on Old Colchester Road. Improvements include a small, unpaved parking area, a baseball/softball field with 60-foot baselines, and a small multi-purpose field that is superimposed over the outfield of the baseball/softball field.

**Gilead Hill Elementary School** is used for community recreation and summer sports. Outdoor recreation facilities include two softball fields with 60-foot baselines and a football field that is superimposed over the outfields of two softball fields. There also exists a small field area that is used by the baseball league informally as a "T-Ball" field. Outdoor lighting was installed to permit extended use of the field in the Fall. Other sports and recreation facilities include a small "pick-up" basketball court and a modular playscape located to the rear of the school that is used by students at recess and is also available for public use during non-school hours. For recreational facilities, there is a small, tile floor basketball court and stage area in the cafeteria/gymnasium. A trail system was constructed to the rear of the school grounds for recreational and educational purposes.



**Hebron Elementary School** is used for community recreation and summer sports, as well as the Farmer's Market. For outdoor use there is a multipurpose field, quarter-mile gravel walking track, a nature trail, and a playscape that is used by the schools and is available for public use during non-school hours. For indoor recreational facilities, there is a multi-purpose/basketball gymnasium with stage area, and a multi-purpose room with a striped 45'x76' basketball court.

**RHAM Regional Schools** are comprised of RHAM Middle School and RHAM High School. Both schools are located near the Hebron Center on a campus that shares a common athletic field. This facility contains 2 basketball courts, 6 tennis courts, a softball field, two 90-foot baseball fields, an outdoor track, an auditorium, and two multipurpose fields. Hebron Parks and Recreation staff works cooperatively with RHAM to share field space and building use for

basketball in the winter months and camp activities in the summer months. The Town has a contractual agreement with RHAM for turf management, which is a service provided by Parks and Recreation Department

**St. Peter's Field** is 8.5-acre site located on Church Street, north of Hebron Elementary School. This land was purchased by the Town in 2019 and was previously leased from St. Peter's Episcopal Church since 1941. The property contains a ball field primarily used for youth baseball and has 70-foot baselines.

**Air Line Trail State Park (ALT) and Colchester Spur** in Hebron provide a multi-use trail for hiking, wheel-chair use, biking, jogging, cross-country skiing, and horseback riding. This Trail, owned by the State of CT, runs through Town open space properties that are rich in cultural and natural assets, State Forest, and Town parks; provides access to and outstanding views of the Raymond Brook and Mint Brook marshes and physically connects to the towns of Colchester and Lebanon. The trail extends further to the towns of Thompson and Portland. The Town-owned Grayville Park, the Mussman, Hibbert and Bernstein open space properties, and the Salmon River State Forest all abut the ALT and provide options for further connections. The ALT has been joined to the Hop River Trail in Willimantic and is thus connected to the East Coast Greenway. The East Coast Greenway runs 3,000 miles from Maine to Florida, connecting 15 states and 450 cities. Thus, the Air Line Trail is a major asset offering great recreational, environmental, economic, and cultural value to Hebron.

**Salmon River State Forest**, partially located in Hebron, contains opportunities for hiking, birdwatching, and fishing. These extensive lands include the Holbrook Pond facility where boating and fishing are permitted. A significant portion of the Forest abutting the Air Line Trail was designated by the State DEEP as an Old Forestland Management Site in December 2020.

**Gay City State Park** is located in Hebron on the Bolton town-line and contains hiking and mountain biking trails, picnicking facilities, cross country skiing opportunities, historical features for exploring, a Scout campsite, and a beach for public swimming.

**Town Center Open Space and Trail System** is a series of open space parcels adjacent to Veterans Park and extending north of the Town business district east to the Loveland Road residential developments. This area of open space consisting of 44 acres was dedicated by various developers through the Town's land use process. The open land serves to protect water quality in the area of contribution to a community well, and a pedestrian trail has been constructed for public use.

**Blackledge Country Club and Tallwood Country Club** provide ample opportunities for golfing within the community. These privately owned facilities provide 54 holes of golf, and both include driving ranges and practice facilities, and Blackledge has 3 golf simulators. These are open to the general public in two separate locations in Town and maintain hundreds of acres in open space,

**Camp Hemlocks.** Easter Seals of Oak Hill / Camp Hemlocks offers public swimming at their indoor swimming pool on a fee basis.

For the location of all of these recreational areas see: Map 12: "Recreational Facilities".



## Goals, Policies and Action Items:

**Goal A: Offer and promote recreation and leisure services to a broad base of the Hebron population and to visitors.**

### Policies:

1. Publicize activities and facilities through the Parks and Recreation Department's seasonal publication, social media, news organizations, and user groups. Promote open space trails by including maps on Parks and Recreation website
2. Continue to pursue available grant funding to maintain, map, and extend current trail systems and enhance park facilities.
3. Use Open Space areas to promote outdoor educational opportunities for Town and area residents and particularly for Hebron students.

