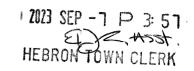
RECEIVED

PLANNING AND ZONING COMMISSION AGENDA REGULAR MEETING – VIRTUAL September 12, 2023 at 7:00 P.M.



Planning and Zoning Commission Sep 12, 2023, 7:00 – 10:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone. https://meet.goto.com/957337581

You can also dial in using your phone.
Access Code: 957-337-581
United States: +1 (646) 749-3122

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- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. August 16, 2023 Special Meeting
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
 - A. <u>Petition 2023-04</u> Petition of the Hebron Board of Education to install a new playscape at 580 Gilead Street, Residence-1 District. *No Action Recommended*.
- V. Old Business *No Old Business*
- VI. New Business
 - A. New Applications
 - 1. <u>Petition 2023-06</u> Petition of John Tarquinio to amend an approved Site Plan at 33 East Street, Residence-1 District.
 - 2. <u>Petition 2023-07</u> Petition of Paul Fichera for a Special Permit to construct an accessory structure (garage) that exceeds 900 square feet on a lot under 5 acres in size at 103 Burrows Hill Road, pursuant to Section 2.E.8 of the Hebron Zoning Regulations, Residence-1 District.
 - B. Set Public Hearing Date
 - 1. <u>Petition 2023-07</u> Petition of Paul Fichera for a Special Permit to construct an accessory structure (garage) that exceeds 900 square feet on a lot under 5 acres in

PLANNING AND ZONING COMMISSION AGENDA

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PLANNING AND ZONING COMMISSION AGENDA (CONTINUED) REGULAR MEETING – VIRTUAL September 12, 2023 at 7:00 P.M.

size at 103 Burrows Hill Road, pursuant to Section 2.E.8 of the Hebron Zoning Regulations, Residence-1 District.

C. Other New Business

- 1. Hebron Historical Society Greater Together Community Grant
- 2. Summary of Hebron Historical Society recommendations for the 2024 Plan of Conservation and Development
- VII. Public Comment (non-Public Hearing applications)
- VIII. <u>Correspondence</u>
 - A. Hebron Historical Society
 - IX. Adjournment

Next Meeting: September 26, 2023 – Regular Meeting / Workshop October 10, 2023 – Public Hearing / Regular Meeting

PLANNING AND ZONING COMMISSION **MINUTES** SPECIAL MEETING - VIRTUAL

August 16, 2023 at 7:00 P.M.

RECEIVED

HEBRON TOWN CLERK

Members Present: N. Wood, F. Zitkus, D. Sousa, J. Boice

Alternate Member Present: T. McManus

Members Absent: D. Garner Staff: M. Bordeaux- Town Planner

Special Meeting

I. Call to Order / Roll Call: N. Wood called the meeting to order at 7:02p.m.

N. Wood sat T. McManus as a voting member.

II. Approval of Minutes

A. July 11, 2023 - Regular Meeting / Workshop:

Corrections:

Page 4: The first sentence under workshop 2- Modify the moratorium... Change "because" to "although".

Page 4: Last Paragraph, the second sentence should read "He also feels that all cannabis uses should not be allowed in all the central zones. That retail sales of cannabis could be allowed in commercial or business zones with appropriate restrictions and that there is potential for the micro cultivation within the Town's commercial technology zone on Old Hartford Rd."

Page 5: First item- The subdivision was approved over 10 years ago.

Page 5: Remove the third sentence.

The motion to accept the July 11, 2023 Regular Meeting/Workshop Minutes as amended was made by F. Zitkus, seconded by D. Sousa; the motion passed unanimously.

- III. Recognition of Guests / Public Comments (non-Agenda items): None
- IV. Action on Pending Applications No Pending Applications
- V. Old Business No Old Business

VI. New Business

A. New Applications

1. Petition 2023-04 - Petition of the Hebron Board of Education to install a new playscape at 580 Gilead Street, Residence-1 District.

The Commission has received a new application from the Hebron Board of Education to install a new playscape at Gilead Hill Elementary School at 580 Gilead Street in the Residence-1 District. An application is required to amend the existing Site Plan for the elementary school and grounds, a use permitted in accordance with Section 2.C.4.2 of the Hebron Zoning Regulations. The Hebron Board of Selectmen have approved American Rescue Plan Act (ARPA) funding for

the proposed project. Creative Recreation has prepared a design for use by students of Gilead Hill Elementary School as well as members of the public. As you will recall, Creative Recreation also prepared plans for the replacement of existing playground equipment at Veterans Memorial Park, a project approved by the Planning and Zoning Commission on May 9, 2023. This application is under review by Town staff. There are some outstanding questions from Commission members and the Town Engineer. M. Bordeaux is waiting to hear a response before moving forward.

2. Draft Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations to terminate the Temporary and Limited Moratorium on Cannabis Establishments and adopt regulations prohibiting Cannabis Establishments. *Possible Acceptance of New Application (Petition 2023-05) pending review of the Commission.*M. Bordeaux reviewed a draft of the Hebron Zoning Regulations that would end the Temporary and Limited Moratorium on Cannabis Establishments currently in place and establish regulations prohibiting Cannabis Establishments in Hebron. He is recommending a

identify the use prohibition.

First, each table of uses for every district would include reference to Cannabis Establishments with an "x" signifying that the use is not permitted. Second, Section 6.D, currently the Moratorium, would be revised into a Prohibited Uses section.

two-pronged approach that would make it easy for those reviewing the Zoning Regulations to

The only outstanding question for the Commision with the proposed approach is regarding the terms related to Cannabis that were adopted as part of the Moratorium. Either the PZC keep the terms in Section 6.D so that no one gets confused by seeing them in the Glossary of Terms Section 9 and assumes that because they are listed, they must be permitted. Or alternatively, they have a dedicated portion of Section 9 for Cannabis-related Terms and make a note similar to the one used in "Sign-Related Terms" (see pg. 239 of the Regulations) such as "See Section 6.D of these Regulations".

After review, if the Commission is satisfied with the approach, M. Bordeaux is prepared to complete the draft application, which would be identified at Petition 2023-05. In accordance with State Statute, as the proposed amendment would impact the entire town, notifications to the Capital Region Council of Governments (CRCOG) and abutting municipalities are required. CRCOG requires a 30-day review of the proposal for consistency with regional plans. If the Commission wishes to move the process along, it is possible to schedule a public hearing for the October 10, 2023 Commission meeting.

N. Wood opened the floor for comments and questions from the Commission.

F. Zitkus inquired if 6.D should become 6.C.5. M. Bordeaux agrees and so rather than have a prohibition section, it will just be included in the miscellaneous provisions section. In the table it would read "Cannabis Establishments as defined in section 6.C.5" and not have them all in a special section in the Glossary of Terms. In the event that there's some other use that comes along, the PZC could modify this section at that time.

B. Set Public Hearing Date:

1. Draft Petition of the Hebron Planning and Zoning Commission to amend the Hebron Zoning Regulations to terminate the Temporary and Limited Moratorium on Cannabis Establishments and adopt regulations prohibiting Cannabis Establishment. Possible Acceptance of New Application (Petition 2023-05) pending review of the Commission.

The Public Hearing Date is set for 10/10/2023.

C. Other New Business:

Pursuant to Connecticut General Statutes (CGS) Section 8-24, no municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the Commission for a report which will outline their satisfaction with its consistency with the POCD and other goals and objectives of the PZC. These referrals have to do with a proposed acquisition or disposition of land so in order for the Town to make a decision ultimately these potential actions will be referred to a special town meeting and a vote will be taken. That is the nature of Ct General Statute, section 8-24 for the Planning and Zoning Commission to weigh in however it is not binding.

1. CGS 8-24 Referral – Acquisition of O'Connor Property on Chittenden Rd and Hoadly Rd, Parcels #49-2, 49-3 and 50-5

The Open Space Land Acquisition Committee identified three parcels that equal approximately 115 acres in the south-west corner of town that were consistent with the goals of the POCD and the Open Space Land Acquisition Committee. The OSLAC made a recommendation that the town pursue acquisition of this land and it coincided with the opportunity to make an application to the State for a grant that would help offset the costs and help pay for the land. The grant was awarded and it will pay for 65% of the appraised value of the land. In order to close on the property the PZC need to make this referral to the BOS so they can move the purchase to a special town meeting. The town vote will approve or disapprove of using Open Space funds to pay for the remaining 35% of the acquisition cost of this land.

Within the parcels there are watercourses, there are water bodies, different landscapes, wildlife habitats and a very important role in cleansing water that works its way through the Greater Salmon River watershed and it has passive recreational potential.

Members discussed a recommendation to require a financial and economic analysis. F. Zltkus responded that there is a final report that was sent out dated June 3, 2023 that has the sale price, an appraisal and the grant award dated June 7, 2023. The appraisal price that the owner agreed to is \$481,000. The grant is for 65% or \$312,000.

The motion that the Hebron Planning and Zoning Commission, acting under the provisions of Section 8-24 of the Connecticut General Statutes, recommend to the Hebron Board of Selectmen the purchase of the O'Connor Property (Lots #49-2, 49-3 and 50-5) of 115.36 acres located at 102 Chittenden Road and along Chittenden and Hoadly Roads was made by T. McManus, seconded by F. Zltkus; the motion passed with four ayes and one nay.

N. Wood- Aye

F. Zitkus- Aye

D. Sousa- Aye

J. Boice- Aye

T. McManus- Nay

The reasons for the Commission's recommendation are consistent with the recommendation of the Hebron Open Space Land Acquisition Committee and associated attributes report, and include the following:

- The proposed acquisition of the O'Connor Property for open space purposes is consistent with the Goals and Policies of the Open Space Plan contained in the 2014 Hebron Plan of Conservation and Development as the property is located on a greenway identified on the "Future Open Space Map".
- The properties are highlighted by a series of interconnected ponds through which watercourses flow to form a tributary to the Blackledge River, a Class A watercourse and tributary of the Salmon River, a river of Statewide importance.
- The properties are further characterized by a variety of physical features including a diverse forest of native trees and shrubs, extensive wetland and upland systems providing high-quality wildlife habitat, a large vernal pool, two stratified drift aquifers and prime farmland soils.
- The property includes observed historical features such as a pond-side well, a dam, stonewalls and foundations.
- The State of Connecticut Department of Energy and Environmental Protection awarded the Town of Hebron an Open Space and Watershed Land Acquisition Grant in the amount of 65% of the agreed upon purchase price (appraised value) of the property.
- Acquisition of the O'Connor Property for open space purposes would prevent the Town from any potential future responsibilities related to the improvement of the unimproved portion of Chittenden Rd.
- The O'Connor Property provides an opportunity for bird watching, wildlife observation, fishing, hiking, boating, possible camping and geologic, historical and wildlife study.

2. CGS 8-24 Referral - Disposition of Parcel #46-26X on Abby Drive

In response to the inquiry of adjacent property owners, Town staff has been directed by the Hebron Board of Selectmen to prepare the transfer of 0.28 acres of Town-owned property identified as Parcel #46-26X located on Abby Drive. The Town-owned parcel was historically intended to provide access to undeveloped land located to the north. The access strip was

designed to meet the standards for construction of a new public street that would allow for future residential development, however the approximately 104-acre parcel (identified as Parcel #46-18+19) was acquired by the State of Connecticut Department of Energy and Environmental Protection and no longer has any future development potential. The parcel of land serves no function to the public and the improvement of public access to the State-owned land via this strip of land would be an additional maintenance burden on Town staff. The following information was provided to assist the Board in their consideration of this request.

- The Abby Road Subdivision was approved by the Planning and Zoning Commission in 1962. The approved subdivision included the provision for access to adjacent land with development potential.
- Parcel 46-26X was dedicated for future access to the adjacent Parcel #46-18+19. The access-strip was designed to satisfy the requirements for public right-of-way with a 50' width and corner radii at the intersection with Abby Dr for vehicle turning movements consistent with public improvement standards.
- Parcel 46-26X was conveyed to the Town of Hebron in 1997.
- Parcel 46-18+19 was acquired by the State of Connecticut in 2019 for the purpose of protecting, in perpetuity, wildlife and wildlife habitat.
- The assessed value of the access strip (Parcel #46-26X) is \$980. The Hebron Assessor's Office indicates that the addition of land (approximately 0.14 acres) to each abutting property would yield a nominal increase in assessed value.
- The driveway at 29 Abby Dr encroaches over the turning radius of the access strip on Parcel #46-26X. Conveyance of a portion of the Town-owned access strip would remedy the encroachment.
- 29 Abby Dr is in foreclosure on tax liens, action is pending.

M. Bordeaux contacted Matt Star, a property agent from the Land Acquisition and Management Office at the Connecticut Department of Energy and Environmental Protection to ensure that there was sufficient frontage along North Street and that there is no need to use this strip of land to access the State Property next to it and he was assured that it was not needed.

The motion that the Hebron Planning and Zoning Commission, acting under the provisions of Section 8-24 of the Connecticut General Statutes, recommend the Hebron Board of Selectmen convey Parcel #46-26X in approximately equal parts to the adjacent properties at 29 and 35 Abby Drive (Parcel #46-25 and #46-26, respectively) as depicted on the survey plan "Perimeter Survey, Prepared for the Town of Hebron by Jeffrey A. Sanborn, L.S. of NLJ Land Survey & Technical Services, Inc., dated March 2023, revised 04/06/23, Sheets No. 1 of 1" was made by T. McManus, seconded by F. Zitkus; the motion passed unanimously.

3. CGS 8-24 Referral – Acquisition of a portion of St. Peter's Church Property, Parcel #13-2 on Church St.

St. Peter's Church has formally offered a 5.0-acre portion of their recently acquired 16.5-acre property located along Church Street, lot 13-2. The 5.0-acre western most portion of the property abuts Jeremy River, a Class A watercourse. Father Ron Kolanowski of St. Peters Church has asked if the Town would be willing to share in the cost of a property survey (co-share cost of \$553) and wetlands delineation (co-share cost of \$800) of said property. This acquisition would provide more continuous Open Space for linear recreation, trail development, provide some resource protection from any potential future development that would occur, the Open Space Land Acquisition Committee has been working with St. Peter's church on the development of a survey to identify the five acres and having the property appraised, which was \$7,500 which would come from the Open Space funding source.

The motion that the Hebron Planning and Zoning Commission, acting under the provisions of Section 8-24 of the Connecticut General Statutes, recommend to the Hebron Board of Selectmen the purchase of a 5-acre portion of the St. Peter's Church Property on Church Street identified as Parcel #13-2 and depicted on the survey attached was made by F. Zltkus, seconded by T. McManus; the motion passed unanimously.

The reasons for the Commission's recommendation are consistent with the recommendation of

The reasons for the Commission's recommendation are consistent with the recommendation of the Hebron Open Space Land Acquisition Committee and associated attributes report, and include the following:

- The 5.0-acre portion of the property abuts town-owned open space to the north and west and is very approximate to other town-owned property to the south and east, thereby providing an opportunity to extend an area of open space for passive recreational activities such as hiking and fishing.
- The property is part of the Jeremy River Greenway Corridor as depicted in the 2014 Plan of Conservation and Development.
- The Jeremy River traverses the western boundary of the 5.0-acre portion of the parcel, flowing north to south, and in this location includes known Trout Habitat.
- This portion of the parcel appears to be located within an alluvium sand and gravel deposit aquifer.
- Acquisition of the parcel would protect the forested steep slopes and the water quality of Jeremy River, continuing the Committee's efforts in preserving upland soils of this Class A watercourse, a tributary of Salmon River.
- The property may contain Species of Special Concern as depicted in the 12/13 DEEP Natural Diversity Database (note: The 12/20 Natural Diversity Database does not depict this area).

