

PLANNING AND ZONING COMMISSION
AGENDA
SPECIAL MEETING – VIRTUAL
September 27, 2023 at 6:30 P.M.

RECEIVED
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JSC
HEBRON TOWN CLERK

Planning and Zoning Commission
Sep 27, 2023, 6:30 – 9:30 PM (America/New_York)

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- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. September 12, 2023 Regular Meeting
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
 - A. **Petition 2023-04** - Petition of the Hebron Board of Education to install a new playscape at 580 Gilead Street, Residence-1 District. *No Action Recommended.*
 - B. **Petition 2023-06** – Petition of John Tarquinio to amend an approved Site Plan at 33 East Street, Residence-1 District. *No Action Recommended.*
 - C. **Petition 2023-07** – 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. *Public Hearing scheduled on Oct. 10, 2023*
- V. Old Business – No Old Business
- VI. New Business
 - A. New Applications
 1. **Petition 2023-08** – Petition of John Tarquinio / The Tarquinio Estate for a Special Permit to change a non-conforming use to a conforming Rural Business Use in accordance with Section 6.B.3.7. of the Hebron Zoning Regulations at 33 East Street, Residence-1 District.

**PLANNING AND ZONING COMMISSION
AGENDA (CONTINUED)
SPECIAL MEETING – VIRTUAL
September 27, 2023 at 6:30 P.M.**

B. Set Public Hearing Date

1. **Petition 2023-08** – Petition of John Tarquinio / The Tarquinio Estate for a Special Permit to change a non-conforming use to a conforming Rural Business Use in accordance with Section 6.B.3.7. of the Hebron Zoning Regulations at 33 East Street, Residence-1 District.

C. Other New Business

1. Hebron Historical Society Greater Together Community Grant
2. Workshop Discussion: 2024 Plan of Conservation and Development
 - i. Review Draft Sections 3.C.III and 5, updates to previously reviewed Sections and Maps
3. Review of Hebron Zoning Regulations for Compliance with Public Act 23-142 re: Family and Group Child Care Homes

VII. Public Comment (non-Public Hearing applications)

VIII. Correspondence

IX. Adjournment

Next Meeting: October 10, 2023 – Public Hearing / Regular Meeting
 October 24, 2023 – Regular Meeting / Workshop

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

RECEIVED
2023 SEP 25 A 9:29
HEBRON TOWN CLERK

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

Members Absent: D. Garner, T. McManus

Staff: Matt Bordeaux- Town Planner

Guests: John Baron- 33 Cone Rd., Andrea Lattanzi-151 Cannon Dr.

Regular Meeting

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

II. Approval of Minutes

A. August 16, 2023 – Special Meeting:

Corrections: Page 1, The correction should read- D. Sousa- "...all residential zones"

The motion to accept the 8/16/23 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):

John Baron inquired who the architect was who reviewed the work at the Dick Gayle house located at 16 Main St, and is this the same architect who is reviewing the work currently being done?

M. Bordeaux is going to review the file and get back to him with an answer via email.

IV. Action on Pending Applications

A. Petition 2023-04 - Petition of the Hebron Board of Education to install a new playscape at 580 Gilead Street, Residence-1 District. No Action Recommended.

There are still some outstanding items required on this petition.

V. Old Business – No Old Business

VI. New Business

A. New Applications

1. Petition 2023-06 – 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.

2. Petition 2023-07 – 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-2 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.

B. Set Public Hearing Date

1. Petition 2023-07 – 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-2 District.

The Public Hearing is set for October 10.

C. Other New Business

1. 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. The grant is focused on infusing K through middle school social studies curricula, with connections to local history through QR codes and their exploration and hands on material culture inquiry boxes. These would be used to foster an understanding that Hebron was more diversified in the past, than it is currently. Promote critical thinking, especially in regards to civics which is a big issue in education at this point. It would also foster an awareness to participants of the tour of historical changes in Hebron, be it school groups, youth groups, families, or adults aware that they are agents of change in the modern world and provide an opportunity to see how this has played out historically. The cure tours are specifically designed to use Hebron’s sidewalk system in the Historic District. This coincides with a number of very salient sites in Hebron Center that involve both well known individuals but also underrepresented communities in the past. To accomplish this goal the hands on material culture boxes are geared for Gilead Hill, grades one and two. The QR tours are designed to integrate with Hebron Elementary curricula, particularly at the third grade level where the curriculum focus is local history focusing on what the state calls “connecting Connecticut and our town past and present”. It is also designed to reinforce the fifth grade early United States history curriculum and the witness stones are picked up at the 7th and 8th grade levels at the junior high. In designing the QR codes and this grant, J. Baron used a recommendation form from the Ct. Department of Education. These tours are at the cutting edge of education and very much focused on the geography of the sidewalk and access available to Hebron’s historic district.

Members inquired about the number of posts that will be dispersed around the town. J. Baron responded that there will be 42 throughout the entire town. It is possible to harness rails instead of all posts. It was suggested to use historical signage with placards or informational signs which the QR codes could also be placed on. The PZC is interested in what would the HHS do about private residences? J. Baron responded that they think it is very important that residents should be involved in being aware that they do live in a historic structure and that it is part of the town. They would hope that there would be some way of contacting the individual homeowners about this. All the markers that would go with private residences are on town property, not on a residents property. The QR codes will be 3"x3", and cannot exceed 3.5".

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

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.

1. Create an inclusive history and identify key historic sites.
2. Improve historic preservation and create an ordinance for the protection of archaeological sites.
3. Create and review the protection of the Hebron Historic District.
4. Create an interdisciplinary approach for historic research and preservation to include the Hebron Historical Society and other qualified resources.

Andrea Lattanzi thanked the PZC for inviting the HHS to present and discuss their recommendations. She is a lifetime member of the Historical Society and has worked on several boards over the years as well as being a current member of the POCD Committee.

PZC members are interested in including the accomplishments that have been provided by the HHS, for instance the cemeteries. Also, where there are one line accomplishments, there could be a reference to get deeper into them, such as the HHS website.

J. Baron pointed out that there is a misstatement in the earlier version of the POCD that states the Peters House is on the Connecticut Freedom Trail and this is not the case.

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

VIII. Correspondence

A. Hebron Historical Society: Reviewed in section C2

IX. Adjournment

The motion to adjourn was made by F. Zitkus, seconded by D. Sousa; the motion passed unanimously.

The meeting was adjourned at 9:13p.m.

Next Meeting: September 27, 2023 – Special Meeting / Workshop- 6:30p.m. Virtual
October 10, 2023 – Public Hearing / Regular Meeting

Respectfully Submitted,
Catharine Brinkman
Board Clerk

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission
FROM: Matthew Bordeaux, Town Planner
DATE: September 25, 2023
RE: Planner's Report for September 27, 2023 Special Meeting

REGULAR MEETING

New Applications

Petition 2023-08 – Petition of John Tarquinio / The Tarquinio Estate for a Special Permit to change a non-conforming use to a conforming Rural Business Use in accordance with Section 6.B.3.7. of the Hebron Zoning Regulations at 33 East Street, Residence-1 District.

The provisions of Hebron Zoning Regulations Section 6.B.3.7. appear to have been drafted specifically to provide a path for uses such as Fireside Supply, Inc. and Country Carpenters, Inc. to bring their existing, legal, non-conforming uses into conformity in the Residence-1 District. Mr. Tarquinio has proposed to construct a new accessory structure at 33 East Street (Petition 2023-06) which could be interpreted as an expansion of a non-conforming use, therefore, the appropriate process would be to consider a Special Permit application to change to a Rural Business Use.

I recommend the Commission add Petition 2023-08 to the October 10, 2023 Public Hearing Agenda.

Other New Business

Hebron Historical Society Greater Together Community Grant

John Baron of the Hebron Historical Society will return to discuss the proposed “Greater Together Community Grant” with the Commission. At the September 12, 2023 Regular Meeting, the Commission requested additional information including a rendering of the hitching post/rail concept, location of the proposed installations and information on the other proposed tours. Additional information from Mr. Baron is attached.

The Commission also recommended that Mr. Baron discuss the proposed project with the Hebron Historic Properties Commission. Minutes from the September 14, 2023 meeting are attached.

Workshop Discussion: 2024 Plan of Conservation and Development

Former Town Planner and consultant Mike O'Leary has prepared materials for the Commission's workshop discussion. A workshop packet was emailed to the Commission on Friday, September 22, 2023.

Review of Hebron Zoning Regulations for Compliance with Public Act 23-142 re: Family and Group Child Care Homes

In order to comply with CT Public Act 23-142, I have conducted a review of the Hebron Zoning Regulations and drafted a memo of my findings and recommendations. Please see the memo dated September 18, 2023, attached.

MRB

H:\Matt\Boards & Commissions\PZC\2023\09-27-2023\Planners Report.docx

Attachments

Proposal for QR signage for Hebron Green Trails and Tales – Meet your Neighbors -- Hebron Historical Society September 27, 2023

Background information- The Hebron Historical Society has been granted \$2600 from the Hebron Greater Together Community Fund to accomplish the following:

- Create Historic QR Tours throughout Hebron incorporating the narrative of under-represented people.
- Develop curriculum materials and hands-on history boxes for Gilead Hill and Hebron Elementary School
- Copy and archivally store secondary source documents related to Hebron's past

This funding must be expended by December of 2023.

Signage posts must be set before the ground freezes.

Summary

An information session was held on September 12, 2023 to inform the Planning and Zoning Commission of this project as it relates to QR signage for Hebron Center.

Hebron Center is an atypical National Register Historic Site based on the contributing continuity and historic relationships between each building in the district. Thus, **it is the overall visual integrity of the site that is of prime importance in maintaining the National Register Historic District designation.**

The Hebron Historical Society is a primary stake holder on the east end of the historic Hebron Green and is concerned that changes and proposals relating to alterations in the historic district be appropriate to Hebron's past and not compromise the integrity of the National Register Historic District designation.

Documentation was provided to P&Z of historical proto types for possible QR signage using illustrations of the Hebron Green in 1829, 1890's and early 20th century with the suggestion that hitching posts or rails appear in front of almost every home and in multiple numbers in front of places of business or worship. In 1870 Hebron center had 57 structures, consisting of homes, five stores, and numerous shops. Today only about 40% of those buildings remain leaving many unidentified archaeological sites unrecognized.

Hebron P&Z expressed the opinion that there were too many historic site markers proposed for the National Register Historic District and that an alternative option be sought from Hebron's Historic Properties Commission.

Currently there is no language in Hebron zoning about historical markers, so the decision of P&Z was based solely on the personal opinion of members of Hebron's P&Z and Town Planner.

On September 14, 2023 at a meeting of Hebron's Historic Properties Commission a recommendation was put forth that QR signage be attached to a finger post with horizontal cross pieces.

While this would create a strong visual statement, there is no documentation for this type of signage ever being used on the Hebron Green. A survey of John Warner Barber's illustrations of all Connecticut towns in 1838 provided only one example in Brooklyn, Connecticut. Ironically, this view also shows a harness rail and multiple hitching posts as previously suggested by the Hebron Historical Society.



Previous History of Hebron Town Government in Preserving Hebron's "rural historic character" as related to the Hebron Green National Register Historic District

The Town of Hebron has been an active agent lobbying for the demolition of half a dozen historic structures in the Hebron Green area since turning to a town manager form of government. This has had a significant impact upon the integrity of the National Register Historic District.

No formal research study has ever been done focused on the history of the Green.

Recent additions to the Green like partial picket fencing, seating and paving are not features that are based upon historic documentation known to have existed in Hebron. Thus, they compromise the historic integrity of Hebron Center creating a Disney-like Main Street USA based on a generic reimagination of the past rather than promoting Hebron's actual history. This has made Hebron center a confusing montage of historic and non-historic features.

Fulfilling the Hebron Historical Society's mission

The Hebron Historical Society founded in 1965 is a preservation / educational agency founded to promote Hebron's past. The QR tours are designed to meet the role assigned to the Hebron Historical Society in the 2014 Plan of Conservation and Development. Thus, the goal of the Hebron Historical Society is to compromise as little as possible the historical integrity of Hebron's National Historic Register District.

Necessary Requirements for QR signage

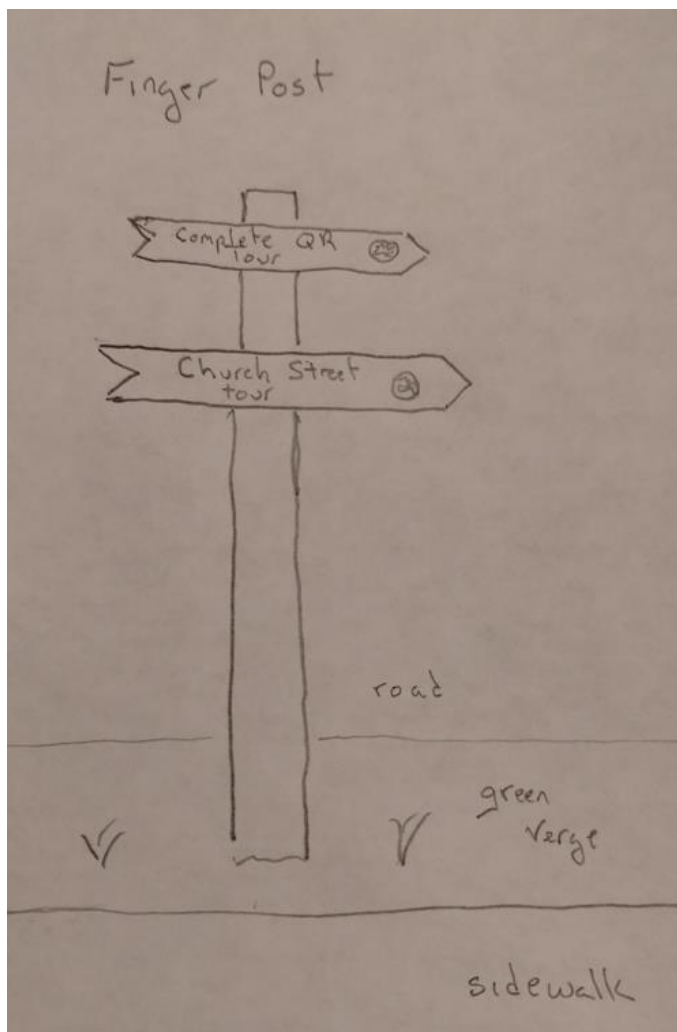
To best fulfill its educational role, **QR signage must be readily and consistently identifiable to users and provide access to meet the Americans with Disabilities Act.** These criteria can best be accomplished by using uniform signage and having at least one master tour posting to meet ADA accessibility requirements. There also needs to be a consideration that **QR signage not be confused by motorist as traffic directions.** Since there are five loops or tours designed for Hebron Center, there needs to be a **parking facility close to where a tour is located.** Additionally, access needs to be available for the use of school and youth groups next to

Hebron Elementary School and the RHAM campus. The QR Tours also include 5 (soon to be 6) of Hebron's 13 Historic Properties.

Options

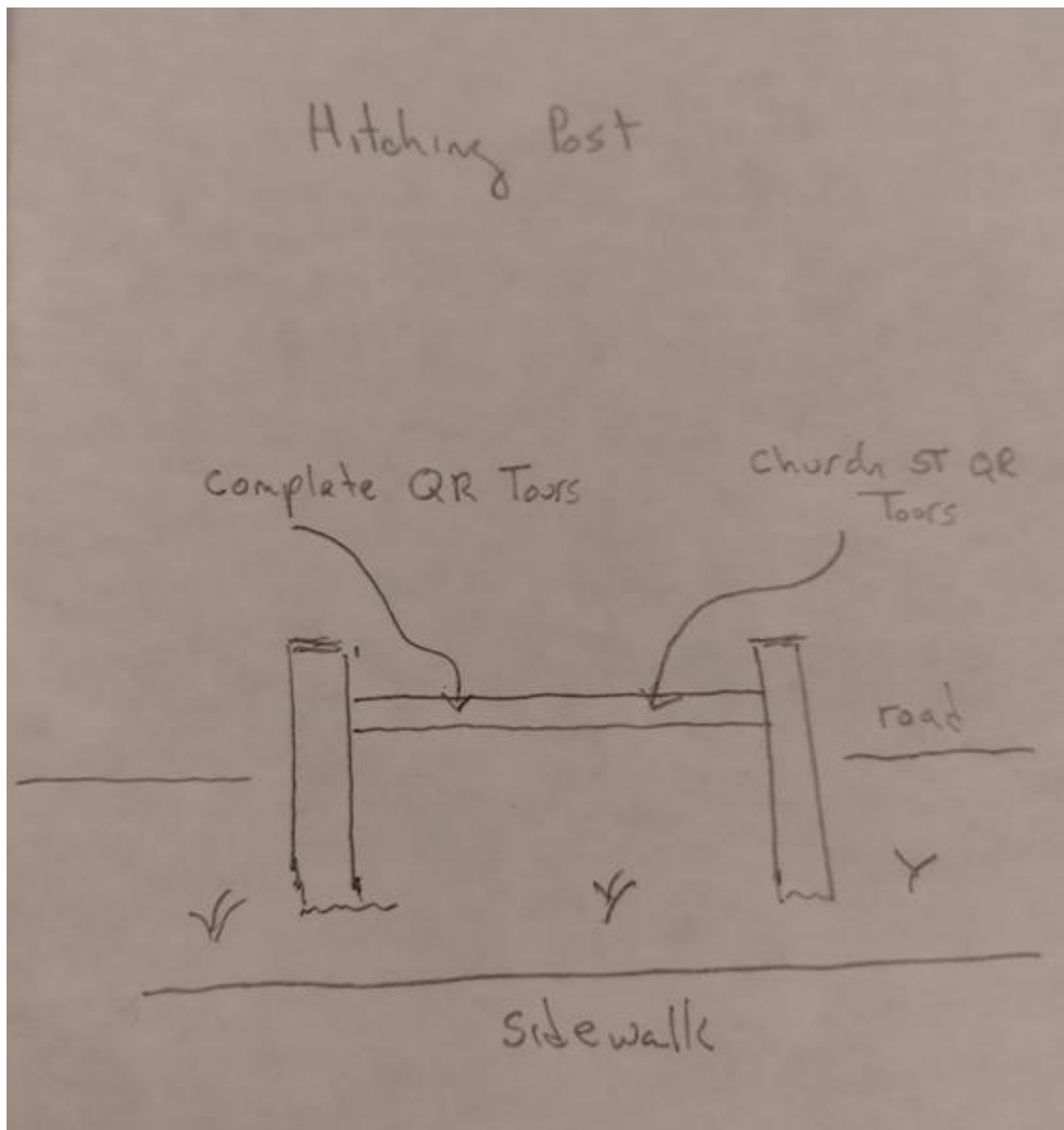
Option #1

HHPC recommendation is for a **finger post consisting of two arrow shaped cross pieces** (one end pointing to the direction of the tour and the opposite end notched). To avoid confusing motorists this signage should be no taller than 6 feet tall, with signage between 4-5 feet high to meet ADA requirements, placed in the space between the sidewalk and road with the writing facing away from the street so it can be read by tour participants. The top signage on every post will contain the entire introduction, text, and conclusion for all tours with a map being part of the introduction.



Option #2

Another option would be the creation of a **historic hitching rail** consisting of two 5-foot vertical posts with a horizontal rail no longer than 8 feet long at the 4-foot ADA level. Signage writing would appear facing the sidewalk. Rather than marking each building as previously proposed, this signage would be limited to marking the starting point of each tour. This would create a distinctive historic feature that is documented to have existed historically on the Hebron Green, but would not confuse motorists.