### Action Items:

1. Obtain public opinion on future recreational needs, desires, improvements, and programs.
2. Work with the Economic Development Commission and others in marketing the Town's many recreational opportunities to enhance local economic development, and bringing recreational activities such as running races, a Farmer's Market (at Hebron Elementary School), and the annual Holiday Festival to the Town business center. Also, there is Hebron Day held annually at Burnt Hill Park.
3. Work with The Town Center Project and other non-profit groups to expand and improve programs and facilities.
4. Rebuild/upgrade the Skate Park and build a Pickleball Courts at Veteran's Memorial Park.
5. Construct a Disc Golf Course and install a Playscape at Burnt Hill Park.
6. Work with interested volunteer groups, i.e., Trail Rangers or Friends of the Forest, to promote and map open spaces and lead trail hikes, assist the Parks and Recreation staff with trail maintenance, and additional volunteer projects.
7. Consider sponsoring additional trail hike events such as National Hike Day in November and conduct guided hikes on open space trails led by the Parks and Recreation and/or Conservation Commission in conjunction with volunteer organizations.
8. Encourage or establish a Hebron Hiking Group
9. Publicize on the town website all individual town open spaces with maps, property features, available parking, address location and directions.

10. Promote passive recreational assets in Hebron Views and more extensively on social media platforms.
11. Work with the CTtrails.org, ctrailfinder.com, or similar entities to promote Hebron trails statewide. They provide a state sponsored interactive online map that promotes compatible local business and public health benefits that passive recreational activities afford.
12. Establish kiosks at town open spaces with pertinent site features and amenities
13. Enhance Air Line Trail experience by pursuing state funding for such items as benches, bicycle parking racks, historic site markers.

**Goal B: Make all parks, open space areas, and recreation facilities attractive, safe, accessible, and easy to maintain.**

### **Policies:**

1. Continue and expand usage of low impact field maintenance programs as new products and methods become available.
2. Maintain existing sports facilities to maximize their use, extend their life, and avoid injuries to users.
3. Increase security measures to limit costly vandalism.



### **Action Items:**

1. Establish parking facilities at certain Town-owned properties to improve accessibility and safe entry into these programs.
2. Utilize the recently completed Master Plan to guide the development of each Town Park, sports / recreation facility, and recreation program. Collaborate with other interested agencies, including the Conservation Commission, in the development of additional passive recreational facilities.
3. Utilize volunteer groups, such as Trail Rangers or Friends of the Forest, to mark existing trails / trail heads and report hazardous conditions to the Director of Parks
4. Consider "Adopt a Trail" initiative for individuals interested in preserving and making minor improvements to a specific existing trail under the guidance of the Director of Parks.
5. Encourage farming practices on town owned open space that are compatible with open space goals of water/ soil quality preservation and pollinator sustainability.

6. Provide permanent signage identifying pollinator meadows as pollinator habitat; and, provide other signs on town trails and open spaces and provide a history of the trail or open space, such as the history of the Air Line Trail, and history of Grayville Park etc.

**Goal C: Provide proper stewardship over Town Open Space to provide passive and active recreational activities, to sustain natural features, and to protect the environmental characteristics of these lands.**

### **Policies:**

1. Identify and control invasive plants as listed by the CT DEEP on Town-owned properties and use native plantings for new landscape projects
2. Protect watersheds/watercourses including native vegetation along riparian corridors.
3. Encourage farming use on certain Town-owned properties for the dual purpose of maintaining such land in an open condition, and to maintain and promote the agricultural character of the community. Such use should be compatible with open space goals of preserving soil/water quality and sustaining pollinators by avoiding the use of pesticides and herbicides (i.e., neonicotinoids) harmful to pollinators and wildlife.

### **Action Items:**

1. Organize a volunteer group, i.e., Trail Rangers or Friends of the Forest, to identify and manually remove invasive species from parks and town open spaces. The volunteer group could also lead trail hikes and report hazardous conditions to the Director of Parks.
2. To provide a variety of habitats for plants and animals, maintain some open space fields as pollinator meadows following recommended Pollinator Pathway practices.
3. Identify and control non-native invasive plants as listed by the CT DEEP on Town-owned properties, especially along edges and trails where non-native invasives can gain a foothold. Preserve maximum native vegetation to prevent non-native plant invasion and spread. As necessary, consult a land practitioner (i.e., forest ecologist, field botanist, etc.) familiar with Natural Area Stewardship for guidance in controlling non-native invasive species.

## K. The Open Space Plan

This subsection of the Plan of Conservation and Development provides a plan for preserving what is best about the unique natural assets of the Town. The findings, goals, policies, and action items of each of the other subsections within "Section 2: Preservation of Unique Assets" are taken into consideration within this final subsection. Together they form the basis for the "Future Open Space Plan" that is contained herein.



The character of Hebron is defined more by its physical make-up than by any other factor. Its rural, hilly topography, dissected by a number of pristine watercourses, is one of its most defining characteristics.

The highest elevations in Hebron are in the north and northeast portions of the Town and these high points define the edge of the Connecticut River basin. The lowest elevations lay in the southern areas of the community. The Town's series of brooks and watercourses flow from the north and northeast portions of Town to the south and southwest.