VII. Public Comment (non-Public Hearing applications): None

VIII. Correspondence

A. Email dated July 25, 2023 from Kevin J. Tulimieri, including attached letter dated May 1, 2023 from the Hebron Green Committee to the Hebron Board of Selectmen and Hebron Public Building Committee. This email included all the recently documented information concerning 17 Kinney Rd.

D. Sousa emailed the Commission members a list of courses that are available between now and the end of the year that satisfy the four hours of required training that Commissioners need across Connecticut.

IX. Adjournment:

The motion to adjourn the August 16, 2023 Special Meeting was made by F. Zitkus, seconded by D. Sousa; the motion passed unanimously.

The meeting was adjourned at 9:32p.m.

Next Meetings: September 12, 2023 – Regular Meeting / Workshop

September 26, 2023 – Public Hearing / Regular Meeting / Workshop

TOWN OF HEBRON PLANNING AND DEVELOPMENT DEPARTMENT

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: September 7, 2023

RE: Planner's Report for September 12, 2023 Regular Meeting

REGULAR MEETING

Action on Pending Applications

<u>Petition 2023-04</u> - Petition of the Hebron Board of Education to install a new playscape at 580 Gilead Street, Residence-1 District.

This application remains under review as the applicant provides additional information requested by Town staff. No action on this application is recommended at this time. The application was received by the Commission on August 16, 2023.

New Applications

<u>Petition 2023-06</u> – Petition of John Tarquinio to amend an approved Site Plan at 33 East Street, Residence-1 District.

The Commission has received a new application from John Tarquinio of Fireside Supply Inc, located at 33 East Street. Mr. Tarquinio is requesting to construct a new 26' x 38' (988 sq. ft.) building to be attached to the existing main building. An application is required to amend an approved Site Plan for the non-conforming use in the Residence-1 District.

This application is under review by Town staff.

New Applications

<u>Petition 2023-07</u> – Petition of Paul Fichera for a Special Permit to construct an accessory structure that exceeds 900 square feet on a lot under 5 acres in size at 103 Burrows Hill Road, pursuant to Section 2.E.8 of the Hebron Zoning Regulations, Residence-1 District.

The Commission has received a new application from Paul Fichera of 103 Burrows Hill Road. Mr. Fichera is requesting to construct a new 30' x 40' (1,200 square feet) accessory structure on a lot 4.1 acres in size. In accordance with Section 2.E.8 of the Hebron Zoning Regulations, the Commission may, by Special Permit, authorize an accessory building or structure with a greater floor area than permitted above when such building or structure is situated on the property in

such a way as to minimize visibility from the street and to minimize any adverse impacts on neighboring properties.

A public hearing is required for this application. The Commission has reserved the second regularly meeting of each month for the 2024 Plan of Conservation and Development Update workshop. The Commission has tentatively scheduled a public hearing regarding the regulation of cannabis establishments on October 10, 2023. Therefore I recommend the Commission schedule a public hearing on this item on October 10, 2023 as well.

Other New Business

Hebron Historical Society Greater Together Community Grant

John Baron of the Hebron Historical Society has requested to discuss the proposed "Greater Together Community Grant" with the Commission. A description of the project is attached for your review.

Other New Business

Summary of Hebron Historical Society recommendations for the 2024 Plan of Conservation and Development

In an email dated August 12, 2023, John Baron, Liaison of the Hebron Historical Society, submitted recommendations for amendment of the 2024 Plan of Conservation and Development and requested the opportunity to present and discuss the recommendations. A summary letter dated August 12, 2023 and a letter encompassing the recommendations, also dated August 12, 2023, are attached for your review.

An invitation has been extended to the Hebron Historical Society to present and discuss their recommendations.

MRB

 $\label{lem:hathboards} $\operatorname{H:Math}Boards \& \operatorname{Commissions}\ PZC\ 2023\ 09-12-2023\ Planners \ Report. docx $Attachments$$

Town of Hebron, Connecticut



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



SITE PLAN APPLICATION

✓ Amendment to Approved Site Plan

___ New Site Plan Application

Applicant Information
Name: John Tarquinio - The Tarquinio Estato
Address: 336 East St Hebron a Obay8
Phone: 860 228 1383 Fax: 860 - 228 3044
Email: Starquinin a fireside supplymet
Legal Interest:
Owner Information
Name: John Tarquino Address: 44 East St Hebron (T 06248
Phone: 860 986 3452 Fax: AUG 3 0 2023
Email: Harquinio Ofiresidisupply, not
Attached is documentation verifying ownership of the property. (Required)
Subject Parcel
Address: 336 East Street Hebron CT 06348
Size: Zone:
Is the subject parcel within 500 ft. of the Town boundary?
Requested Use
Application is made under Section 6.8.3.7 of the Hebron Zoning Regulations, requesting approval of the
Following use: Metal carport to house company vehicles.
-

Engineer/ Architect Name:
Address:
Phone: Fax:
Email:
Developer/Builder Name: FB Carports
Address: 70 Enterprise, Bristol CT 0600
Phone: 860 263 3797 Fax:
Email: Resecça, escarportsinc agmail.com
*Complete information in this section as applicable.
Taxes
Are/all real estate, sewer use, and sewer assessment taxes current? 🗹 yes 🗆 no
Attached is proof of payment. (required)
Fees 220.80
\$150 + \$ + \$10 Processing Fee + \$60 (State Fee) = \$
Signatures
Signature of Owner(s) Date: 8/30/23
ola la
Signature of Applicant(s) + (eSi) Date: 8/30/23

Revised 7/13

Success. Confirmation #140432762

An email confirmation has been sent to accounting@firesidesupply.net

CONTACT INFORMATION

Tarquinio Estate LLC

33B East St Hebron, CT 06248 accounting@firesidesupply.net

Payment Method

**** **** **** *121

BILL #	OPTION	AMOUNT
33 EAST ST	2022-01-0002821	\$4,680.71
Processing Fees		\$1.50
Total:		\$4,682.21

DOC# 100 Vol 482 Fs 131

44 EAST ST Return to: HESPOR CT DELY8

STATUTORY FORM EXECUTOR'S DEED

John Tarquinio, duly qualified and authorized Executor of the will of Nancy A. Tarquinio, late of Hebron, Connecticut

for Two Hundred Seventy-six Thousand and 00/100 (\$144,245.00) Dollars consideration paid, grants to

The Tarquinio Estate LLC, a Connecticut Limited Liability Company with offices at ##### _Connecticut

WITH EXECUTOR'S COVENANTS

All that certain piece or parcel of land known as 33 East Street, Hebron, Connecticut, more particularly described in Schedule "A" attached hereto and made a part hereof.

Signed this 12th of anuary, 2012

Witnessed by:

Estate of Nancy A. Tarquinio

John Tarquints, duly Qualified Executor

Tim Wentworth

State of Connecticut

SS.

Norwich

January 12, 2012

County of New London

Personally appeared John Tarquinio, signer of the foregoing instrument, and acknowledged himself to be the duly authorized Executor of the Estate of Nancy A. Tarquinio and the signing of this instrument to be his free act and deed in said capacity, before me.

Tim Wentworth

Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED

HERRON TOWN CLERK

DOC# 100 Vol 482 Pa 132

SCHEDULE "A"

33 East Street, Hebron, CT

land, with the buildings thereon, situated on the westerly side of the highway leading from Hebron to Bolton and now known as East Street in the Town of Hebron in the County of Tolland and State of Connecticut, and bounded and described as follows, to wit:

Commencing at an iron pin set in the westerly boundary line of said East Street at other land of this grantor, Ethel H. warks the southeasterly corner of the prewises herein described, warks the southeasterly corner of the prewises herein described, grantor and the Estate of Winthrop S. Porter and which iron pin the line runs thence S 62° 37' 00" walong other land of this hundred eighty-four and six tenths (284.6) feet to an iron pin; three hundred seventy-six and two tenths (376.2) feet to an iron pin; thence S 64° 28' 40" walong land last mentioned for a distance of pin; thence S 70° 34' 50" walong land last mentioned for a distance of one hundred fifty-eight and seven tenths (158.7) feet to grantor and the Estate of Winthrop S. Porter for a distance of one hundred fifty-eight and seven tenths (158.7) feet to grantor and the Estate of Winthrop S. Porter for a distance of wall; thence S 64° 08' 20" walong land last mentioned for a distance of the hundred five and four tenths (105.4) feet to a stone tance of one hundred five and four tenths (105.4) feet to a point for a distance of three hundred twenty-eight and eight tenths atone wall; thence N 17° 24' 10" walong land last mentioned (328.8) feet to a corner of stone wall; thence N 48° 53' 40" E along land now or formerly of Francis Rollo and Frank R. Post for a distance of seven hundred forty-one and two tenths (741.2) feet to a stone wall corner on the westerly boundary line of said East Street for a distance of four hundred seventy-five of beginning; containing nine (9) acres, more or less, and being a small portion of the prewises conveyed to Winthrop S. Porter and August 29, 1967, and recorded in Hebron Land Records at page 214 of Volume 61.

Said prewises are more particularly shown on a certain map or plan entitled "Survey Property of John & Nancy Tarquinio Hebron, Conn. Scale 1" = 40' Jan., 1968 I hereby certify this plan substantially correct. There are no soning violations as all buildings were built prior to soning. Thomas W. Redding, Jr., L. S. 5728", which map is on file in the office of the Town Clerk of said Town of Hebron.

DOC# 100 Vol 482 Pp 133

SCHEDULE "A" Continued

33 East Street, Hebron, CT

Excepting therefrom:

A certain piece or parcel of land situated northerly of Connecticut Route \$85, also known as Gilead Street, in the Town of Hebron, County of Tolland and State of Connecticut and shown and designated as: "AREA 5.747 Ac." on a certain map or plan entitled "PREPARED FOR JOHN C. 6 ROGER ROY CONN. ROUTE 85 HEBRON, CONNECTICUT" which map sheet 1 of 1 bears a scale 1" = 40", is dated 11/20/86, was prepared by Richard F. Mihok, licensed surveyor and professional engineer, which map is to be filed in the office of the Hebron Town Clerk, and to which map reference may be made for more particular description thereof. Said parcel is bounded and described as follows:

Commencing at a point marking the northwesterly corner of land shown on said map as: "JOHN C. E ROGER ROY 0.988 Ac.", thence proceeding N 05° 47° 15° B a distance of 144.03 feat along a rail fence to a point; thence proceeding S 79° 43' 12° W a distance of 103.28 feet along a stonewall to a point marking a corner of stonewalls; thence proceeding N 02° 58' 26° W a distance of 326.54 feet along a stonewall to a point marking the northwesterly corner of subject parcel; (the preceeding thence proceeding N 80° 05' 54" E a distance of 310.26 feet along said pointer land to a point in a corner of stonewalls marking the northwesterly corner of stonewalls marking the northwesterly corner of subject parcel; thence proceeding S 18° 19° 42° E a distance of 47°, 30 feet along land shown on said map as; "N/F TARQUINIO° to a point marking the southwesterly corner of said Tarquinio to a point marking the southwesterly corner of said Tarquinio 5 79° 18' 18° W a distance of 197.31 feet along land shown on said map as; "N/F PORTER" to a point; thence proceeding S 85° 24° 28° W a distance of 158.95 feet along said John C. and Roger Roy parcel to the point or place of beginning.

Subject parcal contains 3.747 acres by estimation.

Received for Record In Town of Hebron On Jan 12,2012 at 0**2:4**1P Volume 482. Page 13

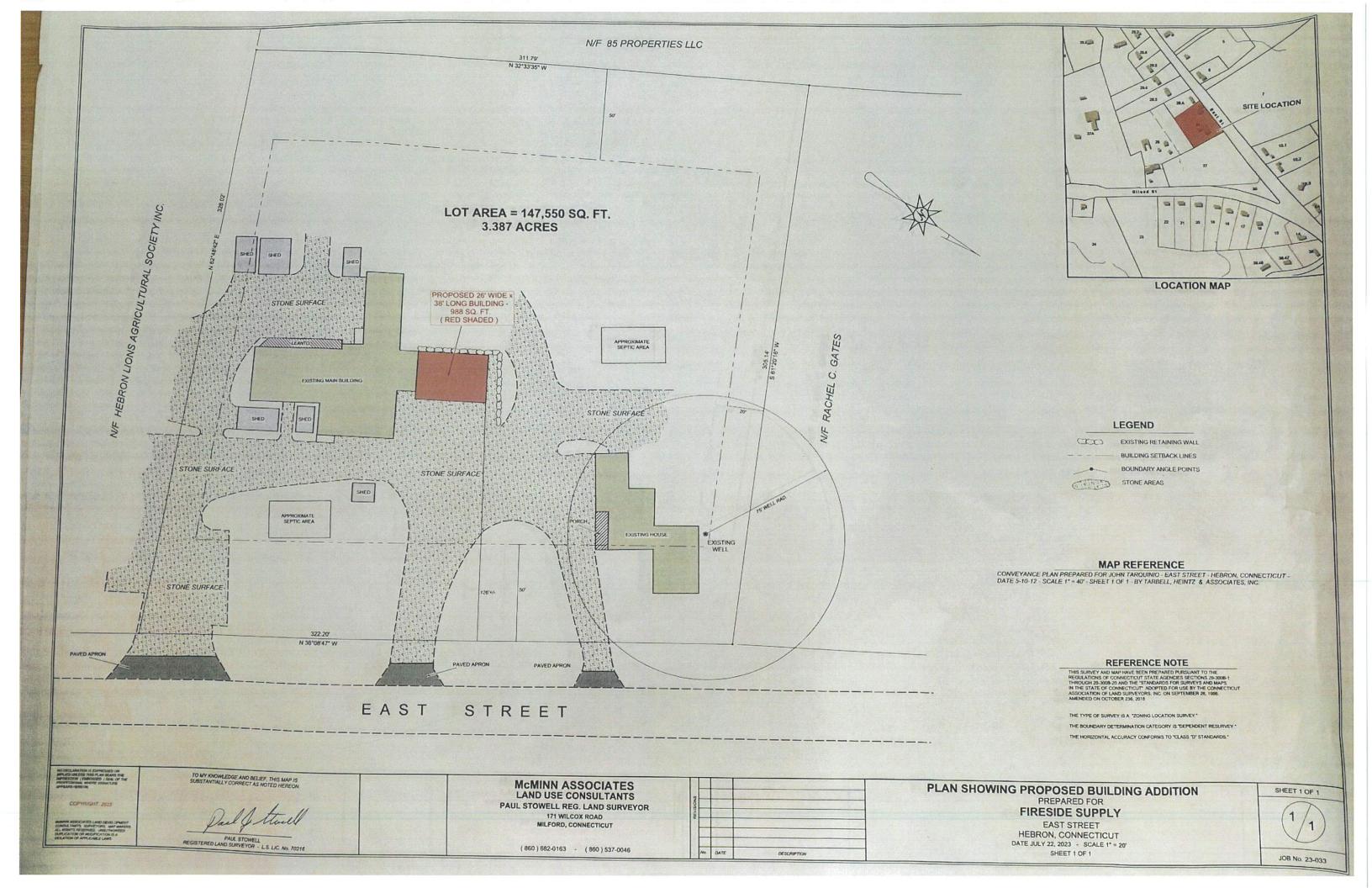
Town Clerk/Assistant

Tast

Town of Hebron Receipt for Payment

Date	Wednesday, August 30, 2023	Receipt No.:	7723
Address	33B EAST STREET		
Notes	PZC Petition #2023-6 - Metal carport to house company vehicles	1904411111111 THE STREET SECTION OF THE PERSON STREET STREET STREET STREET STREET STREET STREET STREET STREET S	HEE COMMERCIAN COMMERCIAN PROPERTY OF STATE STATE STATE COMMERCIAN COMPERCIAN COMMERCIAN COMPERCIAN