Location in the Historic District for either option would be

Along the sidewalk by Hebron Elementary and RHAM

By the Adirondack chairs between the old and new records building.

Along the sidewalk by the war memorial (southwest corner of the intersection) at the intersection of Routes 85 and 66).

Along the sidewalk by the Congregational Church (northeast corner of the intersection) at the intersection of Routes 85 and 66)

In area by the front of the Old Town Hall

Northeast corner of the Old Town Hall lot by the sidewalk where it leads east into the business district.



TOWN OF HEBRON
Historic Properties Commission
Thursday, September 14, 2023
Regular Meeting – Peters House 7:00 pm

Members Present: M.A. Foote, J. Minard, L. Gannon, and P. Larson

Members Absent: S. Morin

BOS Liaison: D. Larson

Town Staff: None

Guests: John Baron and June Danaher

Call to Order: The Hebron Historic Properties Commission Regular Meeting was called to order by M. A. Foote at 7:07 PM.

Approval of Minutes: August 15, 2023, Special Meeting Minutes were reviewed by Members.

Motion by J. Minard to accept the August 15, 2023, Special Meeting Minutes as submitted, seconded by P. Larson, motion passed unanimously.

Grant for Historic Under-Represented Communities — Final RFP Update & Approval - The Town Planner was not present for this meeting, and the group has received no updated document. As discussed at the August Special Meeting, insurance requirements listed in the grant application have been met by the Town of Hebron standard insurance. Also discussed at the August Special Meeting were the local points of contact listed in the draft document that the group reviewed (Ms. Christine Nelson, and Mr. Walt Woodward), the Town Planner was supposed to review the local points of contact information with John Baron and make any revisions that were necessary. A conditional approval to accept the Grant for Historic Under-Represented Communities RFP as discussed with the Town Planner, after review with John Baron for accuracy, was unanimously passed by members at the August Special Meeting. John Baron provided a copy of “Meet the Neighbors” by RHAM Middle School students.

Building Demolition Statutes and Status (View NEW online application format)

The Town Planner was not present for this meeting, no update. Members discussed the electronic permitting procedure ~~launched by the Town of Hebron in February 2022~~ as a way to monitor the application of demolition permits on historic homes. This could allow other departments to have the opportunity to review permit information, such as, the age of the existing structures, to allow for making informed decisions regarding historic properties in town. Current building permit templates were to be sent to HHPC for review and comment.

STEAP Grant Proposal – TOH – Hebron Center (Landscaping Suggestions, Library, HC Parking Locations)

The Town Planner was not present for this meeting, members commented that the HC parking at the library should be located closer to the building, suggesting directly across from the entrance of the building. The Blinn Barn is to be included in the STEAP Grant Proposal as part of the Hebron Green – Historic District. As discussed at the August Special Meeting, the Town Planner would like to meet with Hebron committees and commissions to develop a STEAP list of projects. J. Minard has forwarded information on granite posts to the Town Planner.

Hebron Harvest Fair Antique Farm Building Volunteers

M.A. Foote discussed Hebron Harvest Fair volunteer opportunities with the members, many of the past volunteers who staffed the Antique Farm Building have passed away. M.A. Foote stated that it is a wonderful opportunity and suggested that members of HHPC and HHS look into volunteering next year at Hebron Harvest Fair; benefits of volunteering are free admission and parking for the day of service.

7 Toomey Crossing - Sold

Peters House Updates

- **Structural and Porch Update**

The Town Planner was not present for the meeting – no update.

- **SHPO Planning Grant Possibilities – Replies?**

No replies yet from Beth Acly and Mike Forino (Circuit Rider from Preservation CT).

- **Furnishings –**

- **Mirror (Action on use or return to HHS)** Members discussed the donation from Ann Bennett of a mirror, John Baron commented that the mirror is Gold Leaf circa 1830-1840 and that the glass in the mirror has been replaced. John Baron commented that he would be more than happy to donate a more appropriate mirror for the Fancy Parlor. Members discussed.

Motion by J. Minard to return the Mirror donated by Ann Bennett, to the Hebron Historical Society, seconded by P. Larson, motion passed unanimously.

M.A. Foote will contact Sue Porter at Hebron Historical Society to return.

- **HHS on loan items with description and provenance** – John Baron has furnished the list of description and provenance of items in the Peters House to the HHS. John Baron will provide a copy to HHPC. Members discussed other furnishings that could be useful in the Peters House, John Baron to investigate.
- **Portland Brownstone for Steps to Porch** – D. Larson and J. Minard visited the jobsite and selected some brownstone to be used on the project, awaiting delivery to the Peters House.
- **Varied Room Decoration/Furnishings (Pat/Dan Larson)** – Tabled.
- **Cost of PH Renovation to date** – No update from the Finance Director, who is currently working on a total of renovation costs spent to date.
- **Christmas Decorations, Santa, and Open House** – L. Gannon to chair - members discussed having the Peters House be decorated and open to the public at Christmas, and that Santa could be present. Decorations would be period (hospitality and green theme) and the event will be publicized. Members discussed a date for the event and the potential for having a Christmas Carol Sing at the event. L. Gannon to coordinate with Parks and Recreation.

Motion by P. Larson to move forward with a Christmas Open House at the Peters House, to be Chaired by L. Gannon, date to be determined after the Chair has a coordination meeting with Hebron Parks and Recreation, seconded by L. Gannon, motion passed unanimously.

- **Rental Thoughts and Referral to PZC (see Beckish Sr. Ctr & Yeomans Halls Forms)** – Members reviewed the Town of Columbia Contract Agreements rental formats distributed. Members discussed the insurance coverage that would be required for events to be held at the Peters House. Members agreed that the Town of Columbia Contract Agreements should be forwarded to the Town Manager's Office for review and comments.

Open Space Sites – Research and Suggest Names – (“Cathedral Pines Preserve” should we approve and submit to Parks & Rec.?) – Members discussed the procedure for Parks and Recreation when naming Open Space Sites. Members agreed that the open space properties that are donated should have the property owners name as a legacy. The Commission felt that open space sites history should be researched, and the naming be appropriate, keeping with the property history for continuity is important to Hebron tradition.

Hebron Historic Designation update – M.A. Foote stated that she is nearing completion with the research on The United Brethren of Hebron Synagogue.

Potential Programs

- **Thorson and Historic Stonewalls Program – NO Update:** HHPC is waiting for Prof. Thorson and K. Tulimieri to update planning for the Stonewall program.
- **TOH Open Space Locations:** M.A. Foote to forward TOH Open Space Location map to J. Danaher.
- **Hebron Jeopardy – (Liz):** L. Gannon shared some ideas for events proposed to be held at the Peters House, such as a Hebron Trivia Game Night or an 1840 Spelling Bee Game Night. Members discussed; ~~L. Gannon to create a presentation for the group to review.~~ This topic to be further considered at another meeting.
- **Living History Interviews – (historic subjects or individual involvement):** M.A. Foote commented that Bolton CVC does historic interviews with residents and broadcasts them. Members discussed the possibilities of having something similar – creating topics and potential people to interview – getting a videographer and an interviewer. Members discussed an event at the Peters House where members could dress in period and portray a historical resident of the Peters House. **This topic to be further pursued.**

Gull School Roof & Windows

- **Roof (shingle storage) & window update:** The Gull Schoolhouse new roof was to begin August 14, 2023, but has not begun yet. The Town Planner was not present at the meeting to update. Hebron Town Maintenance Staff replaced 2 broken panes of glass.
- **Hebron Elementary students visit:** L. Gannon did not have an update. Members and John Baron discussed the direction regarding Hebron Elementary Students taking a field trip to The Gull Schoolhouse, the Observation Post, and Old Records Building. L. Gannon had scrap books that have been stored in the Gull Schoolhouse and read about a field trip students took in May 1976 – which described details of the day. L. Gannon to contact HHS to find out about ownership of scrap books. John Baron stated that Julia Clark is the **person** responsible for Curriculum Development at Hebron Elementary School and would know if such a field trip would be appropriate. L. Gannon will reach out to Hebron Elementary School Administration to inquire.

Observation Post – Fall Open House along with Girl Scouts – M.A. Foote spoke to the Girl Scout Leader who confirmed that the group would like to have **an Open House** ~~a meeting~~ at the Observation Post this fall. P. **Larson** stated that the garden has withered. **It was decided that the Garden was not in shape to display this Fall.** P **Larson** stated that she would like to furnish the Observation Post as it was when it was manned. J. Minard stated that he would work with P. **Larson** to acquire appropriate items.

Other New Business: QR Code Discussion: John Baron, a member of the HHS, was present to give a presentation to the group at the ~~referral suggestion~~ of P&Z. HHS has been awarded a Greater Together Community Fund Grant that John Baron is administering. ~~for the HHS.~~ The grant proposal is for 5 (five) separate historical tours with (42) QR Code ~~Four~~ Markers, the majority of which are within ~~distributed in~~ the Hebron Center Historic District ~~with 1) Church Street to Kinney Street; 2) Marjorie Circle; 3) North Town Green; 4) East/South Town Green; and 5) RHAM Campus to Burying Ground.~~ Some of the tours, at least partially, fall outside the Historic District. ~~The context of the proposal is to address history in a family friendly way, with connections for students ages kindergarten through middle school. The HHPC role is to aid in the manner and placement of trail markers and QR Codes within the HCHD. choice for an appropriate manner to affix the QR code and to have input on the placement of the QR Code at the site. John Baron stated that he does not have any QR code experience and is working with David Rose.~~

Considerations were discussed by HHPC **AT LENGTH**, **regarding: the need for publicity; maps of the Hebron Center Historic District with labeled and numbered tours; QR Codes and signs directing participants to beginning of each tour; a discussion of method of identifying the 42 individual sites; the location of markers on and around the Hebron Green; the types of posts that could be utilized; and more.**

HHP Commission's Final Consensus: A) Publicity is a vital and key element of making the Hebron Center Historic Tour a success, along with recognition of the tour marking posts; B) General introduction on scan at start of each of the five (5) tours; C) Map of Hebron Center Historic District to be included in narrative at start of each tour, and will have all tours marked and numbered thereon; D) Marking posts will be a single post (6'-7' tall) with labeled (multiple) crossbars, QR Codes attached; E) The posts (5-6 maximum) will be located near the green at sites appropriate for marking the direction of the start of each of the tours, some posts will have arrows or "finger signs" denoting multiple routes (next

to Old Town Hall?, next to the Old Records Building?, near Veterans Park?, on Green near café?, or elsewhere); F) The QR Codes will be attached on any and all posts pointing to an individual tour; G) The 42 individual sites will **NOT** be individually marked – they will only be listed in sequence when each tour’s QR Codes has been scanned and downloaded from the HHS Website.

Adjournment

Motion to adjourn at 9:55 pm made by ~~J. Minard~~ L. Gannon, motion seconded by P. Larson. Motion passed unanimously.

Respectfully Submitted,

Marion Spaulding
Board Clerk

Next Meeting — **Thursday, October 12, 2023**



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

Intergovernmental Policy and Planning Division

September 12, 2023

To: Chief Executive Officers

From: Martin L. Heft, Undersecretary

RE: **Compliance with PA 23-142 by December 1, 2023**

Public Act 23-142 made changes to laws on zoning for licensed family and group child care homes located in residences, requiring that:

- No zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings.
- Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require any special zoning permit or special zoning exception for such operation.

Pursuant to Subsection (b) of Section 1 of PA 23-142, each municipality shall submit to the Secretary of the Office of Policy and Management, not later than December 1, 2023, and annually thereafter, a sworn statement from the chief executive officer of the municipality, stating either that the municipality's zoning regulations are in compliance with the above requirements, or the specific time frame within which the municipality will bring its zoning ordinances into compliance.

A sample of an appropriate sworn statement is attached for your guidance.

Statements should be saved in PDF format and sent electronically only to Justine Phillips-Gallucci of my staff (justine.phillips-gallucci@ct.gov) by December 1, 2023.

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: September 18, 2023

RE: Compliance with Public Act 23-142

Introduction

Connecticut Public Act 23-142 “An Act Concerning Certain Protections For Group and Family Child Care Homes” amends Section 8-3j of the Connecticut General Statutes and requires a municipality’s chief executive officer to submit a sworn statement that the municipality’s zoning ordinances (regulations) are in compliance with the Public Act. Please see the attached letter from Martin L. Heft, Undersecretary of the State of Connecticut Office of Policy and Management (OPM). Accordingly, I have conducted a review of the Hebron Zoning Regulations related to family and group child care homes.

Hebron’s Regulation of Family and Group Child Care Homes

CT Public Act 23-142 states that “No zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood..., in a manner different from single or multifamily dwellings.”

Residential Districts

Section 2.D.8. Day Care of the Hebron Zoning Regulations addresses family and group child care homes in residential zones as follows:

- Family child care home when accessory to a residential use – No Zoning Permit Req’d
- Group child care home when accessory to a residential use – Zoning Permit (staff)
- Day care center – per 2.G.4.

Business Districts

Each of the business districts include a different set of principal and accessory uses based on the purpose and character of the district.

Hebron Green – Single-family residential use is permitted subject to zoning permit. Several single-family uses exist. Section 3.B.3. *Accessory Uses and Structures* includes the following statement: “Uses and structures which are customary, subordinate, and incidental to a principal

residential use are permitted as provided in Section 2.D.” As family and group child care homes are included in Section 2.D. as described above, Section 3.A. is compliant.

Main Street – Single-family residential use is not permitted in Section 3.B. except in accordance with the Mixed Use Overlay District provisions. Single-family residential uses do however, exist in the district. Section 3.B.3 also includes the same provision related to Accessory Uses and structures to a principal residential use and is therefore compliant.

Village Square – Single-family uses are permitted in the VS District subject to Special Permit. None currently exist. There are no provisions that speak to uses or structures accessory to residential uses, therefore the Commission should consider an amendment accordingly. One option could be to include “accessory uses and structures...as provided in Section 2.D. right along with the “Single-family” use. Or alternatively, the Commission could add such a provision to the list of “Other Uses” in Section 3.C.2.6.

Neighborhood Convenience – The same conditions apply to the NC District as they do to the MS District.

Amston Village – Single-family uses are permitted and accessory uses as provided in Section 2.D. are as well. The AV District is compliant.

Commercial Technology – Single-family residential uses are not permitted in this district, however single-family uses do exist in this zone. There is no reference to accessory uses as provided in Section 2.D. This Section should be amended to include such a reference.

Glossary of Terms

Section 9.C. contains a special section dedicated to “Day Care-Related Terms”. This section makes clear the differences between group and family child care homes, as well as the difference between care homes and care centers. The definitions are substantially consistent with State Statutes Section 19a-77 and because Public Act 23-142 did not make any changes to these terms, the Regulations remain compliant with State laws.

Conclusion

In summary, it appears that minor changes to the Hebron Zoning Regulations Sections 3.C and 3.F are required to satisfy the provisions of CT Public Act 23-142.

MRB

H:\Matt\Boards & Commissions\PZC\Regulation Amendments\Group & Family Child Care Homes\Memo to PZC & TM.docx

Attach.

Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP

Planning Consultant

Date: 9/12/2023

Re: Draft: POCD Section 3.C.III – Potential Housing and Population Growth

Attached is a Draft of Section 3.C.III, Potential Housing and Population Growth. This is the final section drafted of the “Residential Development” portion of the Plan. We have previously reviewed: 3.C.I – Residential Land Analysis; 3.C.II – Plan for Residential Growth; and, 3.C.IV – Housing Diversity.

This section looks at the available land in Town which can support residential growth, assumes certain densities from historical development patterns in Hebron, and projects potential future housing growth. From these numbers some future population numbers are derived at.

Some input from the Commission would be helpful on some of the assumptions provided in this draft as follows:

1. For instance, on page 2 are tables showing potential additional dwelling units. The first table provides estimates of potential future development in residential districts. Available acreages come from Section 3.C.I Residential Land Analysis. Different densities are assumed for land inside and outside the Sewer Service District (SSD) as the Zoning Regulations have provisions for increased densities in the SSD areas. For the areas inside and outside the SSD, I have used densities that are similar to subdivision and other residential developments that have been approved and built over the past 10 - 15 years.
2. In addition, the second table shows potential residential developments that could occur in mixed-use districts (Village Square, and the Mixed Use Overlay Districts (MUOD)). Here I used the number of units shown in the last approved Master Concept Plan for the Village Square District. Also, I have made certain assumptions for the MUODs. For the purpose of these projections, I have assumed that 50% of the current acreage in the MUODs would be ultimately used for mixed-use generating residential units. And I

have assumed a density of 6 units per acer for these mixed use developments. This is loosely arrived at from the concept plans (not approved) that we have seen on the MUOD portions of the Toomey property.

As stated numerous times in the Plan these assumptions are based on current conditions based on historical development patterns in Town and current zoning. Many changes could occur in the future to the marketplace, the economy, and to zoning and land development regulation changes. As such, these assumptions and the projections are subject to change and should be reviewed and modified over time as needed.

Looking forward to your thoughts and input on this section.

Attachments

C. Residential Development

III. Potential Housing and Population Growth

After looking at past housing and population projections, this section looks at the potential for future housing and population growth in Town. It takes into account the vacant land analysis discussed previously, then it applies the established residential development policies, and finally extends it past trends of growth in housing and population.

What were the Past Population Projections for Hebron?

- In 1987 the estimate was that our population could one day grow to 36,000 people.
- In 2004 the capacity population was projected at 20,689 people.
- In the 2014 Plan, the capacity population was projected to be 17,459 people.

The previous Plans of Conservation and Development contained projections for housing units and population growth. It is helpful as a planning tool and important from a planning history standpoint, to continue to document those past projections and to compare them to present day projections.

1987 Plan of Development: In 1987, RPPW, Inc., a planning consulting firm hired to assist the Commission in preparing an update of the Plan, produced a Vacant Land Analysis / Ultimate Population Potential. This analysis concluded that as of 1987 an additional capacity existed for over 9,000 additional dwelling units. They estimated that this could result in a total capacity population in Hebron of 36,000 people.

2004 and 2014 Plans of Conservation and Development: In the most recent Plans, it was concluded that some assumptions within the 1987 methodology was a too aggressive housing unit and population forecast. It was discovered that the development that was occurring in Town was at a density 45% lower than predicted by RPPW, Inc.

A different methodology was employed in these Plans. The projection for future housing and population growth was based on applying the average densities of residential developments actually approved during previous years. It then applied these densities to the existing vacant land inventory. These densities are significantly lower than used in 1987 Methodology. The reasons for this are many: since 1987 there has been a more aggressive open space requirement in residential subdivisions; more stringent wetlands regulations have been in force; and there have been improved public health code requirements. These conditions still exist.

How Many More Dwelling Units Can Be Built In Town?

- The build-out analysis in this 2024 Plan shows that there could be an additional 2,624 dwelling units built in Town.

This 2024 Plan utilizes a similar methodology in its build-out analysis as the previous two plans. One exception is a new category to account for potential future multi-family residential units within the Mixed-Use Overlay Districts (MUOD). These are districts which permit mixed-use developments in four different business districts. There are some assumptions that are necessary to project the potential number of units that are likely to be created in these districts and are explained in the notes below the table.

**Potential Additional Dwelling Units
Within Vacant Residentially Zoned Land by Quadrant**

Area	NW	NE (SSD)	NE	SW (SSD)	SW	SE (SSD)	SE	AL	Total
Vacant Acreage	2706	19	1077	23	3247	109	1121	Note	
“X”	X	X	X	X	X	X	X	#1	
Projected Density	0.25 (R1)	2.5	0.25 (R1)	2.5	0.20 (R2)	2.5	0.25 (R1)		
Potential Dwelling Units	677	48	269	58	649	273	280	30	2,284

Note#1: Based on one potential house for each 10,000 s.f. of lots of record.