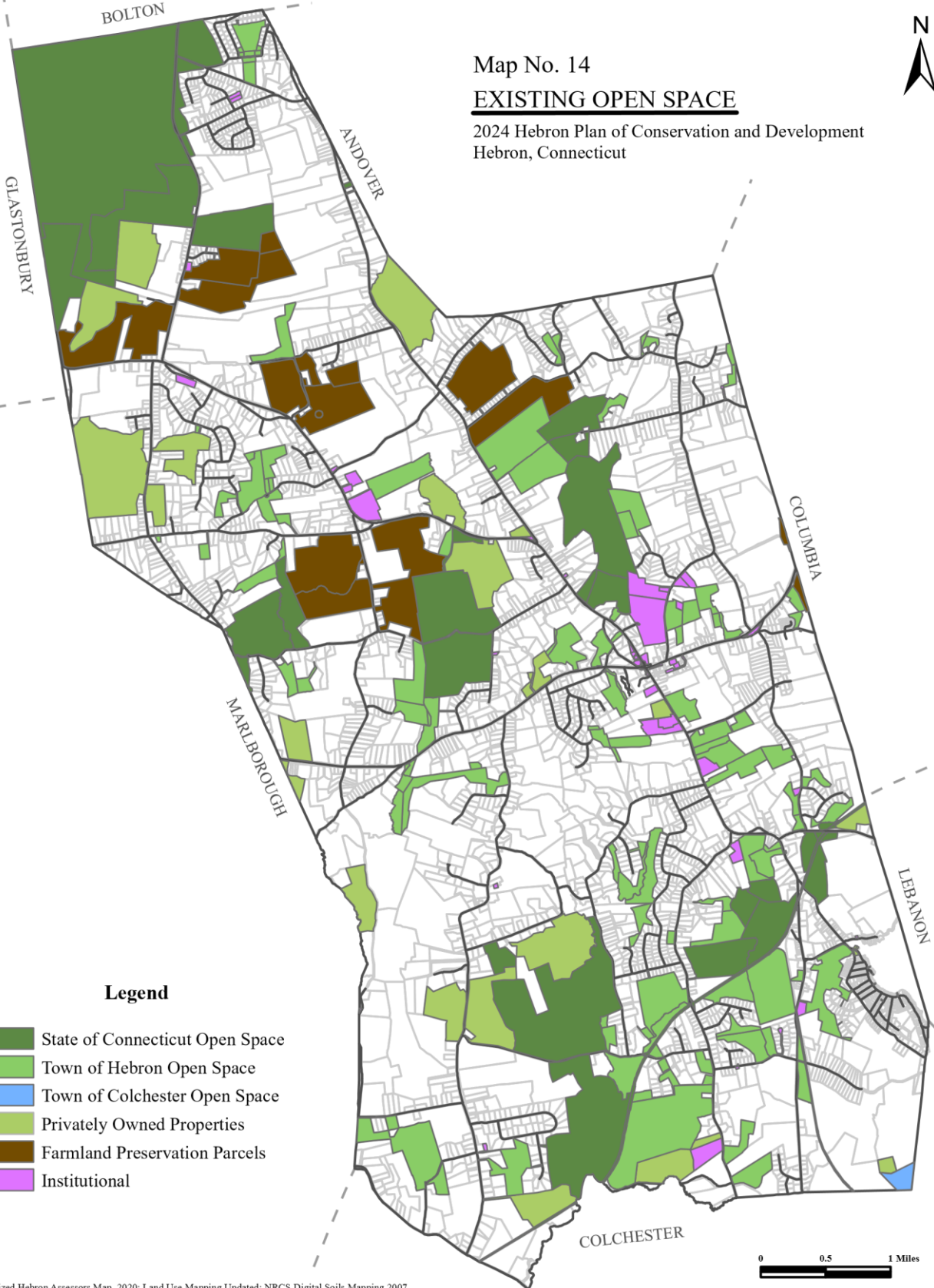
Aside from the acquisition of Burnt Hill Park, a multi-use recreational complex, the Town's primary open space initiatives to date have been stream corridor preservation and implementing the Greenway concepts contained in previous Plans of Conservation and Development. Significant progress has been made in preserving greenways along these natural systems by both the State of Connecticut and the Town of Hebron. In addition to these efforts the Town's open space acquisition efforts have included the protection of upland wetlands and forests particularly in areas where large tracts of contiguous, currently undeveloped land still exist.

This subsection of the Plan of Conservation and Development contains a description of the Town's existing open space inventory and displays these areas on the "Existing Open Space" map. Also contained in this subsection is the Town's "Future Open Space" map showing areas designed to complete the planned Greenways, to retain sufficient areas of Open Space in Hebron, to retain the Town's rural and historic landscape, to protect the Town's clean watercourses and water bodies, to protect potential future drinking water supplies, to protect its intact forests, wildlife corridors and air quality, to preserve farmland soils; to help preserve biodiversity, and to provide areas for present and future generations to enjoy and recreate.