Land Use Agency Fees		Amount Due:	Monanchined conditional accusances non	\$220.00
Planning and Zoning Commission Fees	\$150.00		Payment	· · · · · · · · · · · · · · · · · · ·
Zoning Board of Appeals Fees	\$0.00		- aymene	
Sign Application Fees	\$0.00	Cash		\$0.00
Fee-In-Lieu of Open Space	\$0.00	Check		\$220.00
Engineering Fees	\$0.00	Check No:	2231	
Inland Wetlands Commission Fees	\$0.00	Credit Card:		\$0.00
State Conservation Fund Fee	\$60.00	Credit Card.		\$0.00
Letter or Legal Size	\$0.00			
Tabloid Size	\$0.00	Payment		\$220.00
Black and White Print	\$0.00	Cashier		D. Codbout
Color Print	\$0.00	Castlei		D. Godbout
Zoning Regulations	\$0.00			
Subdivision Regulations	\$0.00			
Inland Wetlands Regs.	\$0.00			
Plan of Development	\$0.00			
Application Processing Fee:	\$10.00			





Town of Hebron, Connect

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



SPECIAL PERMIT APPLICATION

New Special Permit Application; Amendment to Approved Special Permit
Applicant Information: Name: Par Ficherit Address: 24 addrson hond, 5last hony, CT 06033 Phone: 860-984-6594 Fax: Email: paulfourxfour@gmail.com Legal Interest:
Owner Information: Name: Pan Fung of Address: 13 Brows Mill Road SEP 6 2023 Phone: 860-92 - 6594 Fax: Email: paulfourxfour@gmail.com Datached is documentation verifying ownership of the property.
Subject Parcel: Address: \[\subseteq 3 \] \[\text{Dures} \] \[\text{HII Road} \] Size: \[\frac{4.10 \text{ Acres}}{2.0000} \] \[\text{Zone:} \[\frac{\mathcal{P} - 2}{2.000} \] \[\text{Assessor's Map and Lot \$\psi:} \] \[\text{Jo-3} \] Is the subject parcel within 500 ft. of the Town boundary? \[\text{Upsi yes} \] \[\text{No no } \] Is the subject parcel within a designated "Village District"? \[\text{Upsi} \] \[\text{yes} \] \[\text{No no } \]
Requested Use: Application is made under Section 2. E. 8 of the Hebron Zoning Regulations, requesting approval of the following use: 59100 S9 ft
Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town of Hebron:
not applicable
Parties of Interest*:
Engineer/ Architect Name: Dutton 9550CIHTES
1
Address: 67 Eastern Boul Eval 6-hoton bury CT 06033
Phone: 860-922-6594 Fax:
Email:
Developer/Builder Name: Best Choice metal Structers
Address: 191 Egyt wind Court Mount AIry IVC 27030
Phone: 336-320-8402 Fax:
Email:
*Complete information in this section as applicable.
Taxes:
Are all real estate, sewer use, and sewer assessment taxes current? yes no
Attached is proof of payment. (Required)
Fees: Pd. Cash on 9-1-2023-Dmg
Town Fee* $\$$ 200.00 + \$10 Processing Fee + \$60.00 (State Fee) = $\$$ 270.00 (payable to
the Town of Hebron)
* Town fee is established by Town ordinance.
Signatures:
Signature of Owner(s) PAN Date: 9/6/2023
Signature of Applicant(s) Date:

Revised 1/19

Unique ID: 4076				HEBRON				Card No:	1 of 1	
Location: 103 BURROWS HILL RD	WS HILL RD			Map Id:	30-3		Z one: R-2		Date Printed: 09/06/2023	9/06/2023
911 Address:				Neighb	Neighborhood:	125		ACC -181-1	ast Update: 1	11/17/2022
	🌼 👙 - 💝 Owner Of Record	Record			Volume/Page	Date	Date Sales Type	ype	Valid	Sale Price
FICHERA PAUL & HEATHER					0575 0497	Oct/16/2020	Trustee's Deed		YES	45,000
24 ADDISON RD GLASTC	GLASTONBURY, CT C	06033					Exempt			
				Prior Owner History						
BILLARD MARIE S SONS TRUST		BILLARD PETER J TRUSTEE	J TRUSTEE		0442 0440	Jan/26/2009			ON	0
BILLARD MARIE S					0442 0436	Jan/23/2009			ON	0
BILLARD ALBERT B FAMILY TRUST	Ţ		-		0390 0219	Jun/14/2005	Probate		ON	0
BILLARD ALBERT B					0137 0403	May/30/1989	Quit Claim		ON	0
BILLARD MARIE										
Permit Number: Date Cost	Cost New Hse	Status	% Сотр	GO Issued Est Completion			Réason for Change	Change 📑 📑		のはなり、
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						:	í			
	Supplemental Data			Inspection Information						
Census/Tract 5261	Historic #			Date/ Inspector / Action	O		tity Valu		Approximate and a second	
	LUC		01/0	01/08/2012	Ļ.			71,890 lotal Land Value	value	102,700
] 					Total Building Value	ling Value	0
CI SIS	-	4	Hea	Hearing Change				Total Outhide Value	Ida Value	c
GI SID			06/2	06/21/2011					ania value	>
			H S	Carro				Total Market Value	et Value	102,700
Sewer Units O			-0							0.5 1.40 1.00 4.00 1.00 1.00 1.00 1.00 1.00
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Total	4.10 102.	istory (Prior Year	102,700				7 U67	400 Anoralsad Totals		
	ent	2022	2021	2020	2019 T	Type	Acres Value	Type		Value
		71 890	75 320	590	590					
Building		0	0	0	0					
Outbuilding	0	0	0	0	0					-
Total 71,890		71,890	75,320	290	290					
								Totals		
				-	Ψ.	Application Date:		Expiration Date:		
在一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	がある。 では、 では、 では、 では、 では、 では、 では、 では、			Comments						
BOUNDARY ADJUSTMENT .6 AC FROM MAP 30 LOT 5A 10/02/2020 VOL. 575 PG 158 SURVEY MAP #1967	SOM MAP 30 LOT	5A 10/02/2020 VOL	575 PG 158 SUF	WEY MAP #1967						
VOL 541 PG 369 MAY 25,2017 BOUNDARY ADJUSTMENT WITH LOT 1 MAP VOL 33 PG 43	NDARY ADJUSTME	ENT WITH LOT 1 M	IAP VOL 33 PG 43							
2003-LOT SPLIT;										•
										_

Residential Fieldcard

Revaluation Date: 10/01/2021

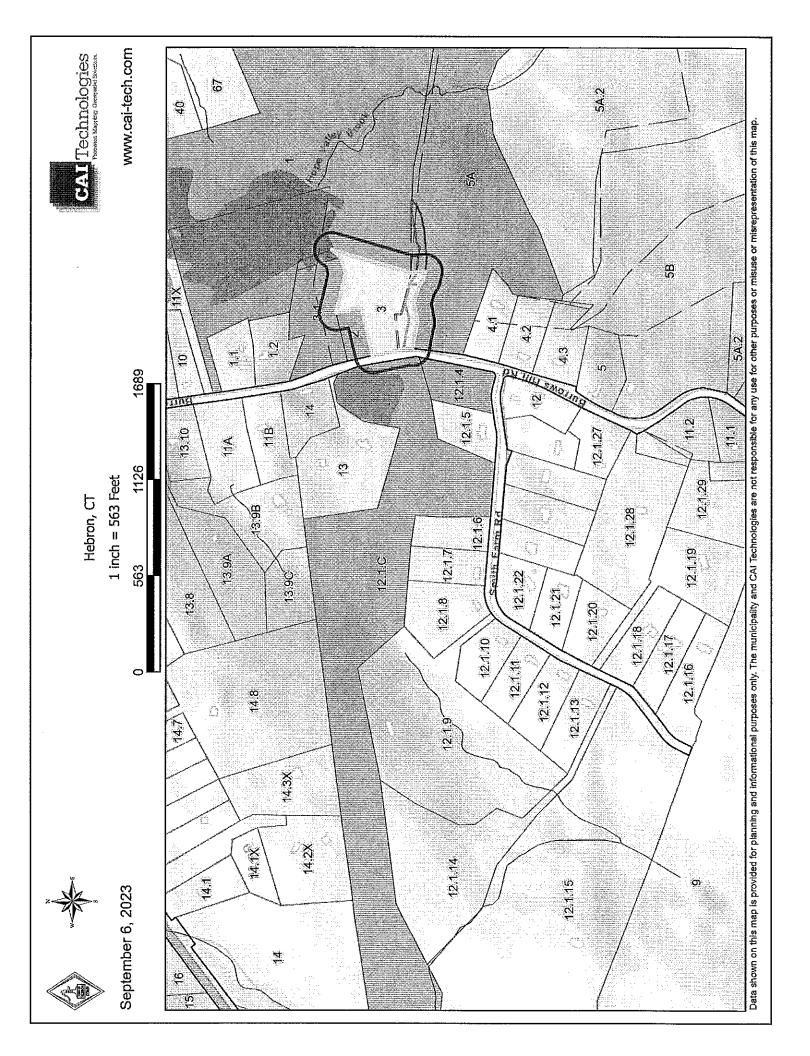
													% %	iue:	Year Condition Area/Qty V	
HEBRON	LL RD		Description Area/Qty Value				Type Attached Components.						Economical Depr. Functional Depr.	ding Val	Type Year Condition Are	
Unique ID: 4076	Location: 103 BURROWS HILL	911 Address:	Map Id: 30-3 General Description	Stories Design (Style) Construction Year Built Percent Complete	Finished Area Finished Area Does Not Include Finished Basement Area Froundation	Basement Area Finished Basement Garage Bays	Sump Pump HVAC	Heating Type %	Cooling Type Interior	Floors Attic Access Walls	Bath Cond Kitchen Cond Exterior	Roof Cover Roof Type Special Esatures Count/Area		. 18		Total Bedroom Kitchens Full Battis Half Battis



AS OF 09/06/2023

GENERAL DATA REAL ESTATE TOWN OF HEBRON

BILL NO: UNIQUE ID: LINK#	2022-01-0004076 4076		ORIGINAL OWNER: C/O: ADDRESS:	FICHERA PAUL 24 ADDISON RD	FICHERA PAUL & HEATHER 24 ADDISON RD				
FILLE# BANK: ESCROW:			ALDRESSZ: CITY ST ZIP: COUNTRY:	GLASTONBURY CT 06033	cr 06033				
VOL/PAGE: LIEN VOL/PAGE: DISTRICT:	575-497		PROP LOC.: EXR PROP LOC: M/B/L:	103 BURROWS HILL RD 30-3	HILL RD				
PROP ASSESSED: EXEMPTIONS:	71,890		ELD CODE: EXMPT CHANGE:	0					
COC CHANGE: NET VALUE: MILL RATE:	71,890 33.1900								
*** BILLED ***						,			
INST1 INST2 INST3 INST4 ADUS ADUS ADUS	TOWN 1,193.02 1,193.02 0.00 0.00 2,386.04				, i, ö,	TOTALS 1,193.02 1,193.02 0.00 0.00 2,386.04			
*** STUE THE ***									
TYPE CYCLE Pmt 1	LE DATE 07/28/2023 P	ADJ	TERM/BATCH/SEQ 4/1207/40	D TNST O	AMOUNT 1,300.00	INTEREST 0.00	LIENS 0.00	FEES 0.00	TOTALS 1,300.00
	TOTAL PAYMENTS				1,300.00	00.00	00.0	00.0	1,300.00
TOTAL BALANCE	TOTAL BALANCE DUE AS OF 09/06/2023		in the second						
INT DUE LIEN DUE FEES DUE TAX DUE NOW TOT DUE NOW BALANCE DUE		Ħ	1,086.04						
*** FIAGS *** Circuit Breaker Invalid Address	er Amount O ss Flag No		Benefit Year	0					





100 foot Abutters List Report

Hebron, CT September 06, 2023

Subject Property:

Parcel Number: CAMA Number:

30-3

30-3

Property Address: 103 BURROWS HILL RD

Mailing Address: FICHERA PAUL & HEATHER

24 ADDISON RD

Mailing Address: WOODS WILLIAM W JR & MEGHAN

Mailing Address: STEWART TIMOTHY D & JESSICA

6 SMITH FARM RD

59 BURROWS HILL RD AMSTON, CT 06231

AMSTON, CT 062311241

HEBRON, CT 062481501

99 BURROWS HILL RD

AMSTON, CT 062311204

ALYSSA

GLASTONBURY, CT 06033

Abutters:

Parcel Number:

30-1

30-1

Property Address: BURROWS HILL RD

Parcel Number: CAMA Number:

CAMA Number:

Property Address: 6 SMITH FARM RD

30-12.1.4 30-12.1.4

Parcel Number: 30-12.1.C

CAMA Number: 30-12.1.C Property Address: SMITH FARM RD

Parcel Number: 30-2 CAMA Number: 30-2

Property Address: 99 BURROWS HILL RD

Parcel Number: 30-3.1 CAMA Number:

30-3.1

Property Address: 91 BURROWS HILL RD

Mailing Address: HEBRON TOWN OF 15 GILEAD ST

Mailing Address: ROBSON CHRISTOPHER M

Mailing Address: BILLARD THOMAS P & JENNIFER A

91 BURROWS HILL RD AMSTON, CT 062311204

Mailing Address: ASHLEY SCOTT D

45 MILL LANE WEST COLCHESTER, CT 06415

CAMA Number:

Parcel Number:

9/6/2023

30-5A 30-5A

Property Address: BURROWS HILL RD



Town of Helson

Town Office Building
15 GILEAD STREET
HEBRON, CONNECTICUT 06248
TELEPHONE: (860) 228-5971
FAX: (860) 228-5980
www.hebronct.com