Note #2: Sewer Service Districts (SSD) have the potential for higher density.

**Potential Additional Dwelling Units
Within Mixed-Use Districts**

Area	Village Square	MUOD (MS, HG, NC, AV Districts)	Total
Projected Density	Note #1	80 MUOD acres X 50% X 6 units/acre	
Potential Dwelling Units	100	240	340

Note #1: Based on Approved Master Concept Plan

Note #2: For the purpose of this Plan, it is assumed that 50% of the available MUOD areas will ultimately be used for mixed-use developments at an average of 6 units / acre.

The preceding Table shows a summary of this methodology. This concludes that there is a potential for an additional 2,284 dwelling units on the 8,302 uncommitted residential acres existing as of May 2023. In addition, there is a potential of 340 additional units in business districts where mixed-use developments are permitted. This future growth of 2,624 new dwelling units, combined with the number of housing units as of the 2020 Census (3,618), plus the number of new housing units approved between the 2020 Census date and May 2023 (43), this would result in a total dwelling unit potential of 6,285 dwelling units at capacity.

It should be noted that these projections are based on numerous factors and assumptions. Changes can occur to these factors that will dramatically alter these calculations. Changes may occur to local or State regulations or public policies. Or unforeseen changes may occur within the marketplace itself. Because of this, this calculation should be constantly revisited. It should also be understood that these are projected maximum capacities. They are not the likely capacity. Any event that changes a maximum development for any parcel (e.g., a purchase of land for open space, use of land for an institutional rather than a residential use, etc.) will reduce these numbers.

It should be noted that this methodology considers privately owned open space (e.g., golf courses) as vacant, and potentially developable. Although development of these lands is possible, it is less likely than other vacant lands. Therefore, these estimates can be assumed to be conservative estimates resulting in estimates on the very high side of potential future forecasts.

How Large Could Hebron's Population Grow?

- **The projection in this Plan shows that there could be a maximum capacity population in Hebron of 15,085.**

Capacity Population Projections

This method relies on the ultimate dwelling unit capacity previously discussed. As with any such projection and method, there are certain inherent assumptions that are necessary which could alter the results. And because there are assumptions and constantly changing conditions, these projections should be re-evaluated periodically over time.

For the purpose of this projection, the above noted methodology for forecasting potential future dwelling unit growth will be used as a basis for capacity population projections. And the previous calculations resulted in a potential maximum of 6,285 dwelling units.

Due to normal vacancies that occur in the marketplace, a certain vacancy rate has to be assumed for the total number of housing units. The most recent U.S. Census indicated a vacancy rate of approximately 4%, which is a common vacancy rate in a suburban setting. Therefore, 6,285 total dwelling units would yield approximately 6,034 households in Hebron.

The Community Profile section of the Plan included information on the changing persons-per-household statistic. As noted, this is a dynamic factor that has changed dramatically over the past 50 years. The 2020 Census determined that Hebron had an average of 2.5 persons per household. While this average may change in the future, the most recent demographic data

shows that this rate is stabilizing and not expected to change as dramatically as what has occurred in the past. For the purpose of projecting a capacity population figure, this Plan will use this average.

Based on the estimated 6,034 households, with an average person-per-household figure of 2.5, the capacity population figure we can use for planning purposes is 15,085, if all land currently available and zoned is developed at current person-per-household levels.

As noted earlier in the projections for future dwelling units, these figures may be dramatically altered with changes to public policies such as future open space purchases by the Town or State, changes to zoning or subdivision regulations and changes to other land development regulations or changes in the marketplace itself. This underscores the need to constantly re-visit this analysis.

What Will Hebron's Population be in the next 10 – 20 years?

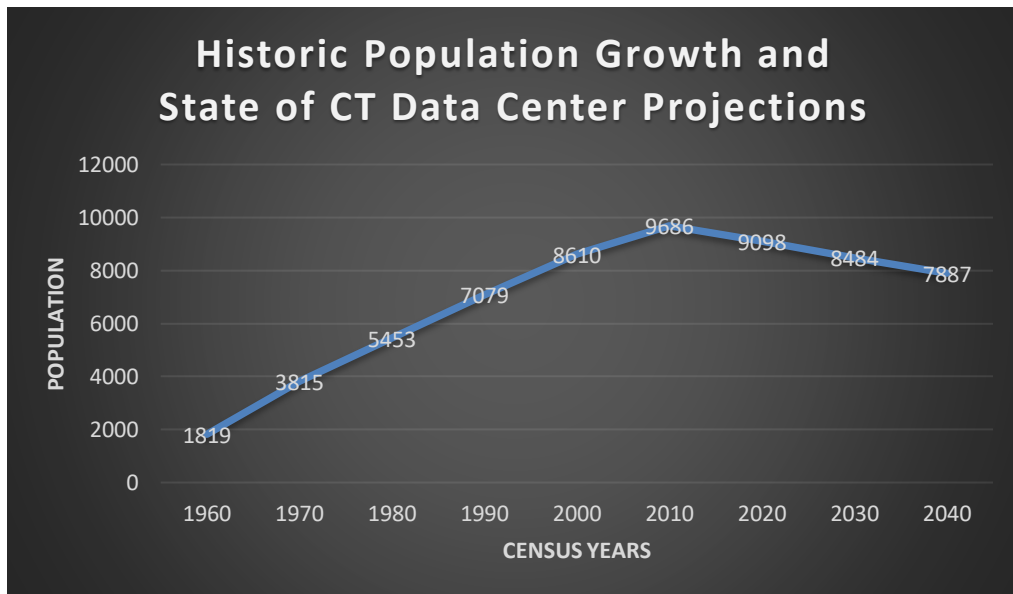
- **The short-to-mid range population projections by the State of Connecticut Data Center shows an estimated population in Hebron of:**
 - **8,484 people in 2030; and,**
 - **7,887 people in 2040.**

Short-To-Mid-Range Population Projection

For most planning purposes, a short to mid-range population projection is useful. Beyond a 10-to-20-year planning period, so many factors may change that projections beyond that period are of questionable value.

The Table below shows the historic population growth for Hebron from US Census data from 1960 to 2020. In addition, the Table includes population projections for 2030 and 2040 from projections created by the State of Connecticut Data Center. These projections are created for all Connecticut towns, counties and the State and are based on multiple data sources including state and locally derived fertility rates. What these projections show is a leveling out of the Town's population growth which we began to see in the 2020 US Census results.

It is important to keep in mind that these projections are based on current trends including slower single-family residential growth than in the past decades, lower birthrates, and a generally aging population. These trends could change as they have done in the past so such projections should be revisited often. For instance, an increased interest in multi-family housing, and recently adopted zoning techniques, such as the Mixed-Use Overlay District, could result in higher density developments affecting these population projections.



Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP
Planning Consultant

Date: 9/17/2023

Re: DRAFT: Section 5: Consistency with State and Local Plans

Attached for your review is Section 5 of Hebron's Plan of Conservation and Development. This is a mandatory section of the Plan per the Connecticut General Statutes.

Of the several requirements from the State Statutes in preparing a local Plan of Conservation and Development is that:

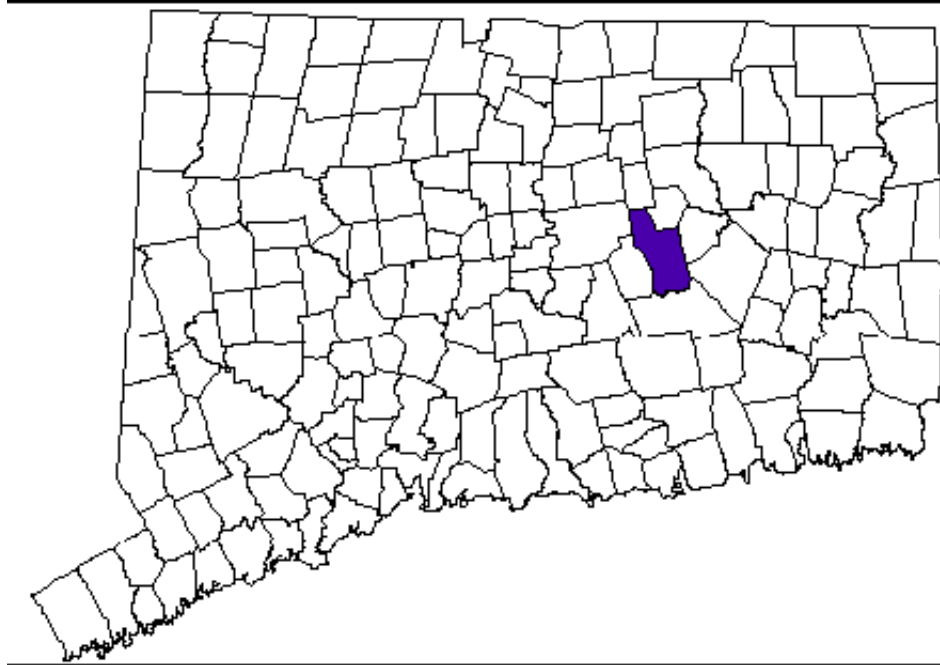
1. "the Commission **shall** consider....the state plan of conservation and development and the regional plan of conservation and development"; and,
2. The local Plan must note any inconsistencies with the growth management principles which are found in the State Plan of Conservation and Development:

The attached draft is very similar to the 2014 Plan, identifies the current and adopted State and Regional Plans, and addresses the above State requirements.

Attachment

Section 5

Consistency with State and Regional Plans



*Planning is a process of choosing among those many options. If we do not choose to plan, then we choose to have others plan for us. - **Richard I. Winwood***

Consistency with State and Regional Plans

In preparing a Plan of Conservation and Development, a town is obligated to follow certain requirements and guidelines set forth by the State of Connecticut and as contained in the Connecticut General Statutes. The Forward of this Plan explains a summary of this process and these requirements. One of the requirements contained therein is that in preparing the plan, the Commission **shall** consider, among other things, the following:



- the state plan of conservation and development
- the regional plan of conservation and development

Also, the State Statutes go further to require, that local Plans of Conservation and Development must note any inconsistencies with the following growth management principles which are found in the State Plan of Conservation and Development:

1. Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;
2. expansion of housing opportunities and design choices to accommodate a variety of household types and needs;
3. concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;
4. conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;
5. protection of environmental assets critical to public health and safety; and
6. integration of planning across all levels of government to address issues on a local, regional, and state-wide basis.

Both the State of Connecticut and the Capitol Region Council of Governments (CRCOG) periodically update their respective Plans to keep them current and to meet their statutory

requirements. The State of Connecticut Office of Policy and Management's most recent and adopted Plan is: ***"Conservation & Development Policies: The Plan for Connecticut: 2018-2023"***. They are currently working on a draft of the 2025-2030 Plan, but that Plan is not scheduled for adoption until 2025. Also, the Capitol Region Council of Governments most recent Plan is: ***"Capitol Region Plan of Conservation and Development; Vibrant. Green. Connected. Competitive: 2014-2024."*** CRCOG is also working on an update to the regional plan that is expected to be drafted by 2024.

State Plan



The State Plan is based on the growth management principles found above and as listed in the State Statutes. While several of these Principles are Regional in nature, they are based on well-accepted smart growth planning principles that are entirely consistent with the goals and objectives of the Hebron Plan of Conservation and Development.

- The first principle listed above promotes the revitalization of commercial centers and concentrating development, and mixed-use, in areas of existing or planned infrastructure. And the third principle calls for the concentration of growth along transportation corridors. Both of these State principles parallel the goals and policies in the Hebron Town Center section. For years, the planning philosophy of Hebron development policies has been to discourage sprawl development and concentrate new development around the infrastructure of Hebron Center and in a manner that supports and utilizes the existing development in Hebron Center. Newer zoning techniques such as the Mixed Use Overlay Districts as well as the Village Square District encourage the concept of higher density and mixed uses in this area, again consistent with these principles. These efforts minimize the potential of extensions of public utilities, support a village center approach to development and allow other policies to work in other areas of Town such as open space greenway and conservation goals and objectives.
- The second principle of expanding housing opportunities is entirely consistent with the recently adopted "2022-2027 Plan for Housing Choices" as well as the "Housing Diversity" section of this Plan that contains goals and policies aimed at continuing to develop ways to encourage mixed-use development with diverse and more affordable housing opportunities. This Plan also encourages the implementation and use of other mechanisms such as the recently expanded accessory apartment zoning regulations and other techniques to allow and encourage a variety of housing types to meet the needs of all of the Town's population segments.

- The fourth and fifth principles of the State’s Plan promoting the preservation and protection of natural features are supported by each of the sections of the Hebron Plan contained within the comprehensive and extensive Conservation Plan & Policies section. These sections establish goals and policies to preserve natural and historical and cultural features within the Town. The Town’s open space acquisition program also has been used to protect these unique natural features.
- The last principle of the State plan encourages planning to address issues at a local, regional, and State level. Several sections of Hebron’s Plan specifically look beyond its borders to ensure that the Town’s policies are supported by the efforts of neighboring Towns. This is clearly demonstrated by Hebron’s active role in the Salmon River Watershed Partnership and by including the watershed-wide open space map in this Plan. Hebron is also active in many of the efforts and committees of the Capitol Region Council of Governments and Hebron has worked cooperatively with State agencies and their many available State grant programs to achieve common goals and objectives.

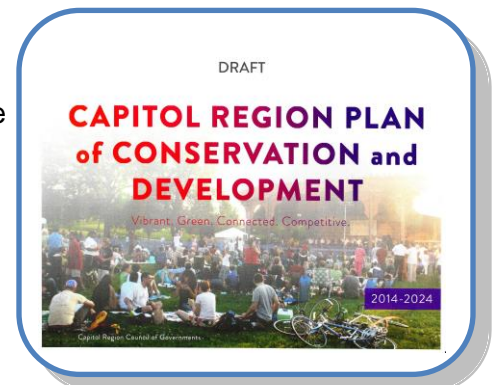
Regional Plan

The regional plan was developed by CRCOG and has been in effect since 2014. The formation of this plan involved a high degree of involvement and participation of the member towns in the Capitol Region. The Plan begins with a statement which is consistent with Hebron’s Plan of Conservation and Development Goals and Policies:

“Our success in maintaining the character of our individual communities, and the entire region, is often measured by how well we preserve our important historic and natural resources, while at the same time allowing for compatible new development that serves human needs. Our continued strength as a region will depend upon our ability to maintain the high quality of life and opportunities that many of our citizens now enjoy, while working to extend these opportunities to all current and future residents of our region.”

CRCOG’s Plan, while at times dealing with issues of a regional nature and necessarily focusing on the urban core areas that exist in the region, also identifies many of the same primary planning concerns that are at the heart of the Hebron Plan of Conservation and Development. These include:

- Natural Resource Conservation including Sustainability,
- Watersheds and Water Quality,
- Open Space and Farmland Preservation,
- Land Use,
- Public Sewer and Water Service,
- Transportation,



- Housing and Economic Development.

The goals and policy recommendations contained within each of these chapters in CRCOG's regional plan are supportive and compatible to the Town's goals and policies both in Hebron's open space planning and conservation goals as well as in Hebron's economic development objectives.

The Regional Plan also provides valuable data for the region in which Hebron is located as well as data for communities surrounding Hebron. From a planning and public services standpoint, this data and the comparisons are extremely useful. Also, the economic well-being and the quality of life of any town is well-tied to the health of the Region as a whole; and, it is to the Town's benefit to be supportive of the goals, policies and objectives that guide the Region as a whole and to work with other towns in the Region to make it a vibrant place to work and live.

Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP
Planning Consultant

Date: 9/12/2023

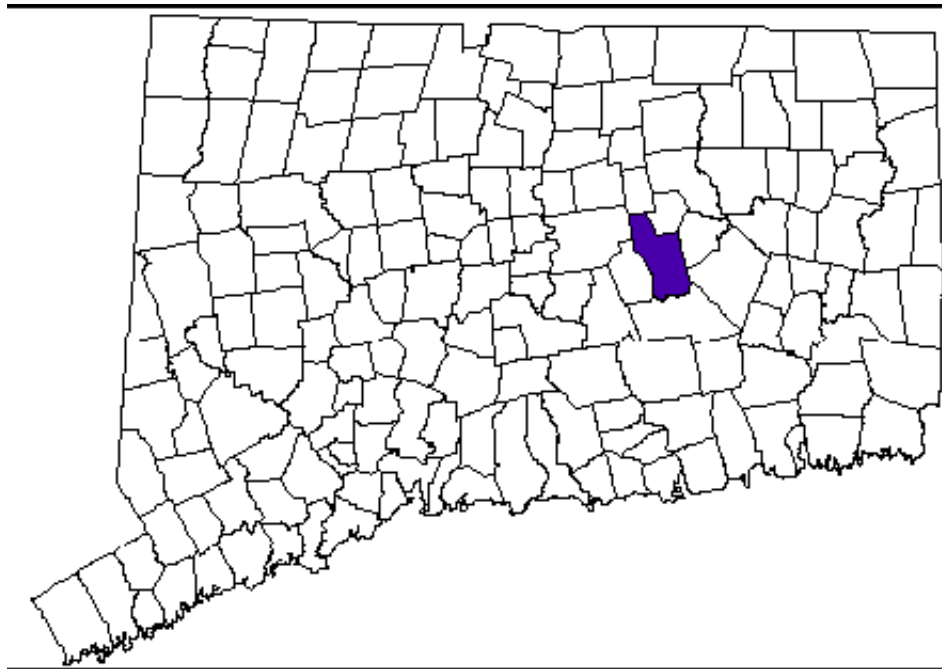
Re: Updated POCD Sections

Based on comments from the commission at the last several workshops, I have made the requested updates and changes to these sections, and I believe all the comments have been appropriately addressed. Latest versions are attached.

1. Section 1 – Community Profile
2. Section 2.I – Areas of Historical Heritage
3. Section 3.C.1 – Residential Land Analysis
4. Section 4.F. – Cemeteries
5. Section 4.G – Roadways, Stormwater, Bridges, and Walkways

Section 1

Community Profile



Make no little plans; for they have no magic to stir men's souls...make big plans and aim high....Daniel H. Burnham, architect & urban planner (1846-1912).

Introduction

The Community Profile section of the Plan of Conservation and Development is intended to provide a description of the Town and its past growth, and then utilize this information to project future trends. As the character of this Town is different from all other towns, so too are its history and growth patterns unique. It is an important function of the Plan of Conservation and Development to see how the Town has developed; why it has developed the way it did and understand the rate and type of past growth. Only with this understanding can we properly plan for and guide future growth. This 2024 Plan of Conservation and Development will also document the changes that have occurred in the Community since the adoption of the 2014 Plan and will identify the accomplishments that were made by the Town in achieving numerous Goals and Objectives identified in that last Plan.



The experience of past growth and development in the community raises unique issues, which should be addressed in future planning. This understanding of the past and a look to the future is the purpose of the Community Profile section of the Plan of Conservation and Development.

The Community Profile section of the Plan is divided into four parts. **Subsection A** provides a brief introduction and summary of the Town of Hebron's geography, size, and character. **Subsection B** documents and describes the existing land use make-up of the community. **Subsections C and D** contain a current description of the Town's housing stock and population. These two sections will also include analysis of recent growth during the last planning period and include a comparison to surrounding towns and the region.