Map No. 14

**EXISTING OPEN SPACE**

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



**Legend**

-  State of Connecticut Open Space
-  Town of Hebron Open Space
-  Town of Colchester Open Space
-  Privately Owned Properties
-  Farmland Preservation Parcels
-  Institutional

Source: Digitized Hebron Assessors Map, 2020; Land Use Mapping Updated; NRCS Digital Soils Mapping 2007

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In addition to these quality-of-life benefits, the open space as shown in this Plan serves the economic interests of the Town. As documented in several studies, open space provides more in revenues to a town than the cost of services that open space requires, therefore its preservation helps to mitigate future property tax burdens. These studies also have documented that the presence of open space enhances the value of nearby properties. In addition, open space can aid the local economy by generating private expenditures on food, lodging, recreational equipment, and other purchases due to recreational opportunities open space may provide. A 2022 Housing Needs Survey revealed that Hebron's Open Space was one of the top three out of fourteen reasons that residents moved to Hebron or continue to live in Hebron.

The term "Open Space" is a concept that means many things to many people. As used in this Plan, open space has a broad meaning consistent with the definition provided in Section 12-107b of the Connecticut General Statutes. Open Space means any preserved or restricted land which maintains the conservation of natural resources, protects natural streams and water supply, promotes conservation of soils and wetlands, enhances the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or other open spaces, enhances public recreation opportunities, preserves historic sites, or otherwise promotes orderly land development.

The following significant actions have occurred in achieving the town's objectives in this area since the adoption of the 2014 Plan of Conservation and Development:

## **Accomplishments:**

1. The Town's Open Space and Land Acquisition Committee (OSLAC) has continued to conduct a detailed study of land parcels in Town using the "Future Open Space Map" of the 2014 Plan as a guide. Unique and significant parcel attributes were documented in an effort to ascertain the most important parcels to protect and preserve. Such properties deemed "high priority parcels" took into consideration the protection of natural resources, the preservation of prime farmland soils, and the potential for recreational activities.
2. The OSLAC has published several public outreach documents relative to the Town's open space purchases and preservation methods. In addition, the Committee has contacted priority parcel landowners in an effort to communicate the availability of the Committee in providing assistance in any future preservation consideration.
3. As a result of the Town's open space acquisition program, approximately 940 acres of Town open space have been purchased or protected with the financial assistance of the Open Space Land Acquisition Fund and State DEEP grants. Open Space purchases have been guided by the Future Open Space map in this Plan and are generally intended to create continuous Greenway corridors along major stream corridors. In addition, significant areas of farmland and property along the Air Line Trail have been protected with the use of open space funding.

4. Open Space acquisitions since 2014 have included the following:
  - 2015 purchase of 19.4-acre Leary property on Millstream Road adding to the 106-acre Raymond Brook Preserve.
  - 2016 purchase of the 9.4 -acre Daly Road open space.
  - 2017 purchase of the 10-acre Serra property on Grayville Road adjacent to the Salmon River State Forest.
  - 2018 acquisition of the 47.5-acre Fish open space behind Gilead Hill School and adjacent to Fawn Brook.
  - 2018 acceptance of a donation of the 20.2-acre properties of the Alpert, et.al. families along the Colchester Spur of the Air Line Trail.
  - 2018 purchase of the 82-acre Hibbert property located along Old Colchester Road and having frontage on the Air Line Trail and including both banks of Raymond Brook.
  - 2019 purchase of 35-acre of the Horton property north of Kinney Road for open space.
  - 2020 acquisition of the 8-acre St. Peter's Field from St. Peter's Church to preserve an existing ballfield for youth sports.
  - 2022 acquisition of the 215-acre Bernstein property along Old Colchester Road, the Air Line Trail and Judd Brook.
  - 2024 acquisition of the 115 acre O'Conner property south of Hoadley Road.
5. The State of Connecticut purchased two large parcels of the Fracchia property containing 280 acres, the larger parcel being directly adjacent to Gay City State Park.
6. The State of Connecticut purchased development rights under the Agricultural Preservation Program over the 200-acre Porter Farm permanently preserving this land as farmland.
7. The Town continues to operate the 490 Program to encourage owners of environmentally sensitive properties to maintain their land in an undeveloped state.
8. The Planning and Development budget contains \$5,000 each year as the Town financial contribution to the Salmon River Watershed Partnership program.
9. The 2018 update to the Zoning Regulations makes Conservation Subdivisions allowed by right which permits clustered lots resulting in more open space than conventional subdivisions.
10. The Town has continually supported the Open Space Land Acquisition Fund with annual contributions from the General Fund.
11. An Environmental Review Team study is underway to identify and assess the vital natural and historic assets of the Hibbert and Bernstein open space properties. This was requested in 2021 by the Hebron Conservation Commission and is being conducted by the Connecticut Resource Conservation and Development (CTRC&D).

The Goals, Policies and Action Items contained in this section are the guidelines that suggest how the Town moves from its present inventory to accomplish the open space shown on the "Future Open Space" plan. The "Future Open Space" plan in this subsection graphically shows how these goals and objectives can be put into place. This map is not all-inclusive, but it does

show a general representation of the more critical open space corridors and areas that the Town can plan to preserve.

## Goal, Policies and Action Items:

**Goal:** Maintain the open, rural character of Hebron by preserving the existing systems of natural resources, natural features, and significant ecological systems. These open space ecosystems and resources include forests, fields, prime farmland soils, meadows, marshes, swamps, wetland soils, floodplains areas, watercourses, and bodies of water.