PLANNING & DEVELOPMENT

PLANNING

ECONOMIC DEVELOPMENT

CONSERVATION

HEALTH

BUILDING

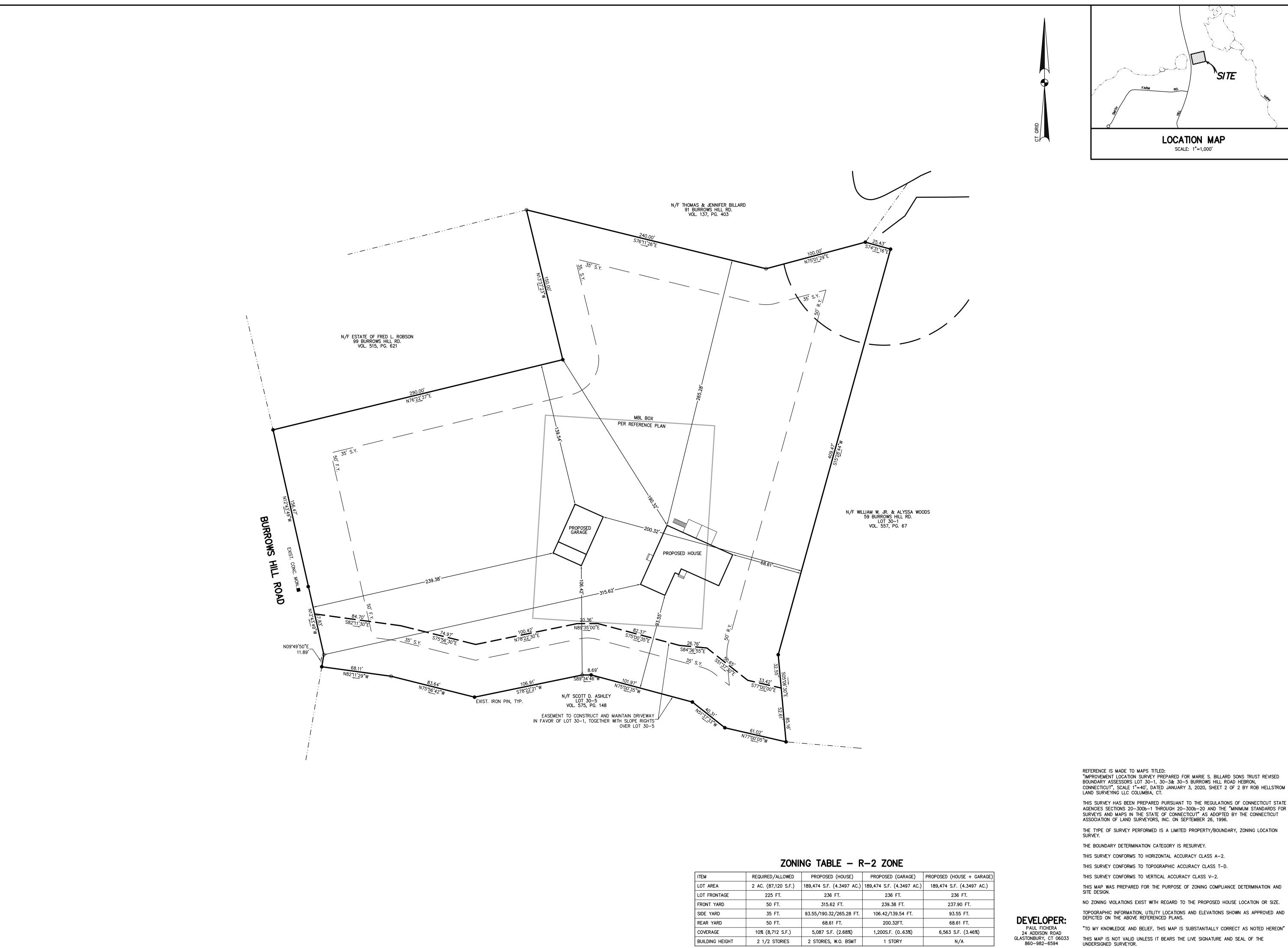
SPECIAL PERMIT APPLICATION CHECKLIST

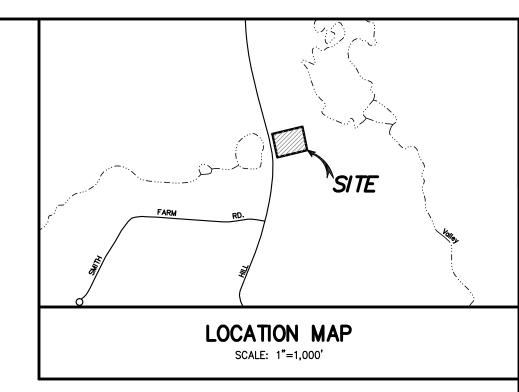
Applications are considered complete only when all of the information as required by the Hebron Zoning Regulations is received. Please use the following checklist as an aid to verify your application packet contains all of the required information, as incomplete applications will not be reviewed.

Office	Applicant	N/A	
			Application form with all information provided and with original
			signature
			Proof of legal interest in the subject property
			A statement describing in detail the proposed use or uses
			Verification from Tax Collector that taxes are current
			Abutters' List and Map from Assessor's Office (100' from subject
			property)
		100	Fourteen (14) copies and one (1) PDF copy of an accurate site plan
		(2)	When required by the Commission, a traffic study evaluating the
			impact of proposal on thoroughfares serving and/or affected by the
			development and shall, at a minimum, include data and information
			on:
			Existing average daily traffic and peak hour traffic of principal
			road(s)
			Location of existing and proposed curb cuts, traffic lights and
			intersections at the development site and within three hundred
			(300) feet from the development site
			Anticipated average daily traffic and peak hour traffic generation
			Traffic impact of proposed development
			Adequacy of right-of-way and travel way
			Recommendations for safe pedestrian and vehicular circulation
			Where applicable, the applicant shall include the written
			recommendations of the Connecticut Department of
			Transportation, and the Town Engineer
			If a multi-family development, twelve (12) copies of a report of the
			proposal including:
			Number of units proposed and breakdown of dwelling unit types
			The density of the proposed development (units per gross acre)
	***		Acreage in buildings and parking and acreage in open space
			Anticipated number of people and number of school age children

per unit
Projected dwelling unit floor areas and projected selling price or
rentals of units
A draft of proposed covenants and restrictions
A statement describing the proposed staging if the development is to be
constructed over a period of years
A report on the compatibility of the proposed development with respect to
the Plan of Conservation and Development, as amended, zoning
 regulations, and special plans for the area within which the proposed
development will be located
A report from the Hebron Fire Marshal commenting and/or recommending
on fire protection provisions affecting the development or nearby properties
Any other information which in the Commission's judgment will assist in
 evaluating the proposal
Pursuant to Public Act 05-124, for property subject to a conservation or
preservation restriction, and where activity is proposed within the restricted
area, a notarized statement from the applicant certifying that:
☐ the proposed activity involves only work that does not expand
or alter the footprint of an existing building; or
☐ the applicant provided written notice of such application,
certified mail, return receipt requested, not later than sixty days
prior to the filing of the application to the party holding a
conservation restriction or a preservation restriction, and the
holder of such restriction or the holder's authorized agent has
submitted a letter verifying that the application is in
compliance with the terms of the restriction

June 2018





DUTTON

JAMES W. DUTTON, L.S. #70074 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AN IF SUCH OCCURS, THE OFFENDER PROSECUTED TO THE FULL EXTENT OF THE LAW.

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REFERENCE IS MADE TO MAPS TITLED: "IMPROVEMENT LOCATION SURVEY PREPARED FOR MARIE S. BILLARD SONS TRUST REVISED BOUNDARY ASSESSORS LOT 30-1, 30-3& 30-5 BURROWS HILL ROAD HEBRON, CONNECTICUT", SCALE 12-40, DATED JANUARY 3, 2020, SHEET 2 OF 2 BY ROB HELLSTROM LAND SURVEYING LLC COLUMBIA, CT.

AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION

THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.

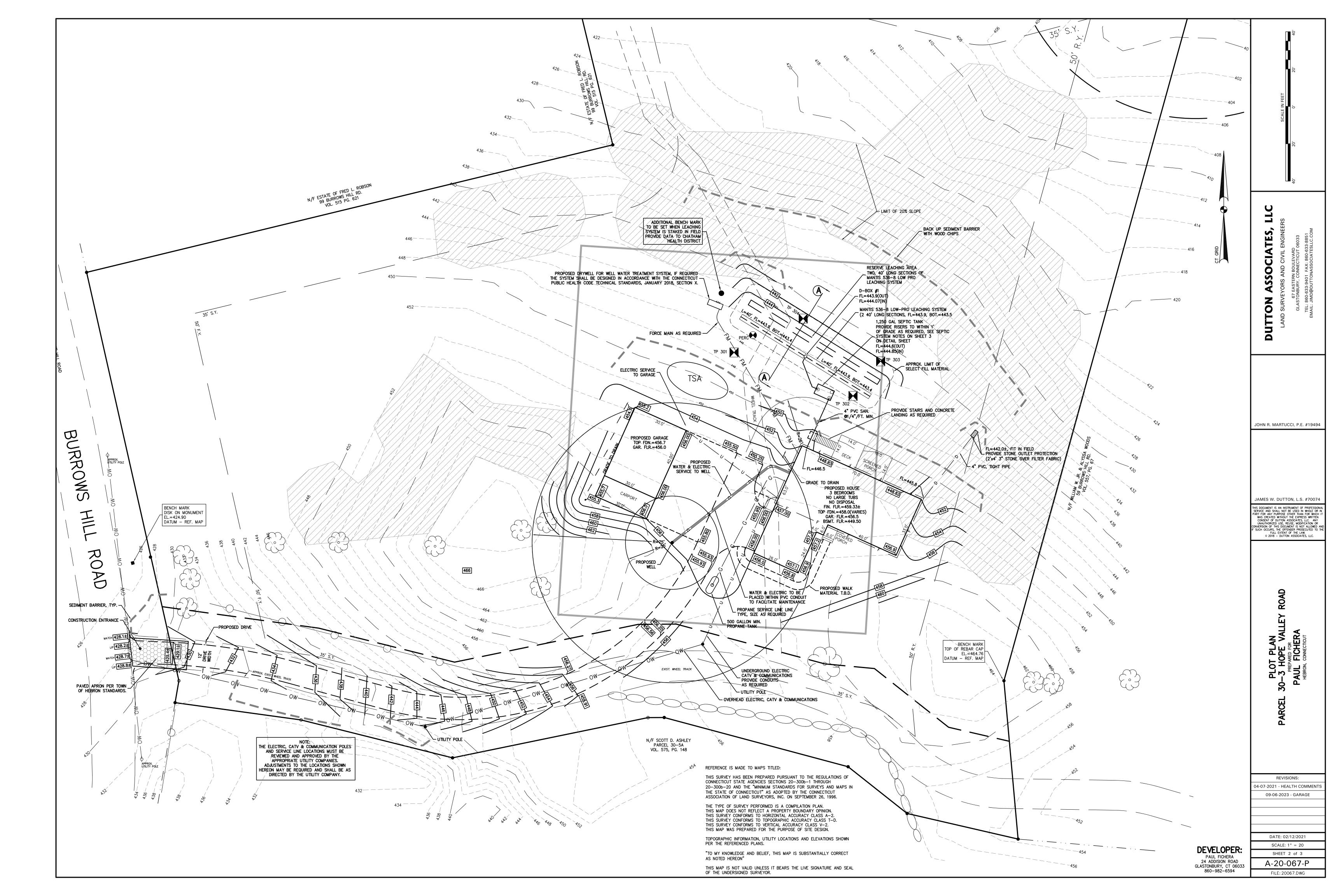
THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2. THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND

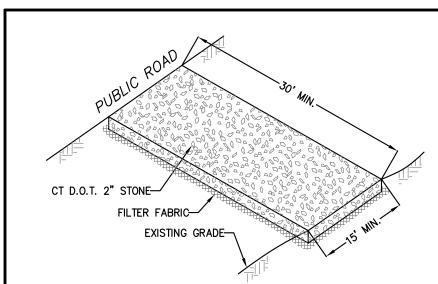
NO ZONING VIOLATIONS EXIST WITH REGARD TO THE PROPOSED HOUSE LOCATION OR SIZE. TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS AND ELEVATIONS SHOWN AS APPROVED AND DEPICTED ON THE ABOVE REFERENCED PLANS.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON" THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

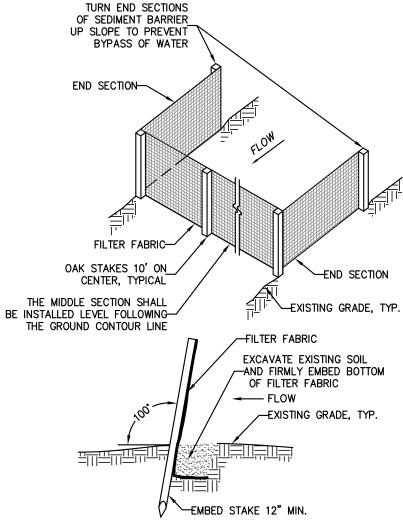
REVISIONS: 04-07-2021 - HEALTH COMMENTS 09-06-2023 - GARAGE

> DATE: 02/12/2021 SCALE: 1" = 40' SHEET 1 of 3 A-20-067-S FILE: 20067.DWG



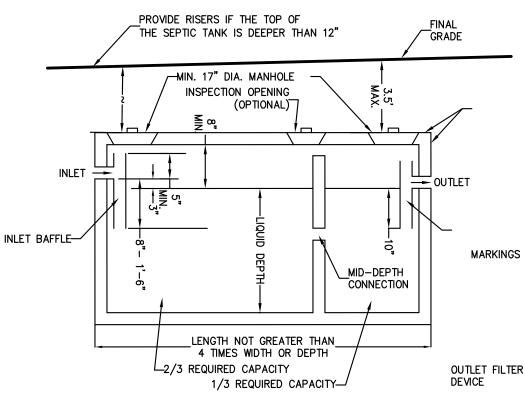


CONSTRUCTION ENTRANCE



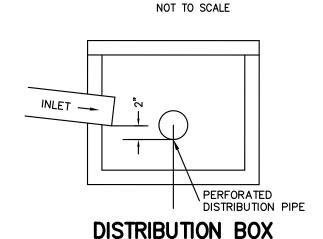
SEDIMENT BARRIER

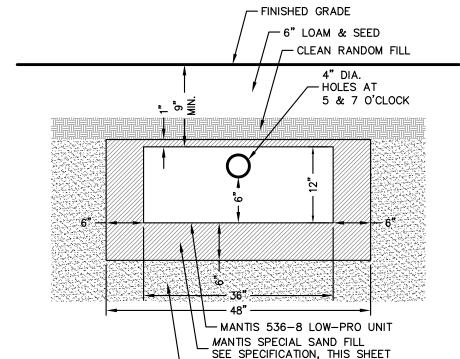
NOT TO SCALE



CONCRETE SEPTIC TANKS SHALL CONFORM TO SECTION V. "SEPTIC TANKS" OF THE "CONNECTICUT PUBLIC HEALTH CODE. REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS", REVISED THROUGH JANUARY 1, 2018

TYPICAL SEPTIC TANK





NOT TO SCALE

FOR ADDITIONAL INFORMATION AND INSTALLATION INFORMATION. CONTACT THE ELJEN CORPORATION 125 McKEE STREET, EAST HARTFORD, CT 06108 TEL 800-444-1359 ELJEN.COM

- SELECT FILL MATERIAL

SEPTIC SYSTEM NOTES:

THE LOCATION AND ELEVATION OF THE LEACHING TRENCHES SHALL NOT BE ADJUSTED WITHOUT FIRST CONSULTING THE HEALTH DEPARTMENT AND THE ENGINEER.

THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF CONNECTICUT PUBLIC HEALTH

A LICENSED SEPTIC INSTALLER MUST OBTAIN A "PERMIT TO CONSTRUCT" FROM THE LOCAL HEALTH DEPARTMENT BEFORE BEGINNING CONSTRUCTION OF THE SEPTIC SYSTEM.

THE LEACHING AREA SHALL BE STAKED FOR CONSTRUCTION BY A LICENSED LAND SURVEYOR A BENCH

MARK SHALL BE PROVIDED NEAR THE SEPTIC SYSTEM FOR HEALTH DEPARTMENT AND INSTALLER USE.