The Town of Hebron

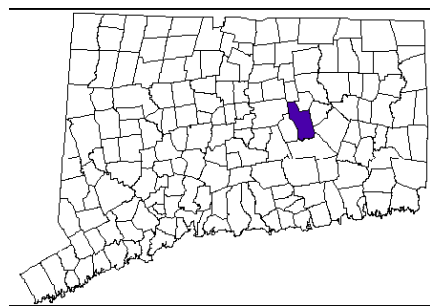
2024 Plan of Conservation and
Development

Section 1

Community Profile

A. Community Description

The Town of Hebron, incorporated in 1708, is located 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.

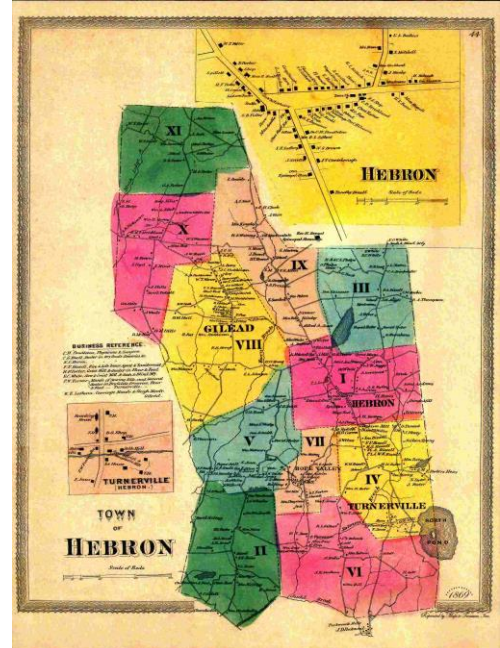


The Town contains 37.5 square miles (24,000 acres of land). With a 2020 US Census population of 9,098, it has a population density of approximately 243 persons per square mile. The topography within Town is primarily rolling hills, typical of the eastern uplands of Connecticut. The Town's landscape remains traversed with numerous stone walls as a tribute to its proud agricultural heritage, with several farms still in operation, and over 1,000 acres of land permanently preserved as agricultural land by farmland preservation programs. Many historically significant homes and buildings

line the roads throughout the Town of Hebron.

The landscape of Hebron is diverse, ranging from woodlands to open fields and marshlands, with many areas preserved in their natural state. Many indigenous species of vegetation and wildlife can be found throughout the Town. The terrain in Hebron ranges in elevation from 204 feet above sea level in the southwest corner of Town to 772 feet above sea level in the northeast corner. The landscape of the Town contains numerous streams within the Salmon River basin, all having high water quality.

The 2020 U.S. Census count for Hebron reported that the Town had a population of 9,098 people. This was a 6% decrease in total population since the 2010 U.S. Census. Despite this slip in town population from 2010-2020, Hebron has experienced significant residential growth in the previous five decades once it was discovered as a highly desirable and convenient housing location. It is expected that Hebron's future population will continue to grow but at a much slower pace than in the past.



The Town of Hebron

2024 Plan of Conservation and
Development

Section 1

Community Profile

B. Land Use

The land use of the community is the focus of a significant amount of local planning efforts and subsequent public policy discussions and zoning and subdivision regulations. The perceived character of a town, its quality of life, as well as its economic health is, in large part, a reflection of its land use make-up. It is therefore important to know and understand the Town's land use fabric as background for establishing policies intended to regulate future land use changes.

Methodology

For the 2024 Plan update, the Town's Geographic Information System (GIS) is the primary source for land use calculations. The land use data is derived mainly from the Hebron Assessor's land use codes. This should provide an accurate record of existing land use tabulations and changes over time.

The following assumptions were made in determining Land use area calculations:

- If a parcel of land is occupied by some land use, but the majority of land is vacant, a portion of land is calculated as developed, and the remainder of the parcel is calculated as vacant.
- Privately owned open space is calculated as vacant land, as that land is not permanently committed to open space.
- Farmland not permanently protected under a farmland preservation program is calculated as vacant, because it still can be developed.
- Preserved Agriculture parcels, where development rights were purchased by the State of CT, are considered as permanent open space.

Residential Land Use

Residential land use is the largest single land use category in Hebron. A total of 32.8 % of the overall land in Town is used for residential purposes. Single family development accounts for 32% of the Town's land whereas multi-family land use accounts for about 0.8% of Hebron's land area. Of all the developed land in Town, or land that is committed to some type of land use (such as permanent open space), approximately 50% of it is used for residential purposes.

Land Uses in Hebron May 2023		
Developed / Committed Land		
Land Use	Acres	% of Town
Single Family	7,630	32.03 %
Multi-Family	192	00.81%
Institutional	253	01.06%
Commercial	109	00.46%
Industrial	17	00.07%
Roads	780	03.27%
Sub-total: Developed Land	8,981	37.7%
Town Open Space	1,991	08.36%
State Open Space	3,284	13.79%
Sub-total: Open Space	5,275	22.15%
Preserved Agriculture	1,118	04.69%
Sub-Total: Open Space / Preserved Agricultural Land	6,393	26.84%
Total Developed / Open Space / Preserved Agricultural Land	15,374	64.5%
Vacant Land		
Land Use	Acres	% of Town
Private Open Space	1,463	06.15%
Vacant	6,982	29.31.%
Total Vacant Land	8,445	35.5%
Total		
Total Hebron Land Area	23,819	100%

Business & Industrial Land Use

As primarily a rural town, Hebron's business and industrial sectors are still emerging and this land use category is likely to remain a relatively small segment of the overall Town.

Business use occupies 109 acres in Hebron and is primarily located in Hebron Center, although there are other commercial areas along Church Street (CT Route 85). While there are other smaller business districts, the Route 66 corridor is seen as the most likely location for future growth. This is particularly true due to the existing concentration of businesses in this area, the existence of the Village Square District for future expansion of the business district on the south side of Rt. 66, and with the availability of public sewers and public water in this area.

Land devoted to industrial uses is limited to approximately 17 acres. These sites are generally located in the older industrial areas, particularly in the Amston Village District located on Church Street. The total amount of land in Hebron developed to date with business and industry amounts to one-half of a percent of the Town's land area.

Agriculture Land Use

Over 2,000 acres within the Town is presently being farmed, accounting for about 10% of the total land area of the community. This tremendously affects the positive impression many people have of the Town, retains a land use that is an important historic aspect of the community that dates back to its origins, and maintains a vibrant economic activity in the Community.

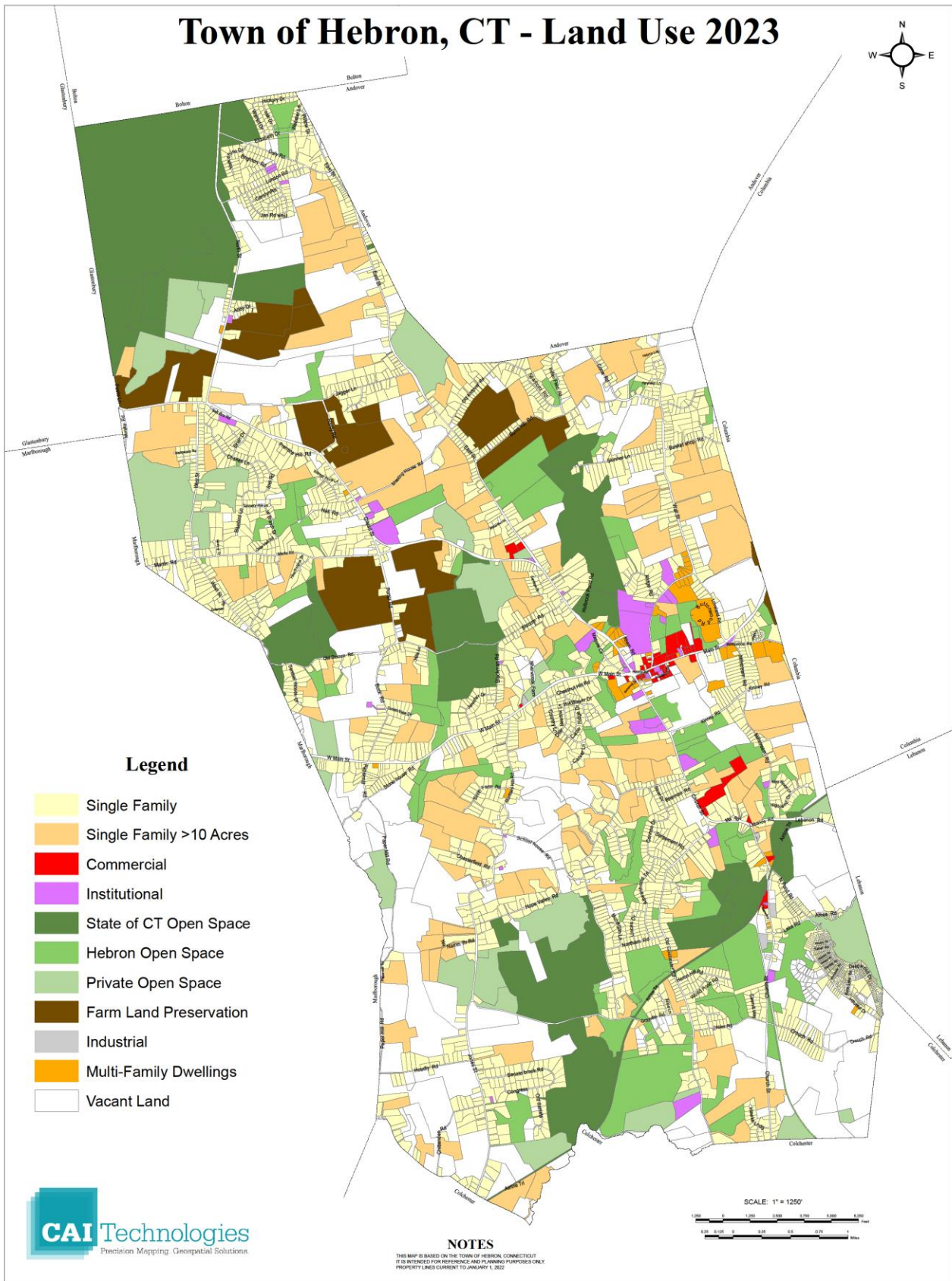
Of the total land area devoted to agriculture, 1,118 acres (4.7% of the Town) is permanently preserved agricultural land through the State's highly successful Farmland Preservation program. Approximately 200 acres of land was added to this land use category through this highly program since the last Plan of Conservation and Development was adopted in 2014. As permanently preserved open land, these 1,118 acres are shown under the permanent "open space" land use category in various sections of the plan. The remaining agricultural land, over 1,000 acres, is not permanently preserved. These areas are shown as part of the vacant land category as this land is subject to possible future development.

Institutional Land Use

Land devoted to institutional uses (churches, cemeteries, town and regional schools, firehouses, etc.) accounts for about 253 acres of land in Town or 1.1% of the Town's land area. These uses are routinely found throughout residential neighborhoods of the Town as they generally serve residential land uses.

Developed and Committed Land

A total of 15,374 acres of land are now considered to be either developed or committed to permanent open space. This land area represents approximately 64.5% of the total land area in Hebron. This area is comprised of 8,981 acres developed as houses, stores, offices, schools, roads, etc., 5,275 acres of public open space, and 1,118 acres of preserved agricultural lands.



Vacant Land

This leaves 8,445 acres of land in Hebron, which are considered vacant, representing approximately 35.5% of the Town's land area. This acreage is comprised of non-protected farmland, privately owned open space, and other vacant properties. Private open space is included in this category as those properties are generally larger parcels of land, presently being used for very low intensity uses, but potentially could be developed in the future for higher density uses.

A 1987 land use analysis of the Town, conducted by RPPW, Inc., a planning consulting firm, determined that as of 1987 approximately 17,430 acres were vacant. This represented 73% of the Town's land area.

In the intervening 36 years (1987 - 2023) over 8,985 acres were converted from the vacant land use category to a developed / committed land use category. This acreage represents approximately 37% of the entire Town land area. The majority of this acreage was converted to single-family development. Other lands were developed with business uses, became open space through either the subdivision process or through outright purchases, or became protected farmland via the purchase of development rights. The remaining acreage was developed for institutional uses or other types of land use changes.

Of the 8,445 acres of land now vacant, approximately 143 acres are located within the Town's business districts, and approximately 8,302 acres are residentially zoned. An analysis of this vacant land, and the potential that this holds for future housing and population growth, is contained later in this Plan.

The Town of Hebron Plan of Conservation and Development

Section 1

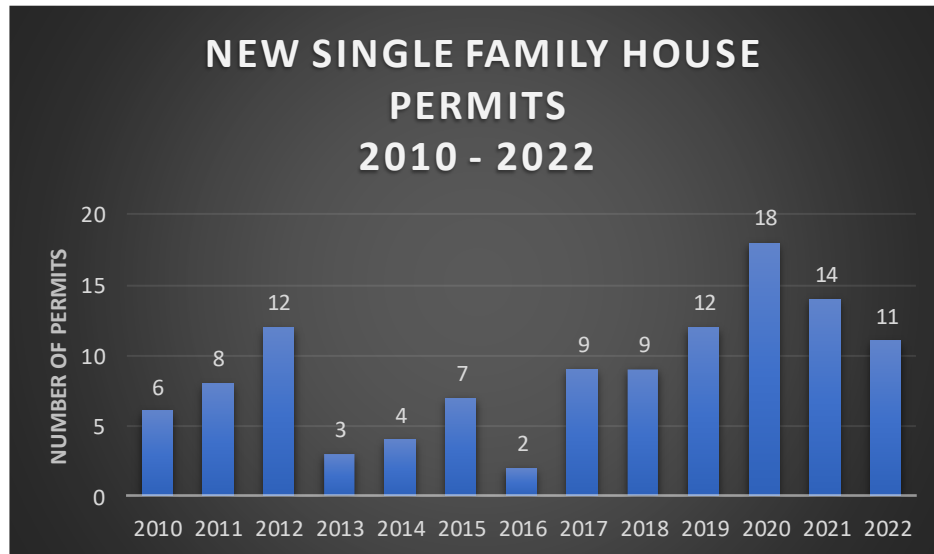
Community Profile

C. Housing

Number of Housing Units

Hebron's housing stock is primarily single-family housing, although, there exists some small apartment buildings and duplex units constructed around Hebron Center in the 1970s and 1980s as well as some apartment and condominium developments on Wellswood Road. With the introduction of sewers around 1990, some additional diversity in the housing stock began to appear. A private housing development for the Town senior population was constructed within the sewer service district in the 1990's. At the same time, a Town-owned senior housing development was constructed along with a senior center next to the Town center. In the past decade, another 55-and-old community was constructed in the Town center on Loveland Road; and a cluster single-family non-age restricted development began construction in the same area. Most recently a 113-unit assisted living development was constructed on Horton Boulevard.

Single – Family Housing: Hebron has experienced a significant growth in the number of new single family housing units each decade since 1960 through the mid-2000's. From 1960 through 2000, the Town averaged over 650 permits for new single-family dwellings every ten years. The early 2000's began with a similar strong construction market with the years 2000 through 2006 experiencing an average of 50 new single family housing units per year. However, the national economic downturn beginning in 2007 had a dramatic effect nationwide on the construction industry in general and the single-family housing market in particular. Since 2007, the number of new single family home permits has averaged less than 10 permits per year. The Town experienced a slight increase in the number of permits during the 2020 pandemic year as people sought to move to more rural locations. However, this appears to be a short-term event.



Hebron's Affordable Housing Units

In 2022, Hebron approved its first affordable housing plan, the “2022-2027 Plan for Housing Choices” (Plan). The data in this section is derived from that Plan.

When we talk about affordable housing, it is housing that costs thirty percent or less of the household income (CGS Section 8-39a). A household spending more than 30 percent of its income on housing might be considered “housing cost burdened.” And data from the American Community Survey, estimates that 852 existing households in Hebron are potentially housing cost burdened since they are spending 30 percent or more of their income on housing. This includes 751 owner occupied households and 101 renter households.

Naturally Affordable Units

There are affordable housing units in Hebron and all communities that are considered “naturally affordable” as they are affordable to a household at 80% of the area median income, and they are not the result of any government programs or controlled by a deed restriction.

The Plan states that these are the naturally affordable housing units in Hebron:

- Hebron may have had about 1,137 ownership units in 2019 valued at \$250,000 or less (affordable to a household at 80% of area median income).
- Hebron may have had about 191 rental units in 2019 which had a gross rent of \$1,500 or less per month (affordable to a household at 80% of area median income).

Since almost all of the above units are not deed-restricted, they are not considered by the State of Connecticut toward meeting the criteria for affordable housing and do not count towards Hebron's affordable housing totals.

State of Connecticut Recognized Affordable Housing

To meet the State definition of affordable housing, they must fall into the one or more of the following categories:

- It is assisted housing,
- The owners have a CHFA/USDA mortgage,
- The tenants receive tenant rental assistance, or
- The unit meets the requirements for a deed-restricted unit.

The State “Affordable Housing Appeals List” prepared by the Department of Housing recognizes 105 housing units in Hebron qualifying as “State defined affordable housing units.” These units count towards the Affordable Housing Appeals List. The 105 recognized affordable housing units listed below, represents 2.9% of the 3,567 total housing units in Hebron.

Assisted Housing:

Stonecroft Village (Housing Authority) – 25 units

Hillside Farms Apartments - 32 units

Bolton Group Homes – 1 unit

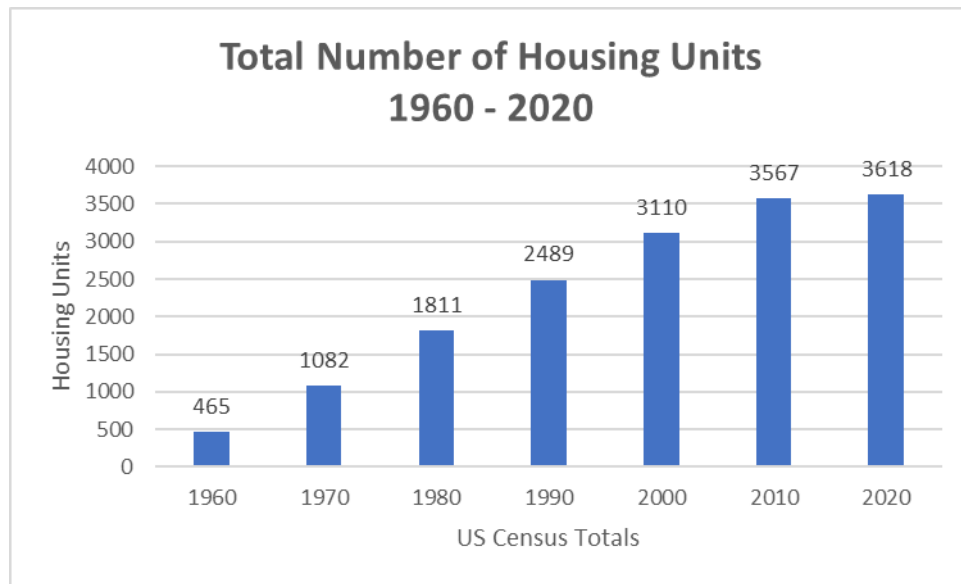
Other Housing:

Tenant Rental Assistance - 3

CHFA/USDA Mortgages – 44

Although there are additional units in Hebron that are deed restricted, they do not meet the State’s definition of affordable housing, so they are not included in their totals for Hebron.