### Policies:

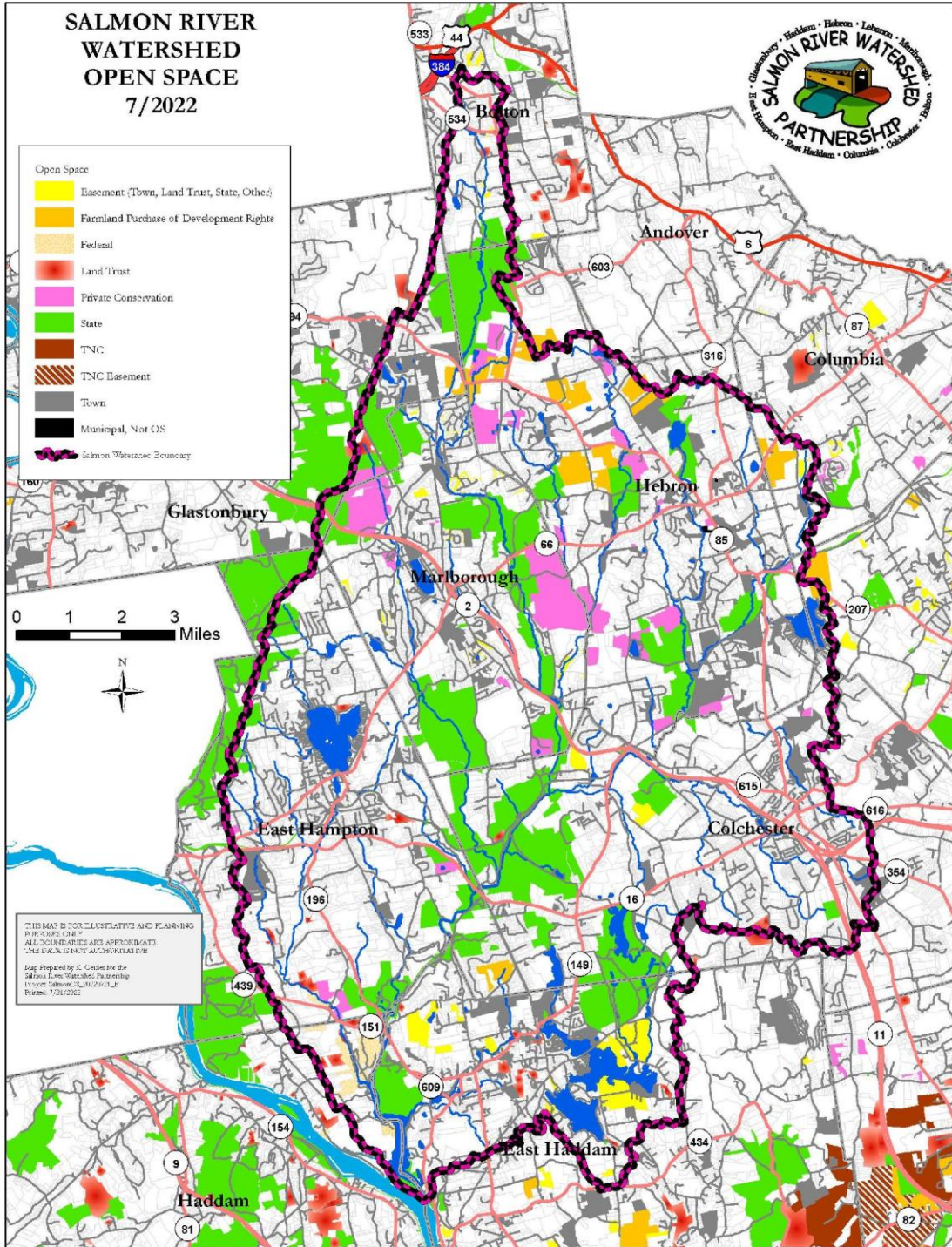
1. Land acquisitions, where possible, should consider a comprehensive list of topics, including: the extension of open space corridors to achieve large areas of preserved land essential for biodiversity and wildlife habitat; the protection of endangered species and species of special concern as shown on the State's Natural Diversity Data Base map; the protection of areas having the potential of future drinking water sources; preserving scenic views; protecting unique plant life; preserving existing trails; areas for recreation uses; and acknowledging that open space land helps mitigate the many impacts of climate change as forests and wetlands sequester and store enormous amounts of carbon.
2. Encourage participation in programs such as the open space assessment program authorized by Public Act 490 (now Section 12-107e of the Connecticut General Statutes), that provide incentives for landowners of key sensitive parcels to maintain their land in an undeveloped condition.
3. Continue the Town's participation in the Salmon River Watershed Partnership and work to further the goals and objectives of this important watershed wide program.
4. Assess and protect wetlands and watercourses in the Town of Hebron (see the Inland Wetlands and Watercourse Regulations riparian corridor protection areas and the Natural Resources Inventory).
5. Encourage the State of Connecticut to expand, maintain, and improve their parks and properties in the Town and to develop long range plans for these properties, considering environmental aspects and recreational opportunities for Town residents and visitors.
6. Continue to encourage permanent conservation and preservation of properties abutting existing State lands.