THE CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE LOCAL HEALTH DEPARTMENT A 24 HOUR MINIMUM NOTICE FOR INSPECTIONS. THE FOLLOWING INSPECTIONS ARE REQUIRED: A. SYSTEM & WELL STAKING, BENCH MARK.

B. LEACHING SYSTEM STRIP INSPECTION.

AN "AS-BUILT" SURVEY OF THE COMPLETED SEPTIC SYSTEM PREPARED BY A LICENSED LAND SURVEYOR (A-2 & V-2 ACCURACY STANDARDS) WITH "TIES" TO THE EXISTING STRUCTURE TO FACILITATE RECOVERY SHALL BE PROVIDED TO THE HEALTH DEPARTMENT AND OWNER FOLLOWING COMPLETION OF THE SEPTIC SYSTEM. THE SURVEYOR SHALL BE CONTACTED TO CONDUCT THE SURVEY PRIOR TO BACKFILLING THE

C. FINAL SYSTEM AND AS DIRECTED OR REQUIRED BY THE HEALTH DEPARTMENT.

IF SEPTIC TANK RISERS ARE INSTALLED, THE ORIGINAL SEPTIC TANK COVERS SHALL REMAIN IN PLACE. AT GRADE RISER COVERS SHALL WEIGH 59 POUNDS, MINIMUM AND/OR BE PROVIDED WITH AN ALTERNATE SAFETY DEVICE TO PREVENT INDIVIDUALS FORM FALLING INTO THE SEPTIC TANK. BELOW GRADE COVERS

PIPING FROM THE FOUNDATION WALL TO THE SEPTIC TANK SHALL BE 4" MINIMUM IN DIAMETER AND COMPLY WITH TABLE NO. 2 OF THE CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS. THE PIPE SHALL BE INSTALLED AT A MINIMUM PITCH OF 1/4 IN/FT.

PIPING FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX, BETWEEN DISTRIBUTION BOXES AND PERFORATED DISTRIBUTION PIPE SHALL BE 4" IN DIAMETER AND COMPLY WITH TABLE NO. 5 OF THE CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS.

ALL CHANGES IN PIPE DIRECTION OR GRADE SHALL BE MADE WITH PROPER FITTINGS.

SHALL CONTAIN ENOUGH METAL TO BE DETECTED BY A METAL DETECTOR.

THE SEPTIC TANK INSPECTION OPENINGS SHALL BE PROVIDED WITH RISERS IF GREATER THAN 12" BELOW

THE LEACHING AREA SHALL BE "ROPED OFF" OR OTHERWISE PROTECTED FROM DISTURBANCE AND TRAFFIC UNTIL CONSTRUCTION OF THE LEACHING AREA IS STARTED.

IT IS THE RESPONSIBILITY OF THE SEPTIC INSTALLER TO PROVIDE AND INSTALL SELECT FILL MATERIAL IN CONFORMANCE WITH THE FOLLOWING:

THE SEPTIC INSTALLER SHALL PROVIDE A SIEVE ANALYSIS TO THE LOCAL HEALTH DEPARTMENT OR ENGINEER FOR APPROVAL, IF REQUESTED.

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA.

TOPSOIL AND ORGANIC MATTER WITHIN THE LEACHING AREA SHALL BE STRIPPED PRIOR TO PLACEMENT OF THE SELECT FILL MATERIAL, EXCAVATION EQUIPMENT IS NOT PERMITTED IN THE LEACHING AREA UNTIL THE SELECT FILL MATERIAL HAS BEEN PLACED AND COMPACTED.

THE SELECT FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES IN DEPTH AND SHALL BE COMPACTED TO 90% OF OPTIMUM DENSITY.

AT THE DIRECTION OF THE LOCAL HEALTH DEPARTMENT OR ENGINEER, A PERCOLATION TEST MAY BE REQUIRED IN THE COMPACTED SELECT FILL MATERIAL TO CONFIRM PROPER PLACEMENT.

AND THE SIEVE ANALYSIS STARTED. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING CRITERIA:

THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE (3) INCH SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE). THE MATERIAL THAT PASSES THE #4 SIEVE IS THAN REWEIGHED

SIEVE SIZE	PERCENT PASSING		
	WET SIEVE	DRY SIEVE	
#4	100	100	
#10	70 - 80	70 - 100	
#40	10 - 50*	10 - 75	
#100	0 - 20	0 - 5	
#200	0 - 5	0 - 2.5	

*PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED

SEPTIC SYSTEM DESIGN

THE SEPTIC SYSTEM DESIGN IS BASED ON A PERCOLATION RATE OF 4.8 MIN/IN AND A

3 BEDROOM HOUSE, THE REQUIRED EFFECTIVE LEACHING AREA IS 495 SQ.FT. THE LEACHING SYSTEM SHALL CONSIST OF ONE ROW OF TWO, FORTY FOOT LONG SECTIONS (80 FT TOTAL) OF MANTIS 536-6 LOW PRO LEACHING SYSTEM. PROVIDING 520 SQ. FT. EFFECTIVE LEACHING

ELEVATIONS OF THE LEACHING SYSTEM SHALL BE ADJUSTED IN THE FIELD SO THAT THE BOTTOM OF THE

LEACHING SYSTEM IS NOT MORE THAN 13 INCHES BELOW EXISTING GRADE.

MLSS PROVIDED = 80 FT

MLSS ANALYSIS: HF = 18 >15%X % SLOPE, 1" TO RESTRICTIVE LAYER TP'S 301& 302) FF = 1.5 (3 BEDROOM HOUSE)PF = 1.0 (PERC. RATE 4.8 MIN/INCH) MLSS REQUIRED = $18 \times 1.5 \times 1.0 = 27 \text{ FT}$

10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

TEST PIT DATA TEST HOLE DATA OBSERVED 11/7/2019 BY STEVE KNAUF, R.S. & WES WENTWORTH, P.E.

TEST HOLE	#301	-inecesies	TEST HOLE	E #303
0 - 3" 3 - 31" 31-72"	TOP SPOIL BROWN SANDY LOAM GREY LOAMY SAND LOOSE COMP.	ACTION	0 - 5" 5 - 38" 38- 85"	TOP SPOIL BROWN SANDY LOAM GREY SANDY LOAM
	NO WATER NO LEDGE ROOTS 30"			NO WATER NO LEDGE
TEST HOLE #302			TEST HOLE	#304
0 - 4" 1 - 31" 31 - 95"	TOPSOIL BROWN SANDY LOAM GREY LOAMY SAND		4 - 39"	TOPSOIL BROWN SANDY LOAM GREY LOAMY SAND, LOOSE COMPACTIO

PERCOLATION TEST DATA

PERC TEST DATA OBSERVED 11/7/2019 BY WES WENTWORTH, P.E. READING CHANGE 10-1/4" 12-1/2" 13-3/4" 15-3/4" 17-1/2" 11:36 18-3/4" 1 1/4" RATE = 4.8 MIN/PER INCH TEST HOLE #301 DEPTH 20" PRESOAK 10:00

Specified Sand

The Specified Sand envelope around the Mantis units (6" minimum underneath, 6" minimum on the sides, 1" minimum on the top, and 3" in-between the Support Modules) shall meet the requirements as indicated in the Eljen Mantis Specified Sand Requirements chart listed below. This sand is a medium to coarse textured, washed, silica sand with less than 10% passing a #100 sieve and less than 5% passing a #200 sieve based on a wet sieve analysis. If your material falls outside of the specification, contact Eljen's Technical Resource Department at 1-800-444-1359 for a review of the sieve report. Eljen may approve the material under certain conditions to be used for the Specified Sand envelope around the Mantis

Some material suppliers are manufacturing their Connecticut Select Fill so that it will also meet the requirements of the Eljen Specified Sand Requirements specification, in such cases, that Connecticut Select Fill material can be used for the fill package and the sand envelope around the Mantis units as described above. Ask your material supplier for a sieve analysis to verify that your material meets the required specifications.

Eljen Mantis						
Specified Sand Requirements						
Sieve Size	Sieve Square Opening Size	Specification Percent Passing				
0.075"	(mm)	(Wet Sieve)				
0.375"	9.5 mm	100.0				
#4	4.75 mm	95.0 – 100.0				
#8	2.36 mm	80.0 - 100.0				
#16	1.18 mm	50.0 - 85.0				
#30	600 µm	25.0 - 60.0				
#50	300 µm	5.0 - 30.0				
#100	150 µm	< 10.0				
#200	75 µm	< 5.0				
Request a sieve analysis from your material supplier to ensure						
that the system sand meets the specification requirements						
listed above.						

Mantis System Installation Guidance

- 1. Carefully lay out the system components and boundaries defining the location and elevation for all trenches and distribution or drop boxes based on the outlet elevation of the septic tank and pipe grades required to maintain flow to each component.
- 2. Prepare the site according to state and local regulations. Do not install a system on frozen or saturated soils. When installing the Mantis in clayey soils, take precautions not to compact the area with heavy machinery.
- 3. Plan all drainage requirements above (up-slope) the system and set soil grades to insure storm water drainage and surface water is diverted away from the absorption area once the system is
- 4. Excavate a minimum forty-eight inch (48") wide level trench.
- 5. Remove all organic soil and roots within the absorption trench area.
- Scarify receiving layers including sidewalls to eliminate soil smearing. Once scarifying is completed, avoid walking over prepared absorption area until 6" minimum of the Specified Sand has been placed on the bottom of the trench.
- 7. Place, compact, and rake a minimum 6" finished level layer of Specified Sand along the trench bottom. Specified Sand must meet the minimum requirements listed on the chart on Page 3 of this manual. Ask your material supplier for a sieve analysis report to verify that the sand you are going to install meets this specification. A hand tamper or a vibratory plate compactor is sufficient for compaction of the Specified Sand layer.
- 8. Place the Mantis units in the trench with the fabric side up.
- 9. Adjust the modules to ensure they are spaced evenly and have not shifted during placement.
- 10. Center the units along the trench length. The remaining units are joined by connecting the Support Distribution Pipe (SDP) to one another. All pipe connections must be primed and glued.
- 11. Install termination caps at the end of the Support Distribution Pipe on each trench line to prevent soil intrusion into the Mantis units.
- 12. Direction changes are accomplished easily and quickly by using a variety of inexpensive off the shelf fittings. 90°, 45°, 22.5°, T, TY, and Y fittings are readily available at most local suppliers.
- 13. Specified Sand filling between and over the units may begin once the units are in the trench. Specified Sand must be placed lightly and may be accomplished with a backhoe or other suitable
- 14. Steps for placement of Specified Sand.
 - a. Starting at the top center of the Mantis units, use a minimal amount of Specified Sand necessary to set in place the bottom section of the Support Modules at their correct spacing.
 - b. Using a standard 2" x 4" wood stud, tamp and compact the sand that is in-between the Support Modules. Ensure that the void area under the Support Distribution Pipe is filled and compacted with Specified Sand.
 - c. After the Modules are set in place, cut the plastic straps holding the cardboard supports on the sides of the Mantis units.
 - d. Remove the cardboard supports from the bottom of the Mantis units by sliding them outward and along the bottom of the trench.
 - e. Remove the cardboard supports that are on top of the Mantis units. Remove any remaining
 - plastic straps from the cardboard supports from the trench. f. Additional Specified Sand is lightly added between the Support Modules and along the sides
 - of the Mantis units to bring the sand fill 1-inch above the Support Modules.
 - g. Using a standard 2" x 4" wood stud, continue to moderately tamp and compact the sand that is in-between the Support Modules. Spread additional Specified Sand as necessary.
- 15. Set distribution box to the proper elevation.
- 16. Make the connection to the beginning of the first Mantis row from the distribution box with SDR-35
- 17. Install a termination cap or vent piping if required at the distal (far) end of the distribution pipe
- 18. Venting is optional but required when the system has more than 18" of cover material as measured from the top of the unit to finished grade.
- 19. If required, install a 90° fitting at the distal (far) end of the SDP. Install a section of non-perforated pipe extended above final grade. Plumb to prevent rain water and pest intrusion from entering the system by using two 90° fittings or a mushroom cap fitting as shown in Figure 3 and 6.
- 20. Prior to backfilling the system, provide 1 additional inch of the Specified Sand fill over the top of the units to account for sand settling.
- 21. Complete backfill over the units followed by topsoil to a depth of 10" 18" as measured from the top of the units. 1" of the fill is Specified Sand, immediately on top of the unit. Systems with total cover that exceeds 18" as measured from the top of the units to finished grade shall be vented at the distal (far) end of the system. Backfill material shall be well graded sandy fill; clean, porous, and devoid of large rocks. Divert surface runoff with diversion ditches or berms. Finish grade to prevent surface ponding. Seed or sod excavated areas to protect against erosion. As with all systems, do not drive or pave over the absorption area.

THE PROPOSED GRADING AND UTILITY ELEVATIONS DEPICTED AND NOTED HEREON ARE BASED ON THE REFERENCED MAP (CERTIFIED ACCURACY A-2 & T-2). IF DISCREPANCIES WITH REGARD TO EXISTING ELEVATIONS OR LOCATIONS (TOPOGRAPHY) ARE FOUND DURING CONSTRUCTION, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED SO ADJUSTMENTS TO THE DESIGN CAN BE MADE.

THE PROPOSED TOP OF FOUNDATION (TOP FDN.), BASEMENT FLOOR (BSMT. FLR.), GARAGE FLOOR (GAR. FLR.) 448 AND GRADING SHOWN ON THIS PLAN SHALL BE REVIEWED IN THE FIELD BY THE OWNER, BUILDER AND ARCHITECT PRIOR TO CONSTRUCTION TO INSURE CONFORMANCE TO THE ARCHITECTURAL PLANS AND CONCEPTS. ANY ADJUSTMENTS TO THE PROPOSED ELEVATIONS OR GRADING SHALL BE REVIEWED WITH THE 447 ENGINEER AND THE HEALTH DEPARTMENT TO INSURE PROPER FUNCTION OF THE SEPTIC SYSTEM AND

PRIOR TO ANY EXCAVATION OR GRADING ON THE SITE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING THE CONNECTICUT UNDERGROUND UTILITY PROTECTION PLAN FOR UTILITY MARK-OUT (TEL.1-800-922-4455)

PRIOR TO THE START OF CONSTRUCTION, STRIPPING OR GRADING, SEDIMENT BARRIERS SHOWN ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OUTLINED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. THE BARRIERS SHALL REMAIN IN PLACE AND BE PROPERLY MAINTAINED UNTIL ALL UPSTREAM AREAS ARE STABILIZED TO THE SATISFACTION OF THE ENVIRONMENTAL PLANNER.

AT THE REQUEST OF THE ENVIRONMENTAL PLANNER, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS.

ALL DISTURBED AREAS WHICH ARE TO BE STABILIZED WITH VEGETATIVE COVER SHALL BE TOPSOILED, FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

ALL UNDERGROUND UTILITY (ELECTRIC, TELEPHONE, CATV, ETC.) INSTALLATION SHALL PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL TO THEIR POINT OF CONNECTION.

INSPECTION BY THE TOWN STAFF IS REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THIS INSPECTION EVALUATES COMPLIANCE TO THE APPROVED PLOT PLAN AND THE PERMANENT STABILIZATION REQUIREMENT. THE BUILDER SHALL NOTIFY THE TOWN UPON COMPLETION OF PERMANENT STABILIZATION.

A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED PRIOR TO ADEQUATE SITE STABILIZATION AS DETERMINED BY TOWN STAFF.