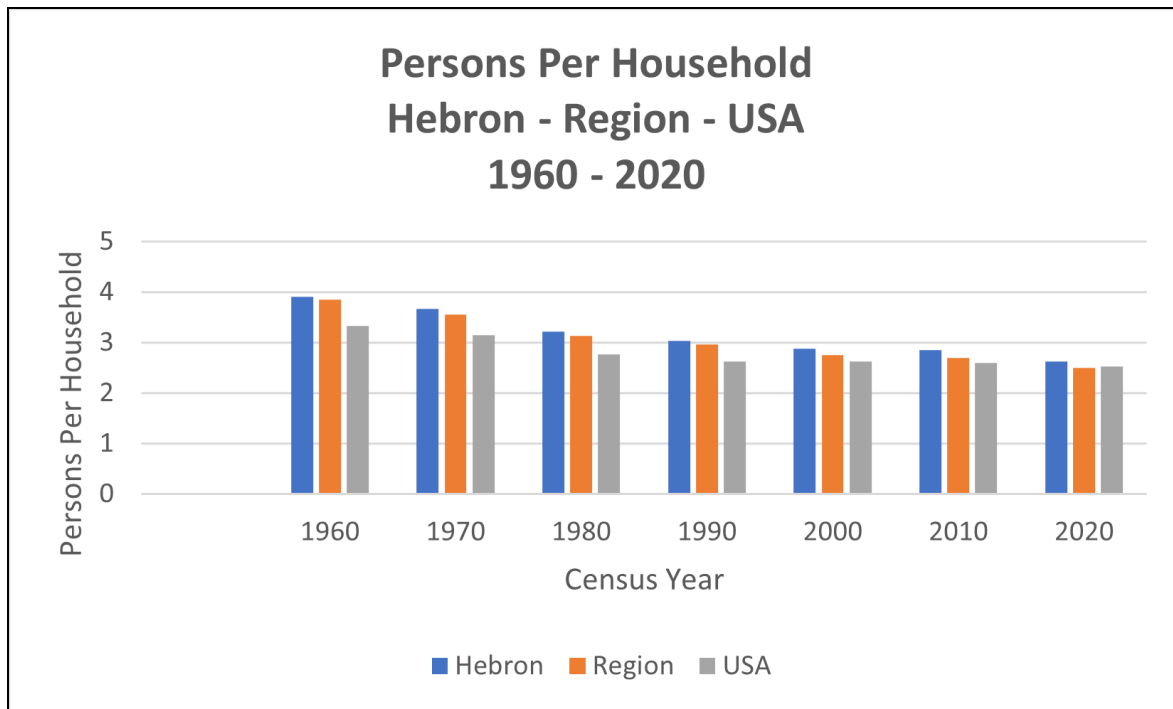
Overall Residential Growth: In reviewing historic housing unit growth, during the 1960 - 2000 period, the rate of growth in the number of housing units in Hebron has been near the highest rate of growth in any single town in the region. The overall number of housing units reported by the US Census report was: in 1960 – 465 units; In 1970 – 1082 units (132% increase); in 1980 - 1,811 units (67% increase); In 1990 - 2,489 units (37.4% increase); In 2000 – 3110 units (25% increase); In 2010 – 3567 units (14% increase); and, in 2020 – 3618 units (1.4% increase). In both the 1980’s and 1990’s, Hebron had the highest or second highest percentage increase in housing units of any town in the Hartford Capitol Region. However, these numbers as well as the chart below shows that housing growth in Hebron has significantly slowed in the past two decades.



Household Size

Average household size has been decreasing nationally since the post-World War II period. Hebron's average number of persons per household has dropped from 3.91 in 1960, to 3.66 in 1970, to 3.21 in 1980, to 3.03 in 1990, to 2.88 in 2000, and 2.85 in 2010. The 2020 census reported the current persons per household size to be 2.5. This represents a 36% decrease over this period.

This drop in the average size of households over time is a national and state demographic trend and is attributed to a number of factors including lower birth rates, higher divorce rates, later marriages, increased longevity, and a generally higher number of single person households. However, it is interesting to note that the decline in the persons per household rate is leveling off, and in fact has started to rise in some States during this past decade. The economic slow-down and impacts of the pandemic during the past few decades has slowed new housing starts, has prompted an increase in multi-generational housing, and has forced many college students and other young people to return to their parents' home due to a limited housing supply, housing cost, and at times uncertain employment opportunities.



It is worth noting a comparison of Hebron's persons per household with those of other area towns. Although the average is significantly declining, Hebron's average persons per household has been consistently higher than those of surrounding towns. From 1990 through 2010, Hebron had the highest average number of persons per household in the Capitol Region. While this is no longer the case, according to the 2020 Census, Hebron still has one of the highest average household sizes in the region.

This can be seen simply as a reflection of a generally younger town, somewhat typical of eastern Connecticut towns, which have attracted younger families for a number of reasons including comparatively attractive real estate values, a higher level of municipal services, excellent educational opportunities, an attraction to the rural character of the community, desirable State and Municipal open space, and park and recreation opportunities.

The Town of Hebron Plan of Conservation and Development

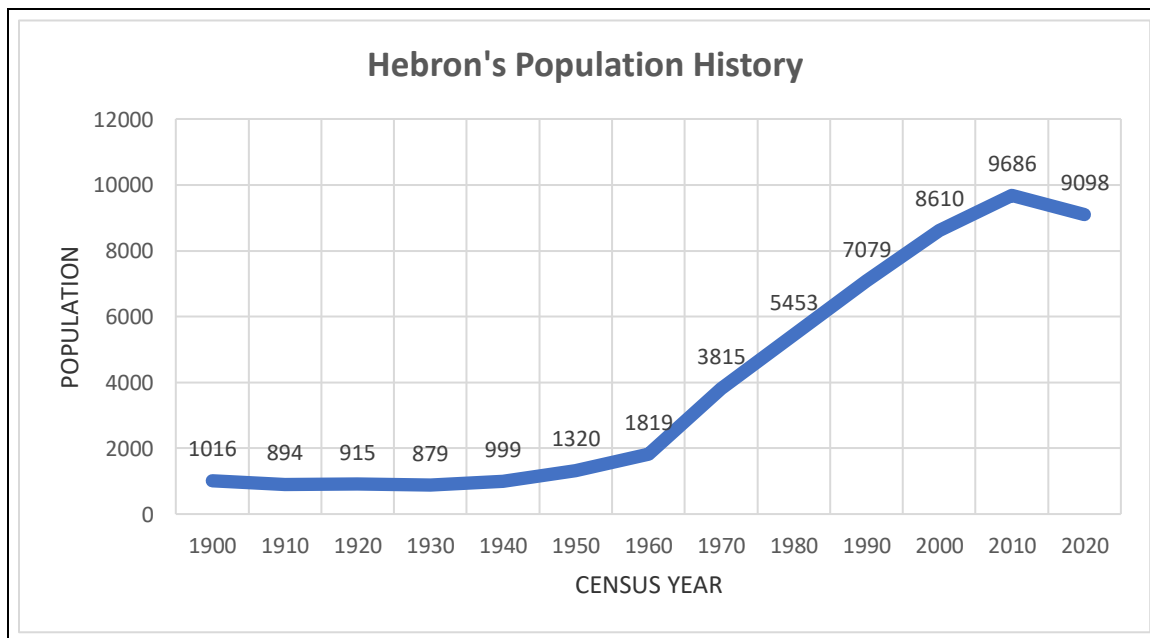
Section 1

Community Profile

D. Population

Historic Growth

Hebron's population, like many rural, outlying Connecticut towns, remained relatively stable until the post-World War II period. This is when the population experienced a modest upswing. However, it was not until the 1960's that Hebron was discovered as a convenient place to live and commute to work.



The decades of the 1960's through the 1990's saw significant growth in terms of new population, which outpaced many, and at times all, of its surrounding neighbors. This rate of growth is particularly significant when compared to the regional and State populations that have remained relatively stable during the past two decades.

Population growth during the most recent decades is particularly important to review because they are the most recent trends that would suggest what future growth is likely for the town.

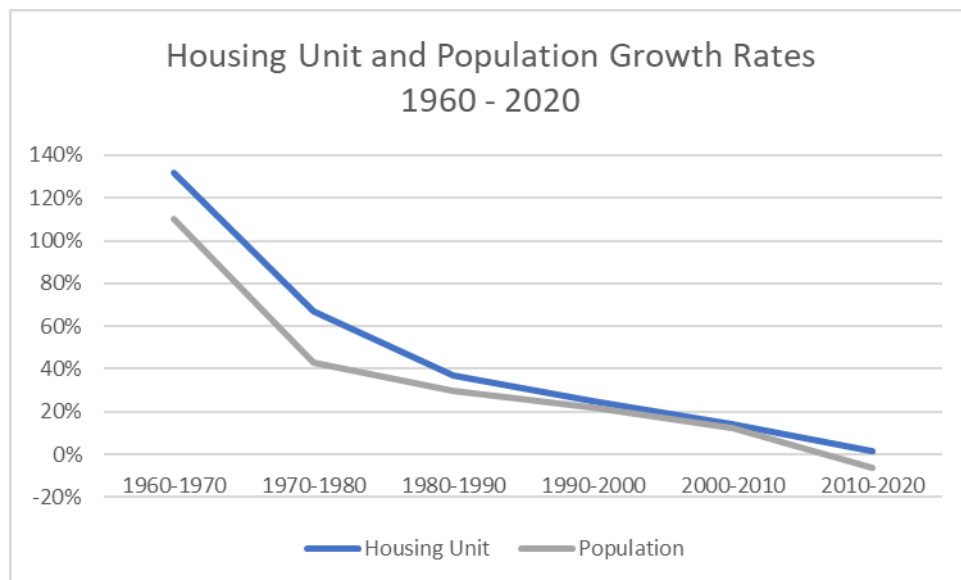
Hebron's population in 1960 was 1,819. This grew by 109.7% to 3,815 by 1970. The 1970's saw Hebron's population grow to 5,453 by 1980, a 42.9% increase. This rate of growth was unabated during the 1980's which saw a 29.8% increase in population to 7,079 by the 1990 U.S. Census. The 2000 Census determined that the town population grew to 8,610, a 21.6%

rate of growth, and the 2010 US Census population figure was reported at 9,686, a 12.5% increase. The 2020 US Census reported a population of 9,098, a 6% decrease since 2010. This was the first population decline in Hebron's US Census figures since the early 1900's. This decline was somewhat surprising but was reflective of the soft housing market in Hebron, and similar small towns, in this decade. In fact, of the seven towns that abut Hebron, all but one had a loss in population reported between 2010 and 2020. This was similar throughout eastern CT and for most smaller towns in western CT, as the State's population during this period was relatively flat (+0.9%), and most population growth occurred in the cities. The state's overall population increased by 31,847 people in the last decade, with particular population growth in Fairfield County, where there are 40,590 more people than there were in 2010. Hartford County increased by 5,484 and New Haven County increased by 2,358. The other counties — Litchfield, Windham, Tolland, Middlesex, and New London all lost population. Overall, the state's 10 largest municipalities increased by 37,109 people, while the other 159 towns actually got smaller by 5,262.

It is interesting to note that following the 2020 Census, and during the 2020 pandemic, Hebron saw a spike in housing starts and population increase, as there was a noticeable increase in people seeking housing in more rural areas, particularly where work-from-home situations became more available. The state's Department of Public Health has estimated the Town's 2021 population to have jumped to 9,512, a 4.5% increase from the 2020 Census numbers.

Historic Housing growth vs. Population Growth

the earlier Section, Housing growth over the last 10 years grew at a rate of 1.4% compared to the negative 6% population growth. In fact, since 1960 the number of housing units in Town grew by 678% compared to the population increase of 400%. The following chart demonstrates growth in both of these categories and shows that housing growth outpaced population growth each decade. This is also reflected in the above decrease in persons per household.



Age Changes Within the Population

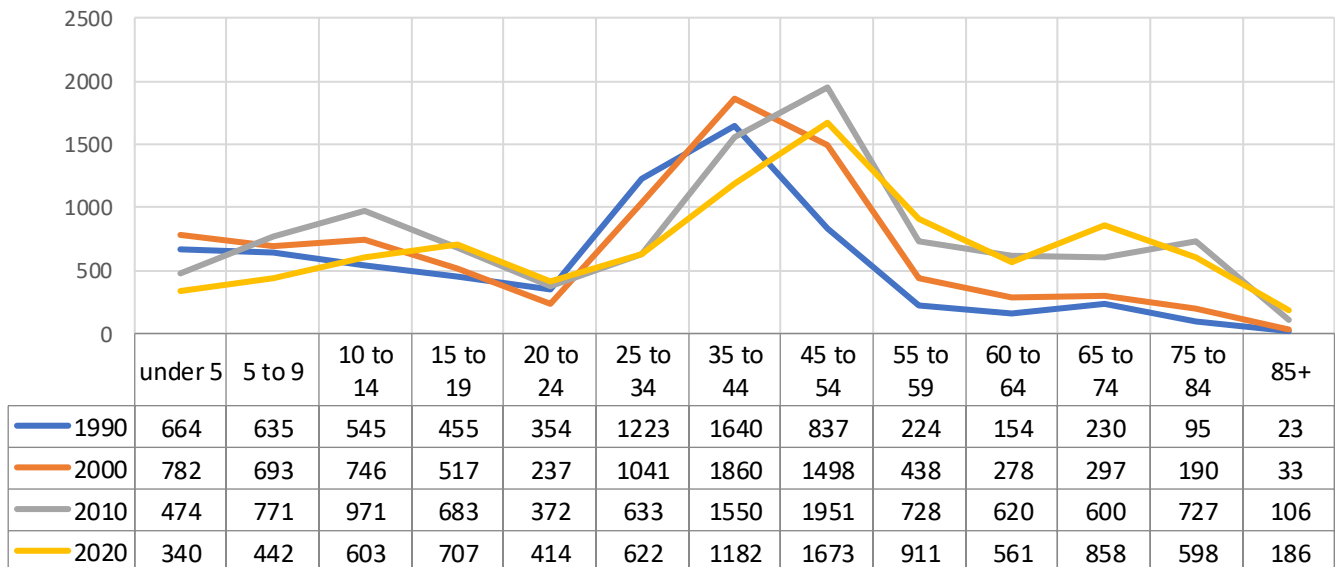
While overall growth changes to the Town's population are important to document, age changes within the Town's population are equally significant to understand. The 2012 Census data has shown significant developments within two specific age groups that have impacts on the character of the community as well as on public policy and community services.

Between 2010 and 2020, Hebron's school age population (between ages 5 and 19) decreased by 27%; and a similar decrease was reported in the under-5 population. At the other end of the age spectrum, the Town's elderly population is another age group growing more rapidly than the population as a whole. The age group 65 years old and older increased by 14.9%; and the over 85 population increased by 76.4%. Increased demands for services for the elderly are likely and planning for housing for this segment of the population is also warranted.

Also of interest are the middle-age groups. The 25 – 34-year-old age group, this mobile young population, just beginning their careers, declined by 39% from 2000 to 2010, but decreased only slightly in the past decade (-1.4%). But the prime working age groups, the 35 – 44 age group decreased by 23% from 2010 to 2020, and the 45 - 54 age group declined by 14%.

These changes to the population profile in Hebron over the past decades can be best seen graphically in the following chart “Population Profile; Hebron, CT; 1990 – 2020”.

**Population Profile
Hebron, CT
1990 - 2020**



I. Areas of Historical Heritage

Hebron has a rich and diverse history with thousands of years of continuous habitation. Hebron was shaped by Indigenous people, colonial settlers, both enslaved and free African Americans and European immigrants. Following the gift of the Mohegan sachem Attawanhood in 1675 to the Saybrook Legatees, the first colonial settlement sites were established along Church Street, leading to the founding of Hebron in 1704. Hebron, incorporated as a Town in 1708, retains many reminders of its rich history. Historic homes, old schoolhouses, distinctive churches, cemeteries, remains of manufacturing and mill sites, objects and buildings such as the Old Town Hall, the Douglas Library, and other structures on the Hebron Green are important ties to Hebron's past.



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

Accomplishments:



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

1. A 2017 amendment to the Hebron Zoning Regulations incorporated the "Village District" provisions of the CT General Statutes to the entire Hebron Green District as one method of protecting this unique area.
2. The Town has continued to fund restoration efforts at the Peters House through grants from the State Historic Preservation Office (SHPO) and the Town's Capital Improvements Program funds. This is a Town-owned, architecturally and culturally significant, 18th century property intended to be used for town and community activities upon completion of its renovations
3. The Town utilized a grant through the State Historic Preservation Office (SHPO) to conduct an archeological dig at the Peters House and in 2019 an "Archaeology Day" was held to share the results with the public.
4. The Hebron Historical Society assisted in the research and publication of "Lost Mill Sites in Hebron, Connecticut" (December 15, 2016) by Richard N. Symonds, Jr., identifying historic mill sites in Hebron.

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

Goal, Policies, and Action Items:

Goal: Protect and preserve Hebron's rich, historic heritage for the education, enrichment and enjoyment of all citizens and promote the environmental, economic, and cultural benefits of historic preservation. Historic resources include homes, schools, churches, 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, roadways, stonewalls, notable archeological areas, and scenic views and vistas that are an integral part of their historic setting.

Policies:

1. Continue to facilitate the designation of historic districts and historic properties where appropriate to assure preservation of historic assets.
2. Continue to review and amend zoning and subdivision regulations to require new land development to protect and complement historic resources and give full consideration to protecting and maintaining historic resources in reviewing plans for new subdivisions.
3. Encourage identification and preservation of Hebron's historic schoolhouses, historic buildings, and any other historic sites and seek to protect them from demolition, decay or inappropriate modification.
4. Encourage preservation and maintenance of historic buildings, landscaping, and cemeteries by public and private landowners, with particular emphasis on the buildings near the Hebron Green.
5. Support restoration and recreational use of historic rail lines.
6. The Hebron Historic Properties Commission and the Hebron Historical Society, with the assistance of the Town, should develop and conduct workshops to encourage residents and commercial entities to research and further inventory unique historical aspects of their properties and promote educational programs to keep Hebron's legacy alive for all its citizens.
7. Continue to support the restoration and public use of the Peters House and encourage use by private groups, Town sponsored events, community uses, and educational activities at this site.
8. Promote the establishment of an annual Hebron Historical House / Sites Tour to increase interest in preserving these historic sites.
9. On behalf of the Town and Historic Properties Commission, continue to apply for available historic preservation and restoration grants and partner, as appropriate, with not-for-profit organizations to apply for grants.



Action Items:

1. To provide an historic prospective and assist in evaluating historic attributes of potential and already acquired open space land purchases, consider adding a member of the Historic Properties Commission to the Hebron Open Space Land Acquisition Committee.
2. Encourage the exploration and documentation of significant historic sites associated with Native American and African American history and activities.