Map No. 15

# SALMON RIVER WATERSHED OPEN SPACE

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut

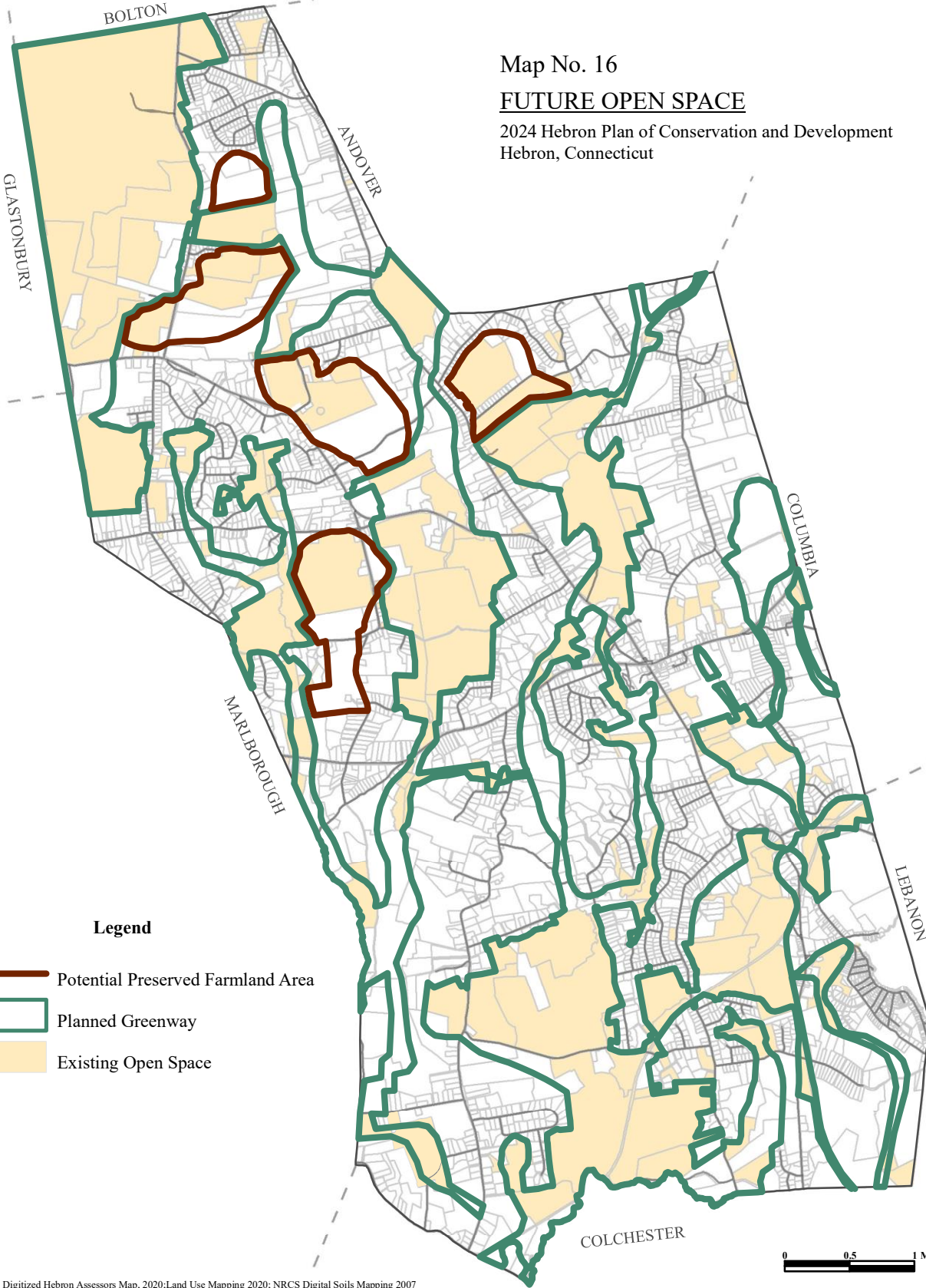


7. Encourage Town and State officials to work toward the goal of establishing greenways and natural open space corridors along major watercourses and natural systems. The existing Town and State open space lands should be connected to form these corridors throughout the Town.
8. Continually review and refine open space policies that apply to new development designed to protect natural and historical features, provide recreational opportunities, and minimize the impact of new development from existing Town roads.
9. Continue to utilize the Fee-In-Lieu of open space regulation, particularly in smaller subdivisions where no practical open space or recreational opportunities exist on site.
10. Support the full funding, as allowed by Town Ordinance, of the Town's Open Space Land Acquisition Fund, which would be used to purchase quality open space and recreation areas or to acquire other easement or development rights as recommended in the Plan of Conservation and Development.
11. Work with conservation groups such as The Northeast Wilderness Trust, the Highstead Foundation, The Nature Conservancy and the Connecticut River Coastal Conservation District and forest ecologists to further conservation and education efforts regarding the Town's open space systems.
12. The Town of Hebron "Future Open Space" map is hereby established within this subsection. This will serve as a guide for future Town efforts to expand, preserve and improve the open space system in the Town. The Plan should be continually updated with the input of all appropriate Town Boards and Commissions as well as the general public.
13. Encourage and promote the voluntary donation of open space or the dedication of conservation easements on private lands to the Town for the preservation of valuable natural assets.
14. Assess and protect areas that have large tracts of nearby or contiguous undeveloped land in Hebron.
15. Coordinate with adjacent towns to preserve open space in Hebron that is contiguous to existing or potential open space in bordering towns.
17. Consider nominating a mature native town-owned open space forest (or forests) as a candidate(s) for the Old Growth Forest Network. This designation would provide enhanced recognition of the town's intent to preserve forests in old growth stewardship and draw further region-wide interest to Hebron's open spaces. For further information visit <https://www.oldgrowthforest.net>.
18. Continue to promote the benefits and attributes of Hebron's Open Spaces through public outreach events (Hebron Day / Maple Fest), publications (Hebron Views) and presence on social media as well as the town's website.