USED FOR ON SITE REGRADING. EACH STOCKPILE SHALL BE RINGED WITH SEDIMENT BARRIERS AND

STABILIZED AS DIRECTED BY THE ENVIRONMENTAL PLANNER.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. THE DRIVEWAY ROADBED SHOULD BE STABILIZED WITH COMPACTED GRAVEL OR AGGREGATE AS SOON AS POSSIBLE TOPSOIL AND/OR EXCAVATED SUBSOIL SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT

LUMBER AND BUILDING MATERIAL STOCKPILES, VEHICLE PARKING AND MOVEMENT SHALL BE CONFINED TO THE AREA OF DISTURBANCE. THE BUILDER SHALL PROVIDE A DUMPSTER FOR STORAGE AND/OR DISPOSAL OF ALL CONSTRUCTION WASTE.

THE CONTRACTOR SHALL VERIFY THE FOUNDATION DIMENSIONS AND IMMEDIATELY RESOLVE ANY CONFLICTS WITH THE ENGINEER.

ABBREVIATIONS

CONCRETE

WALK

VOLUME

WLK

VOL.

BCLC

INV.

F.L.

A.K.A.

F.Y.

S.Y.

R.Y.

RET

EXIST.

HYD.

W.G.

TOP FND.

BSMT. FLR.

SNET

BITUMINOUS

NOW OR FORMERLY

GRANITE CURB

TOP OF FRAME

TOP OF GRATE

CATCH BASIN

FRONT YARD

SIDE YARD

REAR YARD

RETAINING

EXISTING

HYDRANT

WETLANDS

WATER GATE

ALSO KNOWN AS

INVERT

FLOW LINE SANITARY MANHOL

BITUMINOUS CONCRETE LIP CURB

SOUTHERN NEW ENGLAND TELEPHONE

CONNECTICUT LIGHT & POWER

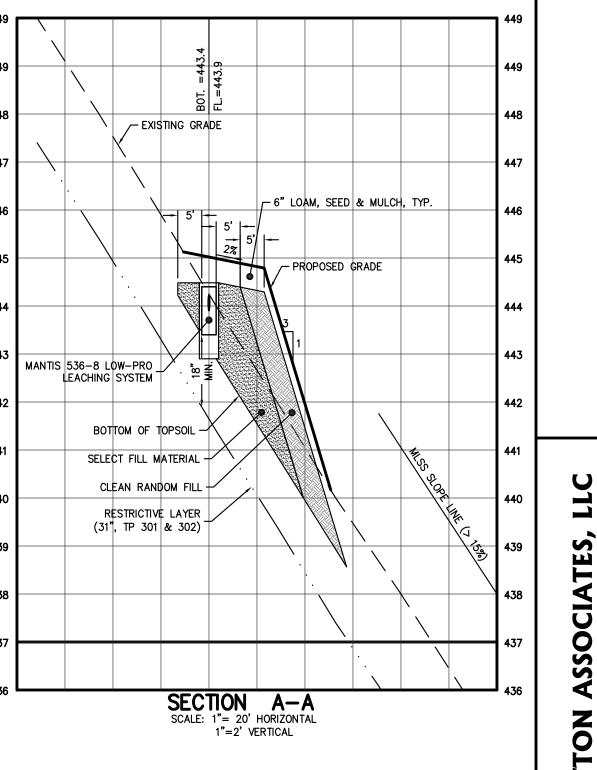
TOP FOUNDATION ELEVATION

BASEMENT FLOOR ELEVATION

GARAGE FLOOR ELEVATION

PRIMARY LEACHING AREA

RESERVE LEACHING AREA



LEGEND

PROPOSED IRON PIN CONCRETE MONUMENT PROPERTY LINE ABUTTING PROPERTY LINES EASEMENT LINE BUILDING LINE GROUND CONTOURS SPOT ELEVATION € \$ \$ \$ TREE/SHRUB

SIGN

LIGHT POLE

BUILDINGS

SEPTIC TANK

ROOF OVERHANG STEPS/HATCHWAY CONCRETE PAVEMENT

> BITUMINOUS PAVEMENT BITUMINOUS CURB

WETLANDS LIMIT BUFFER LIMIT WATERCOURSE

STORM SEWERS FOUNDATION DRAIN CURTAIN DRAIN

UTILITIES (ELEC, TEL, TV)

DISTRIBUTION BOX LEACHING TRENCH TEST PIT LOCATION WELL

SEDIMENT BARRIER

CONSTRUCTION ENTRANCE (TSA SOIL STOCKPILE

WELL

04-07-2021 - HEALTH COMMENT

JOHN R. MARTUCCI, P.E. #19494

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DATE: 02/12/2021 SCALE: AS NOTED SHEET 3 of 3 A-20-067-P

FILE: 20067.DWG

TYPICAL SECTION - LEACHING SYSTEM NOT TO SCALE

Hebron Historical Society Greater Together Community Grant

Trails and Tales – Meet your neighbors (5 QR Tours of Hebron Center)

- 1 Marjorie Circle beginning at Airdorondack chairs down Marjorie Circle and return to Gull Schoolhouse, to WWII Civilian Watch Station back to Airdorondack chairs.
- 2 Church Street from Kinney Road crosswalk to Route 85/66 Traffic light
- 3 North side of Hebron Green from Congregational Church to business district
- 4 Wall Street from RHAM campus to Old Burying Ground
- 5 South side of Hebron Green and Old Town Hall

Goal – Develop an educational, social and architectural history for use by school groups, scout groups, families and interested pedestrians along Hebron Center's sidewalk system.

To fulfill the role assigned to the Hebron Historical Society by the Planning and Zoning Commission as stated in the 1998, 2014 and future 2024 Plan of Conservation and Development (POCD) based on current research and to provide access to historical images of Hebron Center.

Methodology – use of QR codes mounted on a 3-foot-high Pressure Treated (PT) 4x4" with the top cut at a 45-degree angle located next to the town owned verge along Hebron Center sidewalks or on town owned land. Some posts will include multiple QR codes.

Overarching concept – due to events like the Fire of 1882, the history of Hebron Center is not fully represented by existing architecture, but is encapsulated by numerous archaeological sites.

- Hebron Center was never densely populated during the Colonial Period.
 There is only one pre-Revolutionary War house currently standing in Hebron Center.
- There are only 2 post-Revolutionary-1800 houses in Hebron Center.
- Federal development remains along Church Street and to a certain extent along the south side of the Green.
- The north side of the Green, Douglas Library and American Legion represent Victorian buildings replacing earlier structures.

 Buildings shown in yellow from the Beers 1869 Map of Hebron – no longer exist



Sample Tour - Marjorie Circle

Trails and Tales - Meet Your Neighbors along Marjorie Circle Index

Introduction—post by Adirondack chairs

View South of Dr. Orrin White / Horton house—post in front of #8 Horton House

Horton House

21 Marjorie circle – Fuller House – post between #21 and #25

25 Marjorie Circle – Marjorie Martin House

#30 Marjorie Circle – Pliny Parker House—post on north end of Gull School site

22 Marjorie Circle – Miss Esther Buell's House

Gull School—post by Gull School

WWII Civilian Watch Station—post by Watch Station

Commented [MB1]: The proposed post location (Gull School site) seems far away from #30

Hebron Records Building—post by Old Records building

Hendee's store location—post by crossing to Congregational Church Conclusion

Stop 1

Trails and Tales -- Meet Your Neighbors along Marjorie Circle

Welcome

You are invited to meet some of the people and explore places from Hebron's past along Marjorie Circle. This child and family friendly QR tour can be done in any order with each site being a short walk from here. Just click on a QR code and you are on your way to meet your neighbors from Hebron's past.

Getting started -- A Changing Townscape

Have a seat in one of the Adirondack chairs seasonally placed next to the Old Town Records building.

Take a look at the buildings to the south of the Route 85/66 traffic light heading toward Colchester.

This section of the Hebron Green has been changed several times over the past 300 years. Originally the Hebron Meetinghouse stood where the traffic light is located. Further south was the Hebron elm planted in 1763 to commemorate the end of the French and Indian War. To the west stood the Post House and store as well as Fuller's tavern.

Think about it

Change and time are interrelated. Often as time goes on, a given scene whether natural or man-made will change. Try to keep the image you see today of Hebron Center in your mind. If you visit this spot 5 or 10 years from now, see if you can remember things that were different. To a large degree this is what history is about, noting changes over time. Another part of history is explaining why those changes took place.

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society



Hebron Center in 1830 by Reuben Rowley from a c 1910 postcard

Commented [MB2]: It would be helpful to provide some direction for tourists to understand from where and in what direction this rendering was produced



William Annable sketch of Hebron Center c 1840 courtesy of the Douglas Library



Tennant postcard of Hebron center c 1903



Tennant postcard about 1910

Thinking about it

- Compare the four views of Hebron over time with what you see today. What has changed and what has stayed the same? Based on the views, in what time period would you like to live? Why?

Where to go next

From here walk down Marjorie Circle to see how this neighborhood has changed over the years. A reminder that the homes along Marjorie Circle are on the Hebron National Register of Historic Places, but are private dwellings. Please remain on the public right of way and respect the owners' privacy.

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Stop 2******************************

The View to the West of #8 Marjorie Circle looking down the road





Tennant postcard

Fuller's Tavern stood until 1888 where Route 66 crests the hill before the traffic light. It stood to the left of the Tennant postcard view reproduced above. Today, not only has Fuller's Tavern disappeared, but several other structures have also vanished as well. The Crane House and Conference House no longer remain (located to the left of the postcard view). This early 20th century photograph shows Marjorie Circle when it was the primary route to Marlborough before Route 66 was built. The Conference House served as a lecture hall for people in Hebron. In an age of rudimentary newspapers and without internet media, the Conference House provided a lecture room where speakers could talk about important topics, such as the effects of the Fugitive slave Act on New England's

Black population, the role of states' rights, or Darwinian thoughts on evolution. Eventually the Conference House was turned into a garage and then demolished.

Think about it

Do you or your family ever attend special programs together? If so, what type? Do you ever watch a documentary program with your family on TV?

What other buildings do you see in the postcard that are no longer standing today?

Where to go next

From here continue to walk down Marjorie Circle. A reminder that the homes along Marjorie Circle are on the Hebron National Register of Historic Places, but are private dwellings. Please remain on the public right of way and respect the owners' privacy.

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Dr. Orrin White's house – Horton House #8 Marjorie Circle





C. L. Pendleton 1893

When this house was built in 1856 it was one of the most stylish houses in Hebron with its wide eaves and flat tin roof that undoubtedly came from Mitchell's tinsmith shop located by Fuller's tavern across the way. Dr. White treated many African American families in Hebron. In the 1850's, he had a 13-year-old African American woman named Almira Russell in his household. Dr. White died in 1867 during an outbreak of smallpox amongst Hebron's African-Americans.

To assist with the housekeeping Dr. White's family employed a young Irish woman named Mary Fitzgerald who lived with the family. In the 1850's Rosa Cavrod and Ellen Fitzmore were two of the five young Irish women who sought employment as housekeepers in Hebron Center. By the 1860's there were many Irish girls working in the Silk Mill in Amston, then called Turnerville. When the Railroad was put in during the 1870's, many Irish workmen were employed. After the Civil War many of these young Irish workers moved on to other jobs, but a few purchased farms and settled in town.

Think about it

Rosa Cavrod, Ellen Fitzmore and Mary Fitzgerald probably did not attend either the Congregational or Episcopal churches in Hebron Center and there was no

Roman Catholic Church nearby. Sunday would be their day off. How do you suppose they spent their day off?

Where to go next

From here continue to walk down Marjorie Circle. A reminder that the homes along Marjorie Circle are on the Hebron National Register of Historic Places, but are private dwellings. Please remain on the public right of way and respect the owners' privacy.

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Fuller House-- #21 Marjorie Circle





Courtesy Hebron Ct American Bicentennial Celebration publication 1976

This is one of the few "mansion Houses" remaining in Hebron Center. By the early 1800's there were several similar houses along the north side of the Green. These houses featured their long side to the street with five windows over a central front door and might have one or two chimneys. This form of Georgian architecture was favored by local elites as a symbol of their status and economic position in town. In the 1700's the term "mansion house" was a term used to describe a two-story house. Since business transactions were based on credit, having a large house was a way of advertising one's solid credit standing in a community.

Look at the gable of this house. There are two windows in the attic space and a smaller one above. This might be a characteristic of a builder in Hebron's past named Joseph Trumbull Griswold who rebuilt the Jonathan Peters' house at Burnt Hill Park in 1805 and built large houses in Hebron, Westchester, and Colchester.

Think about it

Can you think of any other old houses you have seen in Hebron like this? Most of the other large houses like this one would have belonged to prosperous farmers. However, a large house like this one in Hebron Center might have also been the home of a minister, lawyer, doctor or other professional who might run their farm with hired labor.

Where to go next

Marjorie Martin House -# 25 Marjorie Circle



S. B. Pendleton c 1900

This is the oldest house still standing in Hebron Center. It is one of few houses in Hebron that would have stood before the American Revolution. Few battles of the American Revolution were fought in Connecticut. However, in 1780 Lebanon was the site of where the French Cavalry units camped. In June of 1781, Lauzun's French Hussar Troop marched by this house on their way to Yorktown, the last battle of the Revolutionary War.

From 1772-1775 this house served as a merchant's store. By the early 1800's, this house was home to two remarkable Hebron women who supported themselves independently. Jobs for women were scarce in the 19th century. In 1835, this was the home of Miss Bradford who ran an academy or finishing school "for select young ladies". Later in 1854, it was the home of Sybil Gillett who made bonnets and sold them from this house. In the mid-20thcentury it was the home of Miss Marjorie Martin, Librarian at the Douglas Library and for whom the road was named.

Think about it

In the 1800's there were few jobs for women. Most women were expected to marry. If not, they could sew or teach school. Do you know how to sew? Why would that be a valued skill in a time without sewing machines or ready-made clothing?

Name some jobs today that women might have. How are they different from sewing and teaching?

Where to go next

From here cross the road to the Gull Schoolhouse. A reminder that the homes along Marjorie Circle are on the Hebron National Register of Historic Places, but are private dwellings. Please remain on the public right of way and respect the owners' privacy.

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Pliny Parker House – # 30 Marjorie Circle





Courtesy Hebron Ct American Bicentennial Celebration publication

Pliny Parker was a broom maker and farmer. He sold his farm products and made brooms during the winter. In the 1840's, he employed a young Irish laborer named Patrick. Patrick's Irish background was totally different from Pliny Parker's Yankee origins. Patrick spoke English differently and was from a Catholic background, Thus, Patrick celebrated different holidays. Pliny Parker grumbled in his diary that he had to give Patrick the day off to celebrate Christmas and St. Patrick's Day. It was only around the time of the Civil War in the 1860's that many Yankee families came to celebrate Christmas. Thus, Patrick's request to have Christmas Day off came as a surprise to his Yankee employer.

Think about it

What would it be like if you moved to a country where your culture was different? Would you give up your holiday celebrations for newer ones, if you moved to a different place?

Miss Esther Buell's House #22 Marjorie Circle-



This house is one of the few fully developed smaller Greek Revival Houses in Hebron Center. Notice how it is different from the surrounding houses. It was built to look like a small Greek temple with its pediment (triangular section of the front gable) facing the street. It's a melding of traditional elements like clapboards, windows and doors with fashionable Grecian moldings, cornices, and columns. Despite its small size, the house was designed to look fashionable.