MAP # 9 HISTORIC FEATURES

Historic Features Map — Legend

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

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

Map # 10 MILLS AND MANUFACTURING

Mills and Manufacturing Map — Legend

- 1. "Factory Hollow" at Gay City State Park**
- 2. Charles Sumner paper mill site**
- 3. Daniel Hodge's sawmill site**
- 4. Strickland's grist mill site**
- 5. Hiram Brown's sawmill site**
- 6. Gristmill site below Woods Pond**
- 7. W. E. Latham & Co.'s wagon shop**
- 8. Blacksmith Shop**
- 9. Levi Collins' fulling mill site**
- 10. Fuller / Porter Grain Mill**
- 11. Mitchell's Blacksmith Shop**
- 12. David Strong's brick kiln**
- 13. George Tennant Sawmill site**
- 14. Ezra Backus mill**
- 15. Frederick Bissell Sorghum mill site**
- 16. The Hendee Co. blast furnace site**
- 17. Phineas Turner silk mill and complex site**
- 18. New Owner Charles Ams at Turner Mill complex**
- 19. Benjamin Skinner mills**
- 20. Daniel Burrows Cotton Mill**
- 21. The Hebron Manufacturing Co. mill**
- 22. Daniel and David Burrows paper mill**
- 23. Washington Manufacturing Co. mill**
- 24. Socrates Tarbox paper mill site**

Source: "Hebron's Historic Heritage", by The Hebron Tricentennial Commission, Revised 2006

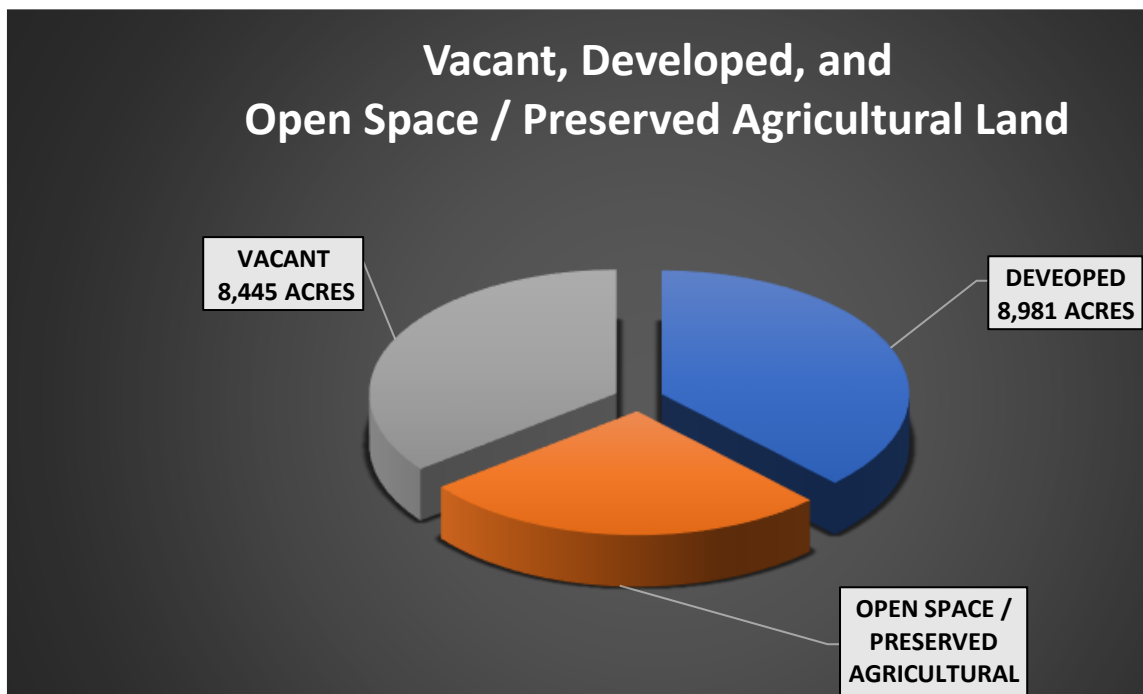
Final Draft: January 2022;9-13-22 edits; Revised Final Draft 9-5-23

Map # 11 HEBRON CENTER NATIONAL REGISTER HISTORIC DISTRICT

C. Residential Development

I. Residential Land Analysis

This section of the plan uses the land use and vacant land data established in the Community Profile section of this Plan and presents an examination of vacant residential land in Town. The analysis will include calculations of which portions of this vacant land are buildable and which areas contain environmental and other constraints to development. The analysis will also include a carrying capacity for future residential development in Town. The chart below shows a land use summary of Hebron.



The land use data in the above chart is taken from the more detailed land use data contained in the Community Profile section of this Plan. In the above chart, “Developed Land” means all land committed to a permanent land use (homes, businesses, roads, etc.), “Public Open Space” means land permanently committed to open space (Town and State owned open space, agricultural land where development rights have been sold, etc.), and “Vacant Land” means any land not yet developed which may potentially

be developed with a higher intensity use (vacant land, unprotected agricultural land, privately owned open space, etc.).

The above chart identifies all the land in Hebron, regardless of the zoning districts. For the following Residential Land Analysis calculations, we will now focus only on residentially zoned land.

How Much of Our Town is Zoned Residential?

- **98% of the Town is residentially zoned**

Of the approximately 24,000 acres of land that make up Hebron, approximately 23,600 acres are zoned for residential development, approximately 98% of the Town. This includes both developed and undeveloped residentially zoned land. Of the developed residentially zoned land, this includes single family subdivisions, other parcels developed as house lots, other uses found in residential zones such as churches, schools, etc., and open space owned by the Town and the State. The vacant residentially zoned land consists of farms, forests, open meadows and non-permanent open space (golf courses, etc.).

How Much of Our Residential Land is Developed / Committed?

- **65% of the residentially zoned land in Hebron is developed or committed to permanent open space.**

Of these 23,600 acres of residentially zoned land in Hebron, about 7,882 acres are developed with housing, approximately 253 acres are developed with “institutions” (schools, fire stations, and other public facilities), 5,275 acres of residential land is public open space, and about 1,118 acres is privately owned agricultural land but permanently preserved due to the State’s acquisition of its development rights. Along with the roadways that service these properties, about 15,300 acres of these 23,600 residentially zoned acres are considered developed or permanently committed to open space or permanently preserved agricultural land. This represents about 65% of the residentially zoned land in Hebron.

How Much of Our Residential Land is Still Vacant?

- **35% of residentially zoned land in Hebron is vacant.**

With 15,300 acres, or 65% of the Town’s residentially zoned land being developed or committed to permanent open space, that leaves approximately 8,302 acres or about 35% of the residentially zoned land in town vacant.

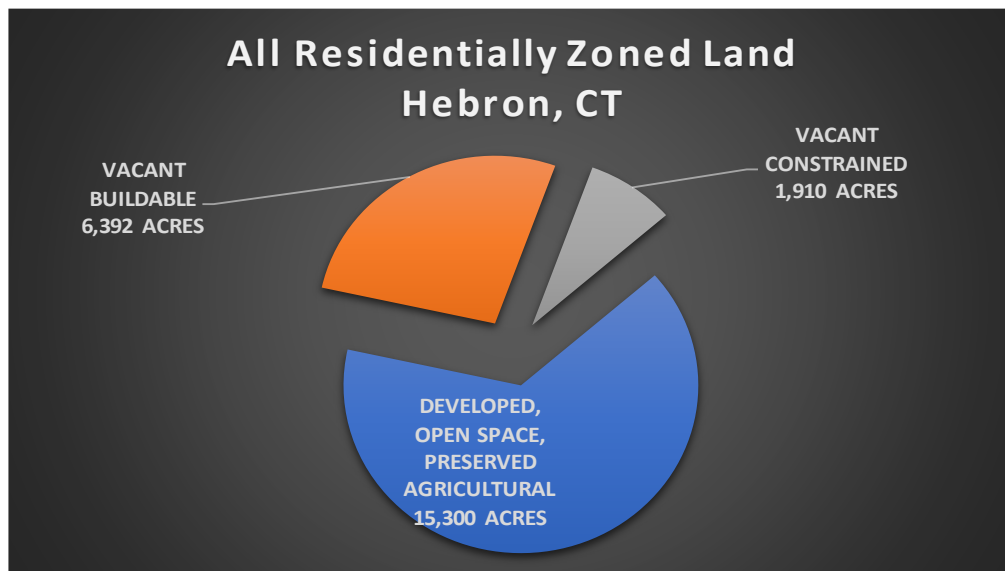
How much of this Vacant Residential Land is Buildable?

- **Approximately 77% of the remaining vacant land is considered buildable.**

The "Conditions Affecting Future Residential Development" map is a composite of other maps contained in the Plan. This map shows in one color all land that has been

developed or permanently committed to a particular land use. The map also shows all parcels which are vacant. The map further shows what general areas of presently vacant lands are “constrained” by a significant natural resource that will limit the development of that parcel. These “constraints” are steep slopes, wetlands and flood plains.

Of the approximately 8,302 acres of residential zoned land vacant as of May 2023, approximately 6,392 acres (77%) are considered buildable, and 1,910 acres (23%) have constraints to development. Constraints are flood plain soils, wetland soils, and soils with steep slopes of over 15%.



Where is this vacant Land Located?

- Approximately half the remaining vacant land is located north of CT RT 66 and half is located south of CT RT 66

For the purpose of evaluating the vacant land in Town, the "Conditions Affecting Future Residential Development" map divides the Town into four quadrants, generally defined by Routes 66 and 85. A summary of residential vacant land is shown in the following Table.

Vacant Residentially Zoned Land				
Hebron, CT				
Quadrant		Total Vacant Residential Acres	Vacant but Constrained Residential Acres	Vacant Buildable Residential Acres
NW		2,706	649	2,057
NE		1,096	230	866
SW		3,270	687	2,583
SE		1,230	344	886
Total		8,302	1,910	6,392

The above chart shows that the remaining vacant land in Hebron 46% is located north of Ct Route 66 and 54% is located south. This is symbolic of the development history of Hebron that did not concentrate its growth around any central point or town center. Hebron's development history has been one of an agricultural community that has gradually experienced residential development in a dispersed fashion throughout town. What this means for the future is that growth, and the impacts of that growth, will not likely be concentrated in any one neighborhood. The location of future growth will be more determined by the availability of land for development rather than any other factor.

Vacant Land Analysis

It is important to know how much land in the community is presently vacant, how much vacant land is buildable, and how much vacant land contains features that present obstacles to development.

An analysis of vacant land and their natural features highlights the amount of vacant land area that contains fragile areas that are worthy of protection. Much of our land use regulations (wetland regulations, floodplain regulations, and buildable land area regulations) have been established to protect certain natural features and to encourage development to be respectful of the landforms that exist. Also, such an understanding of the remaining vacant land is important in arriving at an estimate of potential future housing and population growth in the community.

Analysis of Buildable and Constrained Vacant Residentially Zoned Land					
Hebron, CT					
Quadrant		Vacant but Constrained Residential Acres	Percent	Vacant Buildable Residential Acres	Percent
NW		649	24%	2057	76%
NE		230	21%	866	79%
SW		687	21%	2583	79%
SE		344	28%	886	72%
Total		1,910	23%	6,392	77%

The above Table shows that no one section of Town is significantly more encumbered by unbuildable land than another. The percentage of buildable land in each quadrant ranges from 72% to 79% of the total vacant residentially zoned land. And the percentage of constrained land in each quadrant ranges from 21% to 28% of the total vacant residentially zoned land.

The term “buildable” is meant to describe land that is free of wetlands, floodplain and steep slopes and the term “constrained” is meant to describe land that contains wetlands, floodplain and steep slopes. The purpose of this analysis is only to describe how much remaining vacant residential land contains limitations to development.

Other Residential Development Potential

Since the last Plan of Conservation and Development was adopted in 2014, the Planning and Zoning Commission has taken significant steps in creating the potential for mixed use development at higher densities that may happen in the business districts. The adoption of the Mixed-Use Overlay District (MUOD) allows property owners to consider mixed use development proposals incorporating multi-family units in what were previously considered exclusively business districts. While Hebron land use is primarily single-family oriented, the adoption of zoning techniques such as the MUOD allows for a diversification of the housing stock particularly in areas near the business districts in town.

The following are the number of acres now classified under the MUOD district:

- Main Street District: 33 acres
- Hebron Green District: 38 acres
- Neighborhood Convenience District: 6 acres
- Amston Village District: 3 acres

While it is unlikely that all, or even a majority, of these acres would be developed in a mixed-use fashion containing multi-family units, These 80 acres need to be taken into consideration is projecting potential future numbers of dwelling units possible in Hebron. This will be considered in Section C. III, Potential Housing and Population Growth.

F. Cemeteries

Hebron has a number of small, historic cemeteries dating back to the 1730's that help document the development of the Town and serve as reminders of its past. Below is a list of all Town Cemeteries. Also included are two additional cemeteries not officially recognized in Town Records: the individual gravesites of John Knowlton Rollo¹ and of Bulah Stark². 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.³ The Stark site is located roughly in the Burrows Hill Road section of town, although its exact whereabouts is unknown.



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. Jones Cemetery, Niles Road; 1846-1900 (10 family graves)
2. Gott Cemetery, Niles Road; 1795-1865 (45 visible markers)
3. Godfrey Hill Cemetery, Gilead Street (90 markers)
4. Old Town Cemetery/New Hebron Cemetery, Wall Street; 1750-present; (Old Cemetery has 309 markers)
5. Jones Street Cemetery, Jones Street; 1777-1934 (170 markers)
6. Burrows Hill Cemetery, Burrows Hill Road; 1816-1940 (53+ markers)
7. St. Peter's Cemetery, Church Street; 1819-present
8. Gay City Cemetery, North Street; 1808-1838 (6 markers)
9. Gilead Cemetery, Gilead Street; 1751-present
10. John Rollo Grave Site, 1777 (one marker).
11. Bulah Stark Grave Site (aka Stark Cemetery), 320 Burrows Hill Road, 1813, (one marker).

The Town of Hebron's Park and Recreation Department maintains the grounds, primarily mowing operations, 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

¹ John K. Rollo's given name was "John Knowlton Rollo," however, through some quirk of history, "Nolton" was scribed on his headstone instead of "Knowlton."

² Bullah Stark is listed in the Tolland County Connecticut Cemetery Records as being laid to rest in the Stark Cemetery on Burrows Hill Road, however, to date the actual site has not been located (a residence presently occupies the address the CCR cites as its location). Bullah Stark was the wife of Captain Benjamin Stark, and she died on September 18, 1813, at the age of 24 years, 10 months.

³ 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 concerns of spreading the dreaded disease.

maintained by private parties and the Rollo site is maintained by a Hebron Resident. And recently, CODE (Coalition on Diversity and Equity) organized clearing brush and cleaning up the historic portion of the Wall Street Cemetery. However other maintenance functions are important to preserve these grounds and historic headstones.

While Hebron has a growing population, to date, none of the religious organizations in Town have expressed a need for more burial space to accommodate this growth. Both the New Hebron Cemetery and Gilead Cemetery are non-denominational. New Hebron 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.

Goal

Goal: To maintain and carefully preserve Hebron's cemeteries as beautiful places to continue their active use, as well as to serve as important reminders of Hebron's history.

Action Items:

1. The Town, private organizations, and volunteers should coordinate their efforts in maintaining town cemeteries including re-setting headstones, repairing, and cleaning headstones, and documenting information of those interred in each cemetery.

G. Roadways, Bridges, Stormwater, and Walkways

This section of the Plan will provide an overview of the Town's existing transportation since the adoption of the 2014 Plan, will identify infrastructure, will note improvements to the infrastructure that have occurred any existing areas of concern, and will outline the Town's current program for maintaining and improving Roadways. This section will also include goals and policies for the Bridges and Walkways now and into the foreseeable future Town to guide officials in managing, improving, and developing this system. For the purposes of this Plan, the Town's transportation system consists of roadways, bridges, and walkways.



Roadways

As of December 31, 2021, there were 101.87 miles of road in Hebron. Of this amount, the State of Connecticut maintains 22.23 miles (21.8 percent), the Town maintains 78.04 miles (76.6 percent), and 1.6 miles (1.6 percent) are privately owned and maintained roads.

The main State roads in Hebron are CT Routes 66 and 85. The main north-south roadway in Hebron is CT Route 85, Gilead Street north of CT Route 66 and Church Street south of CT Route 66. The main east-west roadway is CT Route 66, Main Street east of CT Route 85 and West Main Street west of CT Route 85. CT Route 66 is the most heavily travelled roadway in Town used by both commercial and passenger car traffic and serves commuter traffic from eastern CT traveling west to access Route 2 and the greater Hartford area. CT Routes 85 and 66 intersect in the center of town, in the historic Hebron Green area. The intersection is controlled by one of the three traffic signals in Town. The other State roads in Town are CT Route 316, Wall Street, extending north from CT Route 66 and eventually into Andover; CT Route 207, Lebanon Road, extending from CT Route 85 in Amston and running east to the Lebanon town line; and, CT Route 603, London Road, running east-west through a residential area of Hebron between CT Route 85 and the Andover town-line.

Hebron has several Town-owned main collector roads including East Street, West Street,

Burrows Hill Road / Jones Street, and Old Colchester Road (all north / south roads) and Martin Road (an east / west road). Most of these major roads run north / south due to the general topographic layout of the Town and in particular due to the many north / south running major watercourses. The lack of east / west collector roads particularly in the southern half of Town somewhat hampers an efficient roadway network and causes trips that are not local in nature travelling through local subdivision streets. As can be expected, the majority of streets in Town are local streets serving individual, mostly residential, properties.

A Town Roadway map is included in this section showing the distinction between State, Town and privately maintained roads, as well as the functional classification system used by the State of CT.

Road Maintenance: The State of CT DOT offices that oversee all new construction on State roads in Hebron, and does permitting and inspections for all new construction, falls under the purview of the CT DOT District 2 office, for areas south of CT Route 66 and District 1 office for areas north of CT Route 66. The maintenance of State roads in Hebron is handled by three different CT DOT garages: the Colchester garage south of CT Route 66; the East Hampton garage covers CT Route 66; and the Bolton garage north of CT Route 66. There are no significant maintenance or construction projects planned by the State over the next several years.

Town roads are maintained by the Hebron Public Works Department. This includes the Director, his Administrative Assistant, the Road Foreman, and 10 employees. In addition, there is a full time and part time employee working at the Town's transfer station. Winter snow removal involves 12 of these employees. Responsibilities of the department include paving and resurfacing, snow and ice control, roadside mowing, brush removal, drainage maintenance, curbing and curb replacement, and road, drainage, and infrastructure improvement projects. Due to a State-wide concern of the impacts of sand build-up in watercourses, waterbodies and wetlands, and the significant cost with the sweeping of roadways and vacuuming of catch basins to remove the sand, the Town has moved away from sand to using treated salts on the Town roads in the winter. The Town uses their one sweeper for Spring clean-up of roads and no longer contracts for sweeping services.

Public Works personnel have been participating in the Green Snow Pro training program sponsored by UCONN. Green Snow Pro is a voluntary salt applicator certification program. Program staff trains municipal public works employees and private contractors. This training includes information about the science of salt, the downstream impacts of salt, how to properly apply salt in given weather conditions, and how to calibrate equipment. All highway crew members are scheduled to complete this training.

Funding: The road network in Hebron is generally in good condition and normal maintenance by the State and the Town should keep the existing roads at this standard. There is a fairly consistent level of funding for road maintenance and repairs. The General Fund has included general road maintenance costs in each annual budget, and the Capital Improvement Program (CIP) has included monies for more significant road improvement projects. Over time there has been a slight increasing percentage coming from the CIP account. It is critical to maintain a sufficient level of funding for this important Town asset. If the appropriate funding levels are not maintained in the road budget the excellent quality of the Town's road maintenance efforts could suffer. There are studies that clearly show it is far less expensive to

properly fund a yearly road maintenance budget than to fund the repair costs associated with deferred or neglected maintenance.

In 2019 the Town hired VHB to perform a pavement management study of town roads to determine the existing conditions of the roadway pavement and recommend options to address the conditions discovered. One option recommended was to catch up on maintenance issues by passing a one-time referendum for a roadway bond. Later in 2019 a \$2.4 million roadway improvement bond was proposed and was approved at referendum. Since then, these funds have been spent on improving a number of major town roads and school parking lots. The study also established a pavement management system being used by the Town and recommended properly funding a road maintenance budget on an annual basis.