Map No. 16

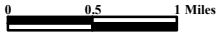
FUTURE OPEN SPACE

2024 Hebron Plan of Conservation and Development  
Hebron, Connecticut



**Legend**

-  Potential Preserved Farmland Area
-  Planned Greenway
-  Existing Open Space



Source: Digitized Hebron Assessors Map, 2020; Land Use Mapping 2020; NRCS Digital Soils Mapping 2007

## Action Items

1. With consultation from Forest Ecologists and other professionals, and with input from all interested Hebron boards and commissions, seek grant opportunities to create an open space stewardship plan for Town-owned properties taking into consideration recreational opportunities, protection of intact forest areas especially those with specimen trees and areas having Old Growth Forest potential, to promote and sustain biodiversity, to preserve / provide optimal habitats for plants and animals while enhancing carbon sequestration and storage, enhancing resiliency, mitigating the introduction of invasive species and promoting a healthy ecosystem.
2. Create and implement local programs that provide incentives for owners of key environmentally sensitive undeveloped land to maintain and preserve their land in an undeveloped state or to sell their land to the Town, a land trust or other entity that would maintain the land in an undeveloped state.
3. Continue to study and encourage aggressive cluster or open space subdivision and zoning techniques to allow flexibility in new development which will reduce the size of individual lots without increasing overall density, will enhance the preservation of natural features, will preserve larger areas of open space, and will include design controls.
4. Continue to expand existing educational activities (field walks, interpretive markers, cooperative activities with the schools, nature trail booklets, marked trails, Earth Day events, etc.) that will make the public aware of the important roles that these natural systems perform, including mitigation of climate change, and threats to these systems such as those posed by non-native invasive species.
5. The Town should aggressively continue to seek funding through State, federal and private grant opportunities to expand the open space system.
6. Encourage the use of State/Federal ecosystem service payments to landowners of undeveloped land based on the tons of carbon stored per acre that their land provides.

### Open Space Inventory

The following is a summary of the existing open space in the Town of Hebron. This inventory includes Town and State-owned lands as well as lands owned by private groups and individuals. Since some of this land is privately owned, it cannot be thought of as being permanently protected as "open"; nevertheless, at this time these privately held lands are acknowledged to be a part of the Town's open space network. This table and the text that follows are updated to include all currently held open space as of February 2024.

## Open Space Inventory As of February 2024

Ownership	Acreage	% of Town
Town of Hebron	2,106	8.8%
State of CT	3,284	13.8%
<b>Sub-Total: Public Open Space</b>	<b>5,390</b>	<b>22.6 %</b>
Preserved Agricultural Land	1,118	4.7%
<b>Sub-Total: Permanently Preserved</b>	<b>6,508</b>	<b>27.3 %</b>
Privately Owned	1,463	6.1%
<b>Total Open Space</b>	<b>7,971</b>	<b>33.4%</b>

The Open Space Inventory shown above shows that all types of open space represent 33.4% of the Town's 37.2 square miles (23,819 acres) and represents both permanent publicly owned open space, permanently preserved agricultural land, as well as privately owned open space. Permanently preserved open space (State owned, Town owned and permanently preserved farmland) represents 6,508 acres, or 27.3 % of the land area of the Town.

These percentages can be compared with the established State open space goals. The Connecticut General Assembly established a goal of having 673,210 acres (21%) of the State's land area preserved as open space (Section 23-8 of the Connecticut general statutes). The goal calls for 352,634 acres (11%) of the State's land area to be acquired by DEEP's partners, including municipalities, nonprofit land conservation organizations and water companies and for 320,576 acres (10%) of the State's land area to be held by DEEP as part of the State's system of parks, forests, fisheries, and natural resource management areas. As of November 2021, it is estimated that DEEP partners held 250,666 acres or 71.08% of the State's goal and that DEEP held 262,047 acres or 81.74% of the State's goal. In total, 512,713 acres have been preserved (76.16% of the total goal), leaving an additional 160,497 acres remaining to meet the 21% goal.

Although the Town has exceeded the 21% open space goal within Hebron, when you include both Town-owned and State-owned properties, considering that the 21% is a statewide average, including cities and other urban areas, this percentage of open space had been considered an absolute minimum objective within the Town of Hebron. In fact, the Town's "Future Open Space" map shows a total of 41% of the Town's land area within future open space Greenways. This land being a combination of State-owned lands, Town owned open space, privately owned open space, and other protected lands.