Think about it

If your family were to build a house, would they design it themselves or buy a house already built? Why? How is you house similar or different from your neighbors'.

Where to go next

From here walk toward the Gull Schoolhouse.

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Gull School -relocated from Old Colchester Road.



This building was moved to Hebron Center from the Gull section of Old Colchester Road. It is a district school and represents how children in the 1800's would receive their education. Older and younger students would all learn in the same room, but be taught different lessons which they would then memorize and recite out loud. By colonial and then state law, colonial towns had to provide schools for their residents. One of the purposes of property taxes was to finance schools and school teachers. In an age before gasoline powered engines, children had to walk to school or go by horse and buggy. Towns divided their area up into school districts. In 1870, Hebron had 11 school districts. Many of these one-room schools still stand in Hebron. Charles M. Profit, a young African American boy, who lived on the Northam family farm went to school here learning his lessons along with Yankee children. As you travel through Connecticut, see if you can spot former one room schools now turned into houses.

Think about it

Are you ever asked to memorize a lesson and recite it back? Why at a time when books and paper were somewhat expensive would using memorization skills be useful? How is this school similar or different from the school you attend(ed)?

Where to go next

From the Gull Schoolhouse walk toward the Hebron Town Office building to the WW II Civilian Watch Station.

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

WW II Civilian Aircraft Observation Post --



This building once stood at the top of the hill on the Hebron / Columbia border and was used early in World War II to keep watch for enemy airplanes that might threaten the peace. Eventually radar technology made its purpose unnecessary. During WWII, Houses and factories had blackout curtains to prevent them from

being seen from the air during the night. People in Hebron changed their way of life to further the war effort. Victory Gardens were planted to supplement food sources. Some products like gasoline and butter were rationed and women went to work in factories to take the place of men fighting in the war.

Think about it

Do you know anyone who fought or lived during WWII? Do they ever talk about their experiences?

How would your life be different if gasoline were rationed or limited? Would you walk or ride a bike more?

Where to go next

From here, walk past the Hebron Town Office Building toward the small Old Town Records Building.

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Hebron Records Building -





These brick buildings date from 1910 and 1960. They contain the records of Hebron from before 1708 to the present. These records list births, marriages and deaths as well as property sales. They provide a continuous record of change in Hebron over the past 300 years. By 1744 only 40 years after settlement, Hebron had over 150 families with 7, 8 or 9 children within its bounds. As a result, a once vast tract of land came to be divided up into smaller farm parcels.

Think about it

Hebron originally included parts of Marlborough and Andover. In 1744 Isaac Pinney drew a map of Hebron showing where families lived. Many of the roads that go through town today are shown on the 1744 map. The center of town is marked by the lopsided rectangle in the center. Can you identify any roads that you use today that existed in 1744?

Where to go next You are now close to where you began this tour. Have a seat in the Airdorondack chairs and look at the surrounding area. When ready, go down to the cross walk heading toward the Congregational Church

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Hendee house and store no longer standing, located where Route 85 heads toward Gilead





Before 1882 the space between Dr. White's House and the Congregational Church was the location of Hendee's house and store, one of 5 stores located in Hebron Center. There is little evidence that Hebron residents were part of the Underground Railroad before the Civil War. However, the Hendee residence in Andover is known to have been a stop. One can only speculate on whether the Hendee family living here was involved. In 1850, Abner Hendee employed a 20-year-old Irish woman as a housekeeper. On a windy April Day in 1882 sparks from the Hendee chimney landed on the store roof setting the store and most of the buildings to the east of it on fire. The fire of 1882 forever changed Hebron Center. Almost all that you see on the north side of the Green looking toward the Old Town Hall dates from after that blaze.

Think about it

There was no Hebron Fire Department in 1882. How do you think people back then might have tried to put the fire out? Looking at the lower picture, how successful were they?

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Conclusion – Return to Airdorondack chairs where you started this tour and look south down Church Street. Imagine that you are living in Hebron in 2123, how might Church Street look then? Would there be street lights? How might people travel? Do you think any of the buildings and landscaping you have seen today will be around 100 years from now?

Meet Your Neighbors QR Tours funded by the Hebron Greater Together Community Fund in conjunction with the Hebron Historical Society

Hebron Planning and Zoning Commission Town Office Building 15 Gilead Street Hebron, Connecticut 06248

Members of the Planning and Zoning Commission:
Natalie Wood, Chairperson nwood@hebronct.com
Frank Zitkus, fizitkus@hebronct.com
Dave Sousa, dsousa@hebronct.com
Devon Garner, dgarner@hebronct.com
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Matthew Bordeaux, Town Planner, mbordeaux@hebronct.com Michael O'Leary, Consultant-2024 POCD Update, moleary@hebronct.com

Subject: Summary of Hebron Historical Society recommendations for the 2024 Plan of Conservation and Development

Dear Chairperson Natalie Wood, members of the Planning and Zoning Commission, Matthew Bordeaux, and Michael O'Leary,

At the invitation of Chairperson Natalie Wood of the Hebron Planning and Zoning Committee, the Hebron Historical Society POCD Update Committee has been meeting for several months to discuss how revisions to the 2014 Plan of Conservation and Development align with the mission statement of the Hebron Historical Society and provide for avenues of future collaboration. Please find attached a detailed report on the recommendations suggested by the Hebron Historical Society and the Hebron Historical Society 2024 POCD Update Committee. Below is a summary of the issues and recommendations noted in that report.

The Hebron Historical Society is cited within the 2014 POCD, and would like to further collaboration by having the following items considered for addition to the 2024 POCD:

- * Greater enhanced engagement between town boards, elected officials, staff, knowledgeable public, and the Hebron Historical Society, particularly regarding the acquisition and changes related to historic structures, properties, and sites, etc. in Hebron.
- * Creation of an enhanced and inclusive narrative of Hebron's history that represents Indigenous Peoples, African Americans, and other under-represented minorities, who contributed to Hebron's past referenced to significant social and political trends or events.
- * Initiation of an inclusive evaluation (with the collaboration of town staff and support with the Hebron Historical Society) to further research historical aspects of properties (structures, archaeological sites, and land, etc.) currently owned by the town.

- * Expanded listing and mapping of privately and publicly owned prehistoric and historically important areas of sensitivity throughout Hebron including architectural, archaeological, and historical landscape, etc. aspects.
- * Initiation with the inclusion of the Hebron Historical Society of a historical review process prior to acquisition of properties by the town of Hebron.
- * Development of town ordinances align with State of Connecticut guidelines for the protection of archeological sites owned by the Town of Hebron.
- * Clarification and prioritization of current preservation ordinances linked with Town of Hebron designations of the Hebron Green with a focus on preserving salient historic features and having construction and/or reconstruction conform with scale, fenestration, building materials, etc.
- * Emphasis and inclusion of the Secretary of State Standards for Rehabilitation of Historic Buildings in preservation of historic structures.
- * Update of Hebron Architectural and Archaeological Resource Survey/ Inventory, www.hebronhpc.org and www.connecticutbarns.org to remove errors, more comprehensive inclusion of barns, out buildings and archaeological sites. Adding information from the Town of Hebron Indigenous and African American SHPO study when available, Witness Stone research, and other historical research.

Thank you for your time and consideration, please let us know if you have any questions. At your convenience, members of the Hebron Historical Society would like to schedule a meeting to discuss the following recommendations for the 2024 POCD Update.

Sincerely,

Mary-Ellen Gonci President info@hebronhistoricalsociety.org

John Baron Liaison, Hebron Historical Society POCD Update Committee baronj53@hotmail.com

Hebron Historical Society P. O. Box 43 Hebron, CT 06248-0043 August 12, 2023 Page 1

Hebron Planning and Zoning Commission Town Office Building 15 Gilead Street Hebron, Connecticut 06248

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Matthew Bordeaux, Town Planner, mbordeaux@hebronct.com Michael O'Leary, Consultant-2024 POCD Update, moleary@hebronct.com

Subject: Hebron Historical Society recommendations for the 2024 Plan of Conservation and Development Update

<u>Suggested revisions to the 2014 POCD are printed in **BOLD**.</u> <u>Page numbers reflect the 2104 POCD</u>.

Section 1

A. Community Description

Page 5

The Town of Hebron, incorporated in 1708, is in central Connecticut, approximately 20 miles southeast of Hartford. The Town is bisected by Route 66, which runs east-west through the Town, and by Route 85, which runs north-south. The Town contains 37.5 square miles (24,000 acres of land). It has a population density of approximately 258 persons per square mile. The topography within Town is primarily rolling hills, typical of the eastern uplands of Connecticut. Hebron is one of the few towns in Connecticut with a continuous artifactual record of human occupation from the Late Paleoindian Period (9,000-10,000 years ago) to the present. Hebron was shaped by Indigenous people, colonial settlers, both enslaved and free African Americans and European immigrants. The Town's landscape remains traversed with numerous stonewalls as a tribute to its proud agricultural heritage, with several farms still in operation, and over 900 acres of land permanently preserved as agricultural land by farmland preservation programs. Historically significant homes built prior to 1948, buildings, and archaeological sites exist throughout the Town of Hebron.

Section 2

H. Streetscapes and Scenic Vistas

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Streetscapes

Streetscapes is the other category that deserves special attention. Hebron has numerous examples of historical roads, including Church Street, parts of Gilead Street, and East Street that were planned before the settlement of Hebron in 1704-1705. These streets, with the associated stonewalls, mark original proprietor lots laid out in 1702 and include significant archaeological sites. Some of Hebron's roads are recorded on Isaac Pinney's 1744 map, such as Old Colchester Road, East Street, Burrows Hill Road, and Kinney Road. 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 to remove the tree line edge, and if other poor design decisions are made.

Section 2

H. Streetscapes and Scenic Vistas

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Objective

3. The character of the Town's rural streetscapes should be considered as a major factor in the Town's design for improvements to existing roads. To effectively do so, the Town of Hebron needs to identify roads with specific historic or archaeological attributes with the collaboration of Hebron's Historic Properties Commission and the Hebron Historical Society or through other agencies, such as State Historic Preservation Office.

Section 2

I. Areas of Historical Heritage

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Hebron has a rich and diverse history with thousands of years of continuous habitation. Hebron still retains sites associated with Indigenous People from the late Paleoindian period sites (circa 10,000 to 9,000 years ago) such as Burnt Hill. With fewer than six towns in Connecticut with documented Paleoindian sites, Hebron adds to the understanding of these important residents of the distant past. Indigenous occupation in Hebron continued through the Archaic Period (circa 9,000 to 3,000 years ago) and into the Woodland Period (circa 2,700 to 400 years ago), represented by sites such as Hebron Center and Mint Brook. 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. The Isaac Pinney map of 1744, (*include new illustration*) the first map of Hebron, shows a small-town center with numerous family farms spread out across the landscape. Post-Revolutionary War American settlement sites, including some large and prosperous plantations, were established south of Hebron Center and to the north of Burnt Hill Park (mid-18th century). Hebron is fortunate to also have well documented African American sites such as the Cesar and Sim Peters site at #127 Wall Street (circa 1720). By the United States Census of 1850, Hebron was home to a thriving community of free African Americans, the largest in Tolland County. Many members of this community were formerly enslaved, or the children of those formerly enslaved, and were highly skilled farmers, paid to work the land for wealthy landowners.

Reminders of historic agriculture can be found throughout town and include still active farms along Gilead Street, as well as at the Raymond Brook Preserve and the Horton Property on Kinney Road (early 18th century to present). The mills and early industrial sites of Hebron have recently gained attention and include Hopevale and Turnerville (19th century). These early industrial sites also hosted some of Hebron's 19th century European immigrant communities, including groups of Italian farmers, Irish mill workers and Swiss and Austrian textile workers. With its vibrant history, the town of Hebron has an interesting and significant narrative incorporating Indigenous People, Colonial farmers, African Americans, both enslaved and free, and European immigrant contributions to our shared cultural heritage.

(continued)

Efforts to preserve, document and protect these known historic and archeological resources must continue. The town of Hebron should foster research to uncover and promote any new discoveries, so that the past can enrich future generations. These efforts should involve Hebron Historic Properties, Hebron Historical Society, and other resources.

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 **and warrants updating to reflect current historical areas of interest**. 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. **These efforts need to be supplemented with information tracing the development of Hebron Green, its salient architectural characteristics, and archaeological sites throughout town.**

The Town has purchased the Peters House, an architecturally and culturally significant **structure which reached its current configuration in 1805** intended to be used for town and community activities upon completion of its renovations and has begun its renovation through a grant secured by the Hebron Historical Society from the 1772 Foundation. In addition, a Small-Town Economic Assistance Program grant was secured by the Town. In addition, the **archaeological site of the blacksmith shop at Burnt Hill Park which housed Cesar Peters' family in 1783** has been approved for inclusion on the "Connecticut Freedom Trail", see www.ctfreedomtrail.org. **Burnt Hill Park is the site of the birthplace of John Thompson Peters who was instrumental in setting up the Connecticut Colonization Society leading to the founding of the African nation of Liberia.

Pages 60 and 61**

(***NOTE from HHS POCD Update Committee*** Revise Map # 9 Historic Features to include Indigenous, African American and European Immigrant locations as identified with the assistance of the Hebron Historical Society. The process to identify these sites and create a revised map is underway and will be presented as soon as possible.)

Section 2

I. Areas of Historical Heritage

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- Restoration work, funded through various grants, has taken place on the Old Town Hall, the Horton house, the Gull and Burrows hill schoolhouses, and the World War II Civilian Aircraft Observation Post. **The Secretary of Interior's Standards of Rehabilitation should guide these efforts.**
- The Historic Properties Commission has established a Hebron historic properties inventory of over 250 properties and will continue to update this informational website at www.hebronhpc.org. This website contains especially useful information including a link to the Hebron Historical Society website at www. HiebronHistoricalSociety.org which will be updated as new historical information becomes available. The "Hebron's Historic Heritage" booklet was updated and digital access to the site entitled "Hebron's Historic Heritage" will be added. The Town has received "Certified Local Government" status and "Preserve America" designation enabling the Town to

apply for Federal and State historic preservation grants.

Page 4

(continued)

- An inventory of historic barns was compiled as part of a state-wide effort **and should be updated to make it a more comprehensive study of Hebron's agricultural past.** See more information at www.ConnecticutBarns.org.

Goal and Objectives

Goal: **Locate, document,** protect and preserve Hebron's **full and inclusive** 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 structures**, cemeteries, historic markers, objects, and older manufacturing and mill sites, as well as the outbuildings, landscaping and spaces associated with them. Additional resources include old rail lines, **historic** roads, stonewalls, notable archeological areas, and scenic views and vistas that are an integral part of their historic setting.

Objectives:

- 1. Continue to facilitate the designation of historic districts, **archaeological sites**, and historic properties where appropriate to assure preservation of historic assets. **In addition to the 90-day demolition delay**, **develop and enact ordinances that will preserve Hebron's cultural heritage.** Align local ordinances for town owned archaeological sites with state ordinances. Photograph and measure historic structures subject to demolition.
- 2. Continue to review and amend zoning and subdivision regulations to require new land development to protect and complement historic resources and give full consideration to protecting and maintaining historic resources by **including stonewalls, notable trees, landscape features, archaeological sites** in reviewing plans for new subdivisions **or renovation of existing buildings. Historic landscapes of note** include such areas as the Wall Street Burial ground and remaining landscaping in the state highway verge at the Cesar and Sim Peters site, #127 Wall Street.
- 3. Encourage identification and preservation of Hebron's historic buildings **by updating Hebron's cultural resource inventories** and seek to protect them from demolition, decay or inappropriate modification **through ordinances**, **grants**, **and other means**.
- 4. Encourage preservation and maintenance of historic buildings, landscaping, and cemeteries by public and private landowners, **through honorific listings**, **tax abatements and other means**.