To supplement local funds, there have been recent efforts to seek out grant funding for roadway work. A 2020 Local Transportation Capital Improvement Program (LOTICIP) grant application was approved by the Capitol Region Council of Governments (CRCOG) for a \$3 million grant to reconstruct Martin Road. Construction under this grant is expected to commence in 2024. More recently an application was made under the State Transportation Rural Improvement Grant Program (TRIP) for rehabilitation of Jones Street. This application is still under review.

Traffic Counts: The average daily traffic (ADT) is a common metric used to measure the volume of traffic on a road. It represents the total number of vehicles passing a point on a road in both directions during a 24-hour period. The most heavily traveled roads in town are CT Routes 66 and 85. The most recent traffic counts available from the State of Connecticut, Department of Transportation (CT DOT) is from 2020. Given the pandemic that year traffic counts were substantially lower across the State. For this Plan, the next most recent counts from 2017 will be used. The highest ADT recorded in Hebron was 15,200 on CT Route 66 just west of its intersection with CT Route 316. This count has increased from 14,000 ADT as reported in the 2014 Plan. The ADT on CT Route 66 through Hebron's business district ranged between 9,300 and 15,200. CT Route 85 showed a traffic count of 8,400 north of CT Route 66, and 12,000 south of CT Route 66. While these counts reflect relatively busy State roads, the data shows that traffic is within the roadways' design capacity.

Accident History: The University of Connecticut's Transportation Institute reports traffic accidents on all Connecticut's roads. During the years 2020 - 2022, between 59 and 87 traffic accidents were reported annually on roads in Hebron. During this time period injuries occurred with 27.2 % of all accidents, and one fatality was reported. Of the 228 total accidents that occurred in this 3-year period, 3 were pedestrian-vs.-car accidents. Over 73% of all accidents occurred on State roads. There were no locations on Town roads that exhibited a concentrated or high traffic incident rate, and there were no locations that met the criteria for inclusion on the state's list of road safety concern, known as S.L.O.S.S. (Suggested List of Surveillance Study Sites).

Traffic Signals: There are three full traffic signals in town: one at the intersection of CT Routes 85 and 66, one less than 1/8th of a mile east at the intersection of CT Routes 66 and 316, and the Town's newest traffic signal at CT Route 66 and John Horton Boulevard which was installed in 2013.

Scenic Roads: Consistent with its rural character, Hebron has many primary and secondary roads that cross natural areas, including some that present scenic vistas of the surrounding area. The Zoning and Subdivision regulations recognize the value of preserving this rural character, as illustrated by the setback requirements for building development, the use of appropriate screening and plantings, as well as the requirement of the Planning and Zoning Commission to use conservation easements along Town roads to preserve tree lines and stonewall.



Beyond the typical measures to preserve the rural character of roads in Hebron, it is also possible for a road to be designated a “Scenic Road” under the Town’s Scenic Road Ordinance. The process for a road to be designated a scenic road can be initiated by the residents owning property along a particular road or by the Planning and Zoning Commission, according to the criteria set forth in the Scenic Road Ordinance. A Scenic Road designation can place limitations on improvements to and alterations of such designated roads, except those required for safety purposes. To date, one road has been designated as a Scenic Road in Town: Burrows Hill Road, from CT Route 66 south to Hope Valley Road.

Hebron Center / Village Square: Some, if not all of the roads in the Village Square development, adjacent to Main Street, are likely to become Town roads. The Master Concept Plan for this development shows a road connecting Main Street to Kinney Road near to an improved intersection with Church Street. The main road through the development will be a Town road and the layout and design should be carefully guided and planned by the Town to improve overall circulation in the whole of Hebron Center.

A traffic impact study was prepared as part of the Village Square approval process, which identified anticipated traffic generation from this development as well as the need for future roadway improvements. It is necessary that the Town be proactive in reviewing improvements in this area, with the State DOT, for as new development occurs it will be necessary to balance the need for safe traffic flow through Hebron Center in a way that does not damage the character of the center of Town. It is recommended therefore that contextual street design and traffic calming measures must be considered and implemented to lessen the impact of increased traffic and to maintain reasonable speeds.

Accomplishments:

Since the 2014 Plan of Conservation and Development was adopted, several improvements to Town roads have been accomplished:

1. A 2020 Local Transportation Capital Improvement Program (LOTICIP) grant application was approved by the Capitol Region Council of Governments (CRCOG) for a \$3 million grant to reconstruct Martin Road.

2. An application was made under the State Transportation Rural Improvement Grant Program (TRIP) for rehabilitation of Jones Street.
3. In 2019 the Town hired VHB to perform a pavement management study of town roads to determine the existing conditions of the roadway pavement and recommend options to address the conditions discovered.
4. In 2019 a \$2.4 million roadway improvement bond was approved at referendum. Since then, these funds have been expended on a number of major town roads and school parking lots.
5. A LOTCIP grant funded improvement for the Wall Street / Main Street intersection to add turning lanes, replace the existing traffic signals, and add a full set of pedestrian crossing buttons is scheduled to commence construction in 2023.

Bridges

There are 4 significant bridges in Town within the Town road rights-of-way: one on Marjorie Circle, two on Grayville Road, and one on Old Colchester Road. The Marjorie Circle Bridge was recently reconstructed as it was determined to be structurally deficient based on a prior State Inspection. The Old Colchester Road bridge is currently under design by the CT DOT as it is considered structurally deficient. The State lists other “bridges” in Town having culvert spans greater than 20 feet and, therefore, are included in the National Bridge Inventory.



There are numerous small private driveway bridges leading to private homes. Inspection of these bridges is not required, and it is the responsibility of the homeowner to maintain them in good condition. The Fire Chief has expressed concerns about their ability to carry the weight of fire trucks.

Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development, the following was accomplished:

1. The Marjorie Circle Bridge was completely reconstructed and funded through the State's Local Bridge Program.
2. The State has begun design work to completely replace the Old Colchester Bridge on Old Colchester Road. Design is currently underway by the State DOT and construction is tentatively scheduled for 2025.

Goals and Policies and Action Items

Goal: To maintain a safe primary and secondary road and bridge network throughout the Town, and to maintain such roads and bridges in good condition.

Policies:

1. To work with the CT DOT in managing the needed improvements to CT RTs 66 and 85 as development occurs in Hebron Center in a way that slows traffic through the Center, in a manner that encourages pedestrian movements along Main Street, and with a design that is accomplished in context with the character of Center of Hebron.
2. To encourage roadway improvements and traffic calming measures when approving subdivisions and when approving curb cuts on town roads to minimize speed and decrease the risk of accidents.
3. To reduce the number of existing and future curb cuts and to provide for improved internal circulation by encouraging: (1) the use of common driveways; (2) connections between commercial parking lots; and (3) a roadway connection from Pendleton Drive into the Village Square road system, as vehicles exiting Pendleton Drive now often have trouble making a left hand turn.
4. To encourage the Town to adequately increase road maintenance budgets, as recommended by the VHB study, as the mileage of Town roads increases and as inflation increases the cost of materials, and to provide a stable funding source in the general fund.
5. To encourage appropriate roadway connections and an overall efficient Town road system to facilitate better response times for emergency vehicles.
6. Continue to use the Pavement Management System to evaluate and assess the local road system to identify roadways most in need of maintenance or improvement.

Action Items:

1. The Town should take the initiative in working with the CT DOT in designing and implementing traffic calming measures, and pedestrian improvement measures, along Main Street (CT Route 66).

2. The Town should initiate a Complete Streets Plan including traffic calming measures and a transportation system that takes into consideration cars, bicycles, and pedestrians.
3. To research and adopt standards to ensure that small bridges on private driveways be constructed to support the weight of fire and emergency vehicles.
4. Wellswood Road has been identified as a substandard roadway. The grade of the roadway as it approaches the intersection with Millstream Road is steep and does not meet accepted road standards. Throughout its length there are areas of excessive grades, curves, drainage and sight-line problems that should be addressed.
5. The Lake Road / Ames Road / North Pond Road / Deepwood Drive intersection is an area that does not meet typically accepted design standards. This should be reviewed to determine if a more typical intersection design can be achieved to slow speeds and better control traffic movements.
6. Continue to work with the State DOT on the design and replacement of the Old Colchester Road bridge.

Goal: To reduce environmental impacts from the construction of new roads and minimize increases in town maintenance costs and paved acreage.

Policies:

1. Minimize the amount of impervious areas and the linear feet of future town roads by encouraging cluster and open space development.
2. Encourage the creative design of subdivision roads, and any reconstruction of existing roadways, to minimize road widths, incorporate alternate cul-de-sac designs (vegetated island), and promote low impact development practices (such as leaving a vegetated island) as outlined in the Town Subdivision Regulations and as recommended in the Salmon River Watershed Partnership studies.
3. To advocate for the preservation of the Town's scenic roads to encourage the preservation of the rural and scenic nature of the Town.
4. Continue to utilize Conservation Easements along existing roads to protect stonewalls and treelines and the character of existing Town roads.
5. Support measures to limit the removal of trees within Town rights-of-way balancing the need for public safety and preserving the Town character.
6. Continue to investigate and encourage the use of environmentally friendly products for snow / ice removal and weed control.

Stormwater

Infrastructure: An integral part of the Town's infrastructure relates to the conveyance, control, and management of stormwater runoff. The Town's drainage system includes two bridges, which are discussed later in this section, along with numerous culverts of varying size which convey watercourses beneath town roads. Also, many of the Town's roadways have surface or subsurface drainage provided by conveyance systems consisting of drainage inlets and piping or roadside swales. In addition to ongoing regular maintenance, the Public Works Department periodically undertakes drainage improvement projects to improve the safety and functionality of the road system through improved handling of stormwater runoff. Such improvements can minimize roadway flooding in severe storms, eliminate icing conditions and extend the longevity of roads by minimizing the impacts of freeze thaw cycles.

It should be noted that repair and rehabilitation of existing drainage culverts and systems will be an ongoing necessity in the immediate and longer-term future. Specifically, drainage systems with corrugated metal piping and masonry or concrete block catch basins that were constructed 40 to 50 years ago are reaching the end of their useful life. These required repairs must be considered in future public works budgets.

Water Quality Aspects of Stormwater Management: In addition to the control and conveyance of stormwater runoff, an aspect of stormwater management which is increasingly relevant and important is the impact of runoff on water quality. The management and control of runoff from developed land is a concern in the context of the surrounding environment. Increased runoff from both impervious and managed surfaces has been shown to have both direct and indirect impacts on water quality, stream channel geomorphology and aquatic systems due to pollutant inputs and changes in the magnitude, frequency, and duration of stormwater discharges to receiving waters. The practice of stormwater management is intended to reduce or mitigate these impacts.



On a broad scale, the controls used to manage stormwater runoff can be classified as land use controls or source controls. Land use controls involve the regulatory processes, including zoning, which govern land development and other activities. Typical examples would be stream or wetland buffer requirements, steep slope restrictions, impervious coverage limitations or requirements for erosions and sedimentation control. Source controls can be structural or non-structural and are intended to reduce pollutants at or near their source. Non-structural controls include best management practices such as illicit discharge detection, spill prevention, and storm drainage system maintenance. Structural controls are practices designed to reduce or mitigate impacts from stormwater runoff such as settling basins or infiltration practices.

On a smaller scale, the stormwater management controls used in land development design practices can be categorized as: storage controls, such as retention basins; infiltration controls, such as vegetated swales; or, end of pipe controls, such as hydrodynamic separators.

Historically, the emphasis on stormwater management has been flood control and reducing peak runoff rates. This typically resulted in development projects incorporating large detention or retention basins. While such measures can be effective in mitigating increased flows, they can also be an unattractive nuisance. The maintenance of these facilities often falls through the cracks, with private entities not being capable of carrying out maintenance tasks and time-strapped municipal public works departments having difficulty keeping up with them because of the number of other responsibilities required of their department.

In recent years, the approach to land development practices is evolving as it relates to the control of stormwater runoff by better integrating the stormwater management components of a project into the overall project design. This is best accomplished by incorporating low impact development (LID) techniques such alternate design standards for streets and parking areas, minimizing, and disconnecting impervious surfaces, breaking up drainage systems so as to create multiple points of smaller discharge, and treating stormwater at the source through infiltration practices instead of by end of pipe large scale storage basins.

The Town of Hebron has been progressive in its approach to stormwater management. The Town commissioned or participated in several studies which evaluated the impacts of stormwater runoff and recommended actions to minimize those impacts and improve water quality. Amendments to the land use regulations have incorporated specific stormwater management guidelines and have allowed for reduced impervious surfaces and incorporation of LID techniques in new land development projects. Further, the Town has incorporated LID practices in recent municipal sponsored projects.

EPA Stormwater Phase II Program: The current EPA Stormwater Phase II Program is implemented on the State level by the CT DEEP via the General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4s). The MS4 General Permit was most recently issued initially issued 2017. This mandatory Permit applies to all Towns with an Urbanized Area (UA) and census populations exceeding 1,000 in that UA. The Town of Hebron falls within this threshold and therefore must comply with the Permit requirements.

The intent of the General Permit is to ensure that each municipality takes steps to keep the stormwater entering its storm sewer systems clean before entering water bodies. More specifically, the Permit requires that the Town prepare and execute a Stormwater Management Plan which addresses six minimum control measures (MCMs). These measures are as follows:

1. Public education and outreach on stormwater impacts

2. Public Involvement/Participation
3. Illicit discharge detection and elimination
4. Construction site stormwater runoff control
5. Post construction runoff management in new development and redevelopment
6. Pollution prevention/good housekeeping for municipal operations

The Town of Hebron has been very proactive with respect to these areas, specifically:

- The Town has a number of regulations in place to allow for integration of Low Impact Development (LID) measures into stormwater management for subdivision and site plan developments and a number of sites have implemented LID measures since the early 2000's.
- The Town has submitted the Registration and the Stormwater Management Plan in 2017 for the current modified permit.
- All required Annual Reports have been submitted including the 2022 MS4 Annual Report.
- The Town updated their Zoning Regulations in 2018 to be consistent with the new General Permit requirements.
- The Public Works Department has initiated a program for regular maintenance of town-owned post construction stormwater practices (i.e., subdivision stormwater basins)
- The Town constructed two municipal infrastructure projects incorporating LID practices (pervious pavement)
- In cooperation with the Salmon River Watershed Partnership, stormwater samples are collected annually from six (6) stormwater outfalls, two (2) within residentially zoned areas, two (2) within commercially zoned areas and two (2) within industrial zoned areas.

Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development the following was accomplished:

1. The Town continues to participate in the Salmon River Watershed Partnership by annually contributing to their operating budget, by implementing recommendations to our land use regulations, and by encouraging the continuation of water quality testing throughout the watershed.
2. 2018 update to the Hebron Zoning Regulations contains multiple provisions to encourage LID initiatives to promote reduced impact to water quality by new development, including establishing a maximum number of impervious parking spaces.

3. Town improvements such as the new parking lots behind the Douglas Library and on Pendleton Drive incorporated pervious pavement designs as a means of low impact development.
4. The Public Works Department has initiated a systematic schedule of maintenance of detention basins, water quality basins, and sediment structures in subdivisions to ensure these improvements continue to function as intended.
5. During the fall of 2021, a team of UCONN students as well as Extension faculty Conducted a “Hebron Stormwater Runoff Reduction Plan”, which was an evaluation of potential stormwater infrastructure opportunities on Town owned land in Hebron.

Goal: To maintain the stormwater infrastructure throughout the town and safely convey stormwater runoff to minimize potential impacts to roads and property.

Policies:

1. To assess, prioritize and undertake necessary repairs to existing drainage systems nearing the end of their useful life.
2. To continue to evaluate roadway conditions and make drainage improvements as needed to improve the safety and functionality of the Town's road system.

Goal: To control and manage stormwater runoff from existing infrastructure and new development to minimize impacts to water resources:

Policies:

1. Prioritize and implement stormwater quality retrofit projects as outlined in the various stormwater management studies that have been completed to improve the quality of stormwater runoff.
2. Continue to incorporate LID techniques where possible in municipal infrastructure improvement projects.
3. Continue to evaluate land use regulations, promote the reduction of impervious surfaces, and incorporation of LID techniques in new development projects as well as retrofit projects on Town roads.
4. Evaluate PWD maintenance practices including use of materials for snow and ice control, with consideration toward reducing the water quality impacts resulting from these activities.

5. Continue to prioritize maintenance activities such as cleaning of drainage structures and road sweeping so that priority and frequency are given to areas with more direct impacts to water resources.
6. Identify, inventory, and establish a maintenance schedule for all post construction stormwater practices.

Walkways

Walkways will include a description of both sidewalks and pedestrian paths. For the purposes of this section, the term “sidewalks” refers to pedestrian ways located alongside roadways, through residential neighborhoods or through established commercial developments. Sidewalks are usually paved or are constructed of brick or some impervious material. “Pedestrian paths” on the other hand, for the purposes of this section, shall refer to pedestrian walkways that are not usually alongside a roadway. They often are not paved and are covered with a pervious material. Pedestrian paths also include trail networks through town or state-owned or maintained areas, such as Gay City State Park.



The Town of Hebron has greatly expanded its sidewalk system over recent years with sidewalks on the north and south side of Main Street within the Town’s business district, through the Hebron Green area, north on Gilead Street to the Town Hall, north on Wall Street to RHAM, and along Liberty Drive and John Horton Boulevard. Most recently sidewalks were constructed along Church Street from Hebron Center to the Neighborhood Convenience District. These sidewalks were funded through a combination of Town CIP funds but primarily from grants funded through the Small Town Economic Assistance Program (STEAP) and the LOTCIP program. This expansion of sidewalks serves to improve pedestrian flow throughout the Town center and reduces vehicle use for short journeys (i.e., store to store), and important recreational uses.

In addition to sidewalks, the Town has also created an excellent system of pedestrian paths in the center of Town extending from Veterans Park east, through Town open space, connecting to the Liberty Drive sidewalks, and extending further east through the Loveland Road residential developments and connecting to Main Street just east of Ted’s market forming a large loop walking system around and through the Town Center.

There are significant pedestrian paths on State owned properties. The State owns and maintains a significant path/nature trail network at Gay City State Park. Another outstanding path system is the Air Line Trail, a reclaimed railroad line. This trail, which is part of an extensive and growing statewide network, passes through Hebron in the southern portion of Town. It crosses significant nature areas, wetlands, and streams. It has a stone dust surface and is frequented by joggers, cyclists, and walkers. The Air Line Trail is located on

property owned by the State of CT and has been fully upgraded by the Town using State grant funds. It is now the responsibility of the Town to maintain the trail surface of the Air Line Trail within Hebron, while the State assists with major improvements as needed.

The Recreation section of the Plan contains more information and maps on trails within Hebron and plans for future connections.

Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development, the following was accomplished:

1. Using a 2016 LOTCIP grant funding, the Town extended the Hebron Center sidewalk system south along Church Street to the Neighborhood Convenience District which was completed in 2019.
2. The Hebron Center Trail was completed by the construction of a pedestrian bridge by the developer of Loveland Farms and extending the stone dust path to the Main Street sidewalks just east of Ted's market creating a 2-mile pedestrian loop.
3. Funding has been secured through the CIP program and State grants, and the design is complete, to extend the Wall Street sidewalks north from RHAM to Ridge Road.
4. The Town constructed a STEAP grant funded sidewalk connection between Main Street and AHM through the fire station site at 44 Main Street.
5. Raymond Brook Preserve trails were extended from Phase I trails in the Park, across Raymond Brook, to Millstream Road using a DEEP Recreational Trails grant.
6. Using a CT DOT Connectivity grant, design work is underway on the pedestrian connection from Raymond Brook Preserve trails to the Air Line Trail.
7. The Town was awarded a STEAP grant to construct a pedestrian connection between the Library Parking Lot and Pendleton Drive up to the AHM location.