## Open Space Corridors and Greenways

There are several different types of "open space" important to the community. The following describes existing and planned greenways. Greenways are linear open space corridors generally located along some natural or man-made physical feature. Many of the Town's greenways occur along its watercourses. These existing and planned greenways can serve a variety of functions. These include both environmental functions as well as recreation opportunities.

### Blackledge River Greenway

The portion of the Blackledge River, a Class A watercourse, within the Town is almost entirely protected within the confines of Gay City State Park. This watercourse flows south and southwest in the Town's northwest corner. The Blackledge is significant for a number of reasons. It is a significant tributary stream passing through Marlborough to the Salmon River in Colchester. As such, protection of the water quality of this important stream serves to protect the important Salmon River. The Plan encourages the protection of the remaining portions of the Blackledge River corridor. This is a significant wildlife habitat and is specifically recognized as such by the State of Connecticut. Also, given the amount of land within this corridor now in public ownership, this corridor provides for significant regional passive recreational opportunities.

### Fawn Brook Greenway

This drainage area occupies the central and western portions of the Town, mainly north of Route 66. The main branch of Fawn Brook, a Class A watercourse, has its headwaters at Merrow Swamp, north of Jagger Lane. The brook flows generally south through Clubhouse Pond at Camp Hi-Hoti, south and west until it meets the West Branch of Fawn Brook at the Marlborough Town Line. Fawn Brook ultimately drains into the Blackledge River in Marlborough.

The State of Connecticut for years stocked the Fawn Brook with Salmon as a testimony to the high water quality of this watercourse. This program was discontinued in 2012.

This corridor already contains a number of preserved parcels such as portions of the State of Connecticut Salmon River State Forest, Camp Hi-Hoti, and Lions Park.

Recent open space land acquisitions of the Way and Fish properties protect the headwaters of Fawn Brook, namely Merrow Swamp and Fawn Brook Marsh, both Statewide Wetlands of Special Concern. Due to the presence of large undeveloped areas within the corridor, opportunities exist to establish a greenway by connecting these existing protected parcels.



### **West Branch of Fawn Brook Greenway**

The West Branch of Fawn Brook, a Class A watercourse, extends from north of Warner Pond south to meet with the main branch of Fawn Brook near the Marlborough Town line. Approximately seventy-five (75) acres within this greenway around Warner Pond were permanently preserved through Town subdivision open space requirements. Other areas of this drainage basin have been purchased by the State as part of the Salmon River State Forest. This greenway should be made continuous. In so doing, it will serve as a significant open space opportunity, and a means to protect the water quality of the Fawn Brook system, and ultimately the Blackledge River to which it joins. In addition to the publicly owned open space in this Greenway, extensive land holdings of the Holcomb and Zacher families within this greenway corridor contain conservation easements, in favor of the Connecticut River Watershed Council, adding greatly to the land preservation efforts in this area.

### **Raymond Brook Greenway**

The Raymond Brook corridor extends from north of Robinson Pond (north of Route 66 and east of Loveland Road) south along Millstream Road, through the Raymond Brook Marsh, along the Air Line Trail, until it joins the Jeremy River. A main tributary to the Raymond Brook runs through the recently acquired Raymond Brook Preserve which will remain essentially undeveloped and which, in turn, will maintain the high water quality in this corridor.

This Greenway contains one of the most environmentally vibrant wetland systems in the entire region, the Raymond Brook Marsh, a Wetland of Statewide Special Concern. Protecting undeveloped parcels and forming a continuous greenway is vital to protecting the water quality and environmental diversity of this system. Since the adoption of the 2014 Plan, extensive open space acquisitions have occurred with this purpose in mind. As the Raymond Brook system also traverses through the Town's Groundwater Protection Overlay district, preservation and future open space land acquisitions will continue as a means to protect potential future Town drinking water supplies.

### **The Jeremy River Greenway**

The Jeremy River, a Class A watercourse, forms another significant natural river corridor extending from north of Holbrook Pond, across Route 85 at Marjorie Circle, through several open space parcels acquired through the Town subdivision process and by land donations, and then travels through the Hope Valley wetlands and portions of the Salmon River State Forest. After this it joins with Raymond Brook and then Judd Brook before continuing south into the Town of Colchester where it meets with the Blackledge River to form the Salmon River

This watercourse system contains sufficiently high water quality to support trout, adult salmon, and fry salmon. It contains a vibrant salmon resting pool at its junction with Judd Brook. While significant portions of this watershed are protected by public ownership, efforts to connect this greenway to protect its water quality, recreation value and wildlife habitats are imperative.

## Other Special Areas



As can be seen on the Open Space Plan, beyond Hebron's brook corridors there are other special areas that are important for preservation. These include the Air Line Trail Recreational Greenway, the on-going Air Line Trail to Hebron Center Trail connection, the planned Jeremy River Recreation Trail and other trail extensions, scenic vista viewpoints, the planned Jeremy River Recreation Trail, important farmlands containing prime farmland soils, and possible locations for upland open space corridors, and future community recreational areas. These are shown on the "Future Open Space" map as well as other maps in this Plan and are discussed in detail in the relevant subsections of this Plan.