Section 2

I. Areas of Historical Heritage

Page 63

- 5. Support restoration and recreational use of historic rail lines by creating QR code tours that focus on each trail's salient historic characteristics and role in Hebron history.
- 6. The Hebron Historic Properties Commission and the Hebron Historical Society, with the assistance of the Town, should develop and conduct workshops **and publish on their websites information** 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. Actively promote research on the archaeological and historical significance of town owned properties to promote tourism and market aspects.

Page 5

(continued)

Previously successful mill tours could be expanded to include Amston sites. Other topics might include farm tours, cemetery tours, an African American site tour or QR-Tours. The tour audience could include school children, youth groups (such as AHM and Scout groups), senior centers and all members of the community.

- 7. Consider applying the provisions of the "Village District", as set forth in P. A. 98-116, to the Hebron Green and other areas as another mechanism of protecting this unique area by reviewing current ordinances to align with the Secretary of the Interiors Standards of Rehabilitation. Particular attention should be given to retaining or reproducing appropriate proportions for new work, appropriate window size and configuration, application of siding, as well as making owners aware of the importance of retaining period details visible from the road.
- 8. Continue to support the restoration and public use of the Peters House and promote educational activities at this site by reviewing previous and current work to align with the Secretary of the Interior's Standards of Rehabilitation, documenting restoration work previously completed, and correcting erroneous information associated with the structure.
- 9. Promote the establishment of an annual Hebron Historical House / Sites Tour to increase interest in preserving these historic sites. Promote Witness Stones Educational Program, Juneteenth at the Peters' House and add a historical focus to Hebron Day, as well as QR Tours or bus tours of historically significant areas.
- 10. Encourage the Historic Properties Commission to collaborate with the Hebron Historical Society to continue to apply for available historic preservation and restoration grants to preserve the Old Town Hall as a key visual component of the east end of the Hebron Green and as the historic seat of Hebron's government and social life.
- 11. Partner with the Hebron Greater Together Community Fund and other resources to promote diversity, equity, and inclusiveness (DEI) in narrating Hebron's history as it applies to Hebron's archaeological and architectural past.
- 12. Work closely with the State Historic Preservation Office and follow the Secretary of the Interior's Standards and reports generated by SHPO. Promote SHPO grant to the Town of Hebron to identify historic locations in Hebron associated with Indigenous People and African Americans.
- 13. Apply for grants and seek other funding to identify and preserve historic structures in Hebron that may qualify.
- 14. Set as a priority the identification of the 1783 blacksmith shop location at Burnt Hill Park. The blacksmith shop was the residence of Cesar and Sim Peters at the time of his abduction and the reason Burnt Hill Park is listed on the Connecticut Freedom Trail. See Connecticut Freedom Trail designation for the Cesar and Sim Peters home site, #127 Wall Street, and sites associated with Josephine Sophia White Griffing, and other notable African American sites.
- 15. Town of Hebron should research and promote property associated with Don Juan Anthony Lanares, Hebron's first Latino resident, who married Lydea Ewens in Hebron in 1755. One year later Don Juan Anthony Lanares purchased 15 acres of land on "the highway from Hebron to Colchester" for £500, a significant sum at the time. The town of Hebron should additionally promote the identification of 1781 French Troop route and encampment site in Amston.

(continued)

- 16. Town of Hebron should manage the overgrowth of invasive species from stonewalls that border its historic roads, have overtaken its historic burying grounds and cover important archaeological sites.
- 17. To provide an historic prospective and assist in evaluation 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 and maintain steady communication between Planning and Zoning with Hebron Historical Society when historic structures, especially within the historic district are considered.
- 18. 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. These archeological sites need to be protected from vandalism by amateur artifact hunting by creation of a town ordinance that aligns with state policy regarding archaeological sites on State owned land. Town owned archaeological sites should be designated as Connecticut Archaeological Preserves.

Section 4

F. Cemeteries

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Hebron has a number of small, historic cemeteries dating back to **1723** that help document the development of the Town and serve as reminders of our diverse history. Below is a list of all Town Cemeteries, their dates, and their locations. Also included are two additional cemeteries not officially recognized in Town Records: the individual gravesites of John Knowlton Rollo 2 and of Bulah Stark 3. The Rollo gravesite is located on the south side of the discontinued portion of Slocum Road within the Salmon River State Forest. It contains a well-preserved headstone encircled by a stone wall. 4. The Stark site is located roughly in the Burrows Hill Road section of town, although its exact whereabouts is unknown.

(***NOTE from HHS POCD Update Committee*** - Our review of the POCDs for 2004 and 2014 lists differences in names and ID numbers for Hebron's Cemeteries. It is also interesting to note that the listing for Old Town Cemetery/New Hebron Cemetery is #4. The New Hebron Cemetery isn't listed, and we recommend it be added as #12. To be consistent with the Comprehensive Listing of Known Hebron, Connecticut Burials Dated 1992. we recommend listing as follows.)

The other Hebron Cemeteries are listed below. Of these, three are in active use (New Hebron Cemetery, St. Peter's Cemetery and Gilead Cemetery):

1. Town Burying Ground / Old Hebron Cemetery, 1723 to 1865, located on the East side of Wall Street, includes 451 memorials. Town owned and maintained.

The back of the Old Cemetery is now recognized as including the town's African American and Indigenous individuals, as well as indigent or transient individuals. Research continues to identify where and how many individuals were buried there.

Footnote -

The deed for the Town Burying Ground / Old Hebron Cemetery indicates it was deeded as follows: "In

Hebron, one mile north of village on Andover Road, near residence of late Judge Cyrus Mann. Obadiah Horsford deeds land to Nathaniell Mann Dec 10, 1723." Hebron Land Records Book 1 page 342-3 states

Page 7

(continued)

(Spelling is copied from original text), "three acres of sd seven acres xxx and a half is hereby reserved as heretofore for a burying place which sd Mann has liberty to improve for pasturing horses, cattle, and sheep always alowing a Convenient way for passing and Repassing and to maintain Convenient gats or bars." Nathaniel Mann purchased 6 acres for his own use with this transaction, which was later referred to as "Obadiah's 9 acres."

On November 11, 1865, members of the Hebron community decided that the Town Burying Ground / Old Hebron Cemetery "should be enlarged" and the Hebron Cemetery Association was formed. The association included "stock...of fifty shares." According to the Hebron Land Records Volume 24, page 39, its President was "Jasper Porter, Directors James H. Jagger, Seth Smith and Jasper Porter, Treasurer Jasper Porter, Secretary James H. Jagger."

- 2. Gilead Cemetery, 1751 to Present, located on the East side of Gilead Hill, includes 1,143 memorials. Owned and maintained by the Gilead Cemetery Association.
- 3. Church of England Cemetery / Godfrey Hill Cemetery, 1741 to 1842, located on the East side of Gilead Street / Rte. 85, near Slocum Road, includes 83 memorials. Owned and maintained by St. Peters Episcopal Church.
- 4. Jones Street Cemetery, 1777 to 1934, located on the East side of Jones Street, across from Chittenden Road, includes 198 memorials. Town owned and maintained.
- 5. Burrows Hill Cemetery, 1816 to 1940, located on the East side of Burrows Hill Road, across from Chesterfield Road, includes 138 memorials. Town owned and maintained.
- 6. Gott Cemetery, 1795 to 1865, located on the North side of Niles Road, includes 36 memorials. Town owned and maintained.
- 7. Sumner Cemetery / Gay Cemetery, 1808 1838, located off North Street in Gay City State Park, includes 5 memorials.
- 8. Jones Cemetery, 1846 to 1900, located on the South Side of Niles Road, includes 10 family memorials. Town owned and maintained.
- 9. St. Peter's Cemetery, 1819 to Present, located at St. Peter's Church on Church Street / Rte. 85, includes 1,441 memorials. Maintained by St. Peter's Episcopal Church.
- 10. Stark Cemetery, circa 1813, a single grave site located at 320 Burrows Hill Road on the current Wallen property.

Footnote - Bulah Stark was reportedly laid to rest there. She was the wife of Captain Benjamin Stark and died on October 4, 1813. An interview was conducted with Mr. Wallen. He obtained the house from his aunt, Alberta Wallen, and contacted Nick Bellantoni, a former State Archeologist, to investigate the gravestone and its circumstances. Mr. Wallen indicated that Bellantoni inspected the stone, including foot stone, and did soil testing by removing 'cones' of soil. Coffin nails reportedly were found in the soil samples. This was reportedly enough for him to confirm that a burial was indeed interred there. It is interesting that this apparently unknown woman would be buried on private property instead of in the Burrows Hill Cemetery across the street. We can speculate on reasons for this, but no amount of

(continued)

11. Rollo Cemetery, circa 1777, a single grave site located on the South side of the discontinued portion of Slocum Road.

Footnote - Corporal John Rollo was a Revolutionary War Soldier who heeded the call of the "Lexington Alarm," (a route and series of signals that started by William Dawes and Paul Revere and called to arms militia units from Massachusetts, Connecticut, New York, and New Jersey). Rollo supported the Boston-area Colonists for a total of twenty-one days before he passed away in 1777, although he did not fall in battle. Interestingly, the majority of the Rollo family rests in the Gilead Cemetery. However, because it is suspected that John K. Rollo died of smallpox, the stringent rules of the day would not allow him to be buried or moved to a more populated location out of concerns of spreading the disease. Corporal Rollo was rumored to have been buried with his horse-again out of concern of spreading the disease. (Rollo's military service and death are not connected)

12. New Hebron Cemetery, 1963 to Present, located on the East side of Wall Street, includes 293 memorials. Maintained by the New Hebron Cemetery Association.

Footnote - The New Hebron Cemetery Association was incorporated on July 24, 1963, with Sirreno Scranton, Sr providing initial support and funding.

Section 4

F. Cemeteries

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The Town of Hebron's Park and Recreation Department, in collaboration with the Hebron Historical Society, maintains the grounds at the Burrows Hill Cemetery, the Jones Street Cemetery, the Old Town Cemetery, and the two Niles Road Cemeteries (Jones and Gott Cemeteries). The others are maintained by private parties and the Rollo site is maintained by a Hebron Resident.

Both the New Hebron Cemetery and Gilead Cemetery are non-denominational. New Hebron Cemetery has approximately 5 acres of available land, and Gilead has approximately 6 acres. Both associations anticipate having adequate room to serve the community for the foreseeable future.

Care of our local Cemeteries is important because it shows our respect and gratitude for the people resting there. They struggled to survive in an uncertain environment. As they worked the land, they strived to conserve it and its natural resources, constructed homes, planted crops, developed businesses, and became gainfully employed. The knowledge we gain in our cemeteries is a rich resource for understanding Hebron's past.

Utilize the recommendations of the Connecticut Gravestone Network, www.ctgravetsones.org, for the following Gravestone Care Practices are recommended for Hebron's Historic Cemeteries:

- Note condition of gravestone and document cracks, vandalism, peeling layers on brownstone gravestones, presence of lichen and acid rain. This is the first step in creating a written, documented cemetery plan along with the number of and type of stone and photos of each monument for future reference.

Next steps would be:

- Do we want to restore it?
- Do we want to repair it?
- Do we want to maintain and let nature take its course?
- All restoration / repair should be documented as to what materials were used.
- Note gravestones that are beginning to lean or flat on the ground, make notations and repair as soon as possible. Remember that a leaning stone can fall and crack or break when it does.
- Note soil around gravestones and thin saplings, and remove tree roots, creeping vines, etc. before they become involved enough to topple the stones.
- Clean stones as needed according to approved procedures with approved solutions.
- Report vandalism and address as indicated.
- Look for missing footstones and replace them as necessary.
- Do not dig into the soil or allow trees to grow too large as their roots can cause bones to surface, or stones to be damaged.
- Mow the cemetery areas regularly to maintain a pleasant appearance.
- Cut back invasive growth, and spray for poison ivy and bittersweet around the borders of each cemetery at least annually.
- Identify a GPS ID for each stone and develop a map for researchers to follow.

After attending a seminar with Ruth Shapleigh-Brown, Director of the *Connecticut Gravestone Network*, in 2014, the Hebron Historical Society engaged in an effort to clean gravestones in the Old Cemetery and began doing so in 2015. We worked with Parks & Recreation Director, Rich Calarco and subsequently Craig Bryant as advisors.

Since then, the Hebron Historical Society and volunteers from the community have:

- Cleaned all of the gravestones in the Old Cemetery.
- Began resetting stones that were leaning or flat on the ground.
- Researched biographies of all of the people interred there and added to our understanding of Hebron's growth and the people of the past.
- Began recording GPS markers for each gravestone to assist those researching family members. A map will be developed to aid their efforts.
- Worked with Hebron Boy Scout Troop 28 as boys earn their Eagle Scout rank and make improvements at Burrows Hill, Jones Street and Gott Cemeteries.

Ruth Shapleigh-Brown also advocated for us and scheduled the State Archeologist, Brian Jones, and Soil Scientist, Debbie Surabian to conduct a Ground Penetrating Radar study for two areas of the cemetery in 2016. These areas, one in the front near Wall Street, the other in the back, are void of gravestones. The question was, are people buried here? When the study was completed, we were not surprised to

learn that there is evidence of unmarked graves in both locations.

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(continued)

Work has begun with Lisa and Will Cornell of *Beyond the Gravestone* to repair as many of the severely broken stones as possible. Thanks to the Town's allocation of 50K, from ARPA funds, we will be able to repair some of these stones.

The Hebron Historical Society began working with the Hebron Coalition on Diversity & Equality (CoDE) to explore Indigenous and African American burials in Hebron. In 1936, local historian Susan Pendleton published an article in the *Rockville Leader* that indicated "there are African American burials at the rear of the Wall Street burying ground" and suggested that the emancipated Cesar Peters is one of them. Ground Penetrating Radar was conducted on July 8, 2023, by Sarah Sportman, Connecticut State Archeologist. This study indicated the "area may contain unmarked burials." We have also noted an unusual stone arrangement to the front right of this area. It is reminiscent of written descriptions of gravestones used for African American and Indigenous people. There is no inscription on this grouping which is also consistent with previous observations.

Goals and Objectives

Goal: To preserve, protect and research the known burials in Hebron's cemeteries, a valuable resource of Hebron's diverse history. To provide adequate funding for the maintenance of the Town owned and maintained cemeteries and support the same efforts in privately owned and operated cemeteries.

Objectives:

- 1. Continue to explore the undocumented burials of Indigenous and African Americans in Hebron's cemeteries.
- 2. Support the efforts with public and private cooperation to clean and preserve Hebron's cemeteries and gravestones.
- 3. Support the use of photographic documentation to capture information on gravestones that are showing signs of deterioration.
- 4. Use public and private partnerships to create a marketing program to provide information and promote the historic value of Hebron's cemeteries.

Thank you for your time and consideration, please let us know if you have any questions. At your convenience, members of the Hebron Historical Society would like to schedule a meeting to discuss the following recommendations for the 2024 POCD Update.

Sincerely,

Mary-Ellen Gonci President info@hebronhistoricalsociety.org

John Baron Liaison, Hebron Historical Society POCD Update Committee baroni53@hotmail.com