Goal: To further encourage pedestrian traffic and cycling through the continued development of sidewalks, bikeways, and pedestrian paths.

Policies:

1. Continue to encourage pedestrian access and non-vehicular travel through the development of sidewalks and pedestrian paths throughout the business districts in Hebron Center in all appropriate locations.
2. To advocate, in coordination with the CT DOT, installation of pedestrian crosswalk zones, pedestrian push buttons, and pedestrian walk lights at the major

intersections in Hebron Center.

3. To promote health and public safety, consider, where appropriate, requiring the establishment of a pervious pathway along new subdivision roads. Also consider pathways along existing road as part of any road improvement projects
4. Review potential locations for public access points, parking, and new trails in newly acquired open spaces, particularly as required by the conditions of State Grants.

Action Items:

1. To complete the funded and designed sidewalk extension along Wall Street from RHAM north to Ridge Road.
2. Continue to plan and implement the long-term objective of connecting the Hebron Center via a pedestrian path or bikeway to the Air Line Trail and its Spur.
3. Continue to plan and execute the expansion and interconnection of trail systems including the connection from Burnt Hill Park to RHAM and Hebron Center (the Jeremy River Trail).
4. Work with the State of CT in implementing pedestrian crossing signals at Air Line Trail crossing of roadways in Town.

H. Utilities

II. Sanitary Sewers

The Town installed public sewers in the early 1990s in response to an order from the CT Department of Environmental Protection to remedy areas of septic system failures. Approximately 17 miles of sewer lines have been installed and are supported by 9 pump stations.



Sewers were installed along the following roads: Route 85 from Route 66 south to Crouch Road, Crouch Road, North Pond Road, Brennan Road, portions of Hope Valley Road, Slicer Drive, portions of Millstream Road, Kinney Road, portions of Wall Street, Main Street and Wellswood Road. Sewers were also installed in the Hebron portion of the Amston Lake area. The system in this area was sized to accommodate flows from the Amston Lake area of Lebanon. In 2012 the Town of Lebanon began construction of a sewer system in this neighborhood and in 2013 connected them into the Hebron sewer system.

Presently the average combined sewage flow from the Town of Hebron and Lebanon is 200,000 – 300,000 gallons per day (GPD). The planned maximum flows from Hebron were expected to be approximately 500,000 gallons per day. The sewage is pumped to the Town of Colchester and then pumped to the Town of East Hampton where the treatment plant is located. Hebron's basic sewer infrastructure (pipes) is designed to a capacity of 1 million gallons per day. This is not the case for the pumps at the various sewer pump stations which can be upgraded on an 'as needed' basis. The combined Hebron, Lebanon, and Colchester sewage flows are approximately 700,000 GPD. This flow all enters the Colchester pumping station, which is presently operating at an approximate two-thirds capacity. The East Hampton Treatment Plant was designed to handle 3.9 million GPD and presently receives approximately 1.5 million GPD. The Town of Hebron is responsible for the cost of capital expenditures equal to our percentage of flow to both the Colchester and East Hampton facilities. As these expenses would likely be bonded by the towns involved, the towns should continue to share information on these issues and future expenses on an ongoing basis.

When the sewer system was originally designed and installed, extensive discussions were held to define its purpose and a specific sewer service area was mapped. The primary purpose of the system was to address areas of septic failures. A secondary purpose was to promote economic development consistent with the goals and objectives of the Town's Plan of Conservation and Development primarily in the Hebron Center area. This is evident on the

Sewer Service District (SSD) map which shows a large area in the center of Town within the district, and which is now classified as the Village Square district – an area of planned future economic development in Town. At the time of the Master Plan approval for the Village Square District, an analysis was performed of the amount of flows that would be generated by this project. The estimate at the time, given the projected uses, was a maximum of 67,000 GPD at full build-out. It was concluded that the overall system can support this build-out. That study identified one area in the Hebron infrastructure that will need to be upgraded, which is a short area of sewer pipe in Church Street near Old Colchester Road.

Agreements between the Town and the State were clear that the purpose of the system was to avoid development in environmentally sensitive areas. To support this concept the Town has adopted policies that limit expansions of the sewer service district and that serve to implement these original agreements.

Accomplishments:

Since the adoption of the 2014 Plan of Conservation and Development, the following was accomplished:

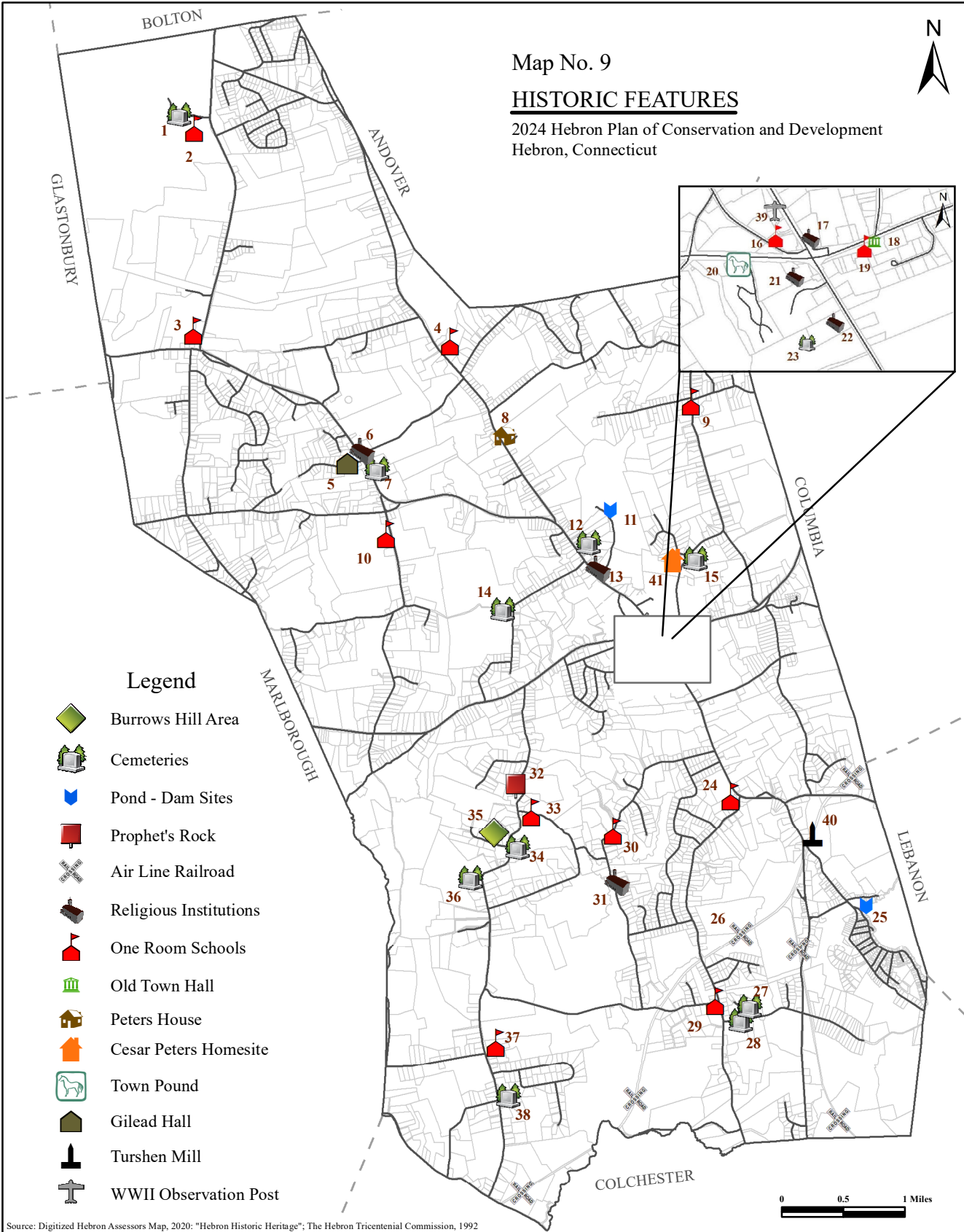
1. In 2019, the Town approved a referendum to bond improvements to the Town's sewer system. A total of \$7.6 million was authorized to upgrade all 9 pump stations. Currently Phase I of this project is nearing completion which rebuilt 4 stations and installed generators at all 9 locations.

Goal and Policies

Goal: Continue to manage the Town's sewer service system in a way that supports the land use goals in the Plan of Conservation and Development.

Policies:

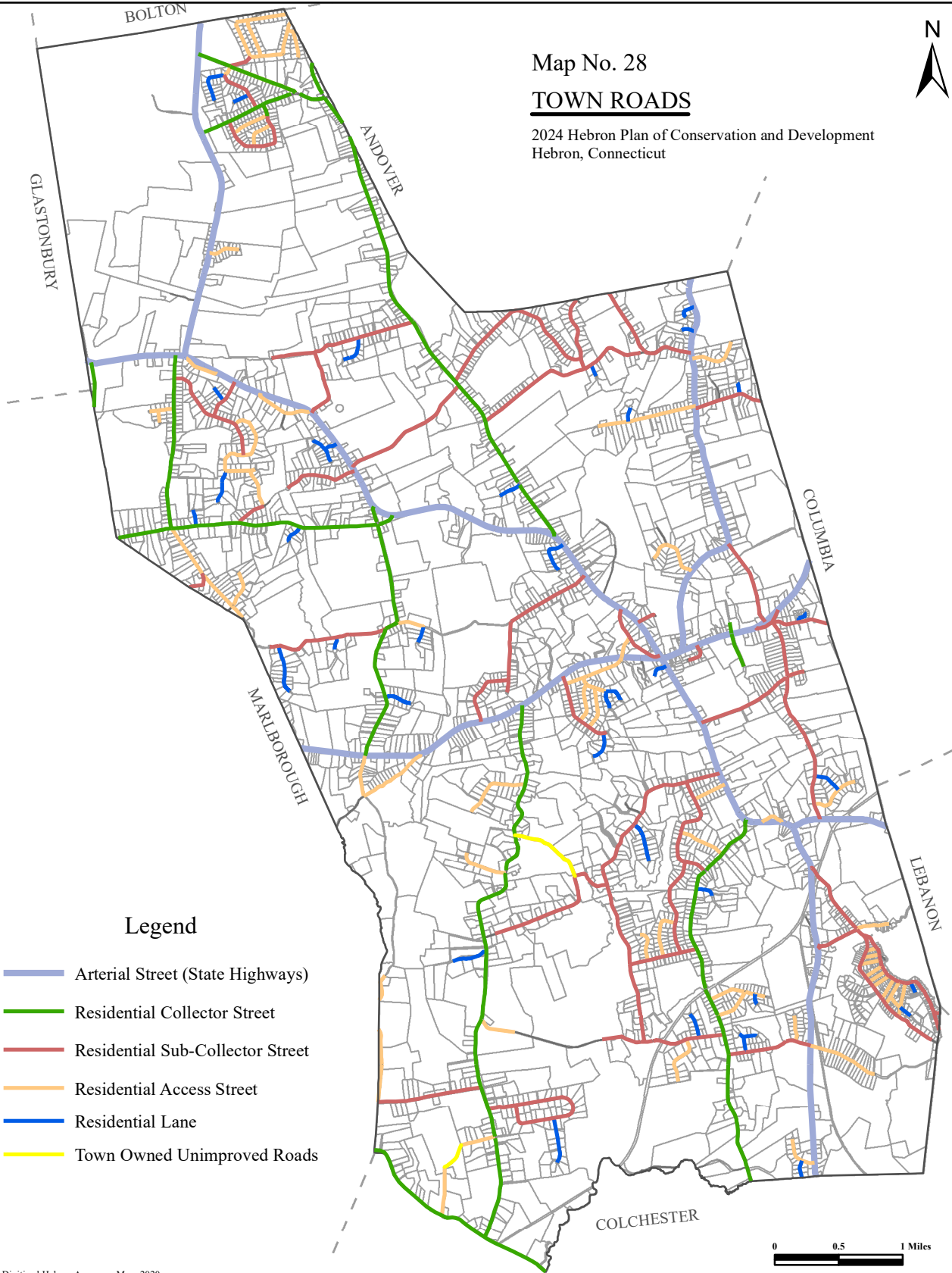
1. Allow future expansions of the Sewer Service District only in those instances where it would be required to serve the Town's needs.
2. Continue to implement the policy that the sewer system should not permit development in environmentally sensitive areas.
3. Establish a consistent regular discussion between the Planning and Zoning Commission and the Water Pollution Control Commission and others to discuss the boundaries of the Sewer Service District as well as the sewer system in general as it may impact upon potential future development in Hebron.
4. The towns of Hebron and Colchester should continue to share information with each other and their respective Boards of Selectmen regarding the capacities of the system and its facilities so that future planning for improvements is clearly understood



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

Map No. 28
TOWN ROADS

2024 Hebron Plan of Conservation and Development
Hebron, Connecticut



Legend

- Arterial Street (State Highways)
- Residential Collector Street
- Residential Sub-Collector Street
- Residential Access Street
- Residential Lane
- Town Owned Unimproved Roads

Source: Digitized Hebron Assessors Map, 2020:

Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP

Planning Consultant

Date: 9/18/2023

Re: Revised Status Table – September 17, 2023

Attached is an updated version of the Status Table for the Plan of Conservation and Development (POCD) update.

It is worthwhile at this point to look at the dates required for the end of the POCD update process. As shown in the Table, the first few months of 2024 are reserved for the necessary procedures leading up to the adoption of the POCD so that it can be approved and effective no later than June 2024. That being our goal, it is important to conclude the drafting of the text and mapping well before the end of this year.

With that in mind I reached out to the Public Building Committee Chair on the status of the Facilities Study. He responded: "The on site evaluations are now completed and the draft reports are now being compiled. My sense is that the town will see the reports within the next four weeks and would be shared with the respective stakeholders for their review, comments and corrections. I will be sure that you are copied on the draft reports." To prepare for that I will begin to draft a templet for each of the remaining sections so that the findings of the Facility Study can be quickly incorporated. Also, I have been in contact with our Town Engineering consultant to prepare a draft of a Future Land Use map that we can review and complete. Also, where in the Plan would the Commission like to place this map? Finally, we need to revisit the Sustainability section. Since this is essentially a summary of the sustainability issues contained in the various sections of the Plan, the Commission needs to decide if they still wish to include this section. If so, I will prepare an outline that the Commission can approved before it is drafted.


Attachment


The Town of Hebron

Plan of Conservation and Development

2024 Update – Overview and Status

January 2021 – rev. dates: 2/4/21; 3/9/21; 4/27/21; 6/3/21; 7/9/21; 11/19/21; 1/26/22; 2/15/22; 6/27/22; 7/14/22; 7/27/22; 9/13/22; 10/3/22; 11/29/22; 1/15/23; 1/24/23; 4/18/23; 5/17/23; 5/24/23; 7/29/23; 9/17/23

Section Name	Primary Responsibility	Subcommittee Members	Coordinate With Other Agencies	Notes / Status	Target Date
Forward	Staff			Final Draft: 9/10/22	
Section 1. Community Profile	Staff			Final Draft: 5/30/23 Rev: 7/29/23	
Section 2. Conservation Plan & Policies					
A. Sustainability			Green Committee; Conservation Comm.; Town Manager; Building Committee;	This section generally contained a summary of Section 2, Conservation Plan & Policies, findings. Packet sent to all agencies: 2/7/22	End of 2021
				At the 1-26-21 mtg we agreed to send cover letters to each group noted below with existing section of the POCD with maps, and the Implementation Plan pages for each	First Priorities in BLUE: 

				section	
B. Underground Drinking Water Supplies			Town Engineer; Conservation Comm.; CT Water Co.; Parks & Rec.	First draft: 5-11-21; rev:11-19-21 Packet sent to all agencies (4/21). Final Draft: 11-30-21	2021 (Jan. – June)
C. Stream Corridors and Bodies of Water			Conservation Comm.; Parks & Rec.; OSLAC; Salmon River Partnership	First draft: 5-11-21; rev:11-19-21 Packet sent to all agencies (4/21). Final Draft: 11-30-21	2021 (Jan. – June)
D. Amston Lake			AL Tax District; Town Engineer; PW Director; CT Water Co.; Conservation Comm.;	First draft: 5-11-21; rev:11-19-21 Packet sent to all agencies (4/21). Final Draft: 11-30-21	2021 (Jan. – June)
E. Private Open Space and Institutional Lands			Conservation Comm.; Lions; Hemlocks; Blackledge; Tallwood; Parks & Rec.; OSLAC	First Draft: 6/21 Packet sent to all agencies (4/21). Final Draft:1-2-22	2021 (Jan. – June)
F. Agriculture and Farming			Hebron Farmers; CT Farm Bureau; Hebron Farmers Market; Park & Rec.; Maple Fest; Conservation Comm.	First Draft: 6/21 Packet sent to all agencies (5/10). Final Draft:9-29-22	2021 (Jan. – June)
					<u>Second Priorities in Yellow:</u> 

G. Wildlife, Plant Life and Other Significant Natural Features			Conservation Comm.; Historic Prop. Comm (SNF sec); Green Committee	Packet sent to all agencies (11/21). First Draft: 1-8-22 CC comments: 1/18/22 HPC comments:1-13-22 Final Draft: 2-22-22	2021 (July – Dec)
H. Scenic Vistas and Streetscapes			OSLAC; Parks & Rec.; Conservation Comm.	Packet sent to all agencies (11/21). First Draft: 1-8-22 CC comments: 1/18/22 HPC comments: 1-13-22 Final Draft: Jan 2022	2021 (July – Dec)
I. Areas of Historical Heritage			Historic Properties Commission; Historical Society;	Packet sent to all agencies (11/21). First Draft: 1-10-22 CC comments: 1/18/22 HPC comments: 1-13-22 Final Draft: Jan 2022	2021 (July – Dec)
J. Recreation			Parks & Rec.; Boosters; OSLAC; Conservation Comm.	Packet sent to all agencies (11/21). HPC comments: 1-13-22 CC comments: 2-14-22 Final Draft: 3-22-22	2021 (July – Dec)
K. The Open Space Plan			OSLAC; Parks & Rec.; Conservation Comm.; HPC;	Packet sent to all agencies (11/21). HPC Comments: 1/13/22 CC comments:2-14-22 Final Draft: 4-26-22	2021 (July – Dec)

Public Informational Meeting on Conservation Plan and Policies					9/27/22 Completed
Section 3. Development Plan & Policies				Initial discussion: 7/26/22 Meeting with EDC: 10/25/22	
A. Introduction				Draft prepared: 9/3/22 Revised:9/13/22 PZC mtg Rev: 10/25/22 PZC mtg	
B. Business Districts					
I. Town Center - Overall Boundary and Concept			Economic Development Commission; Town Center Project	Packet sent out 7/14/22 Draft Prepared: 9/7/22 Revised:9/13/22 PZC mtg Final Draft: 12/1/22	2022
II. Hebron's Main Street - Route 66 Main Street Business District			Economic Development Commission; Town Center Project	Packet sent out 7/14/22 Final Draft: 1/24/23	2022
III. Hebron Green District			Economic Development Commission; Historic Properties Commission; Town Center Project	Packet sent out 7/14/22 Final Draft: 1/24/23	2022
IV. Village Square District			Economic Development Commission; Town Center Project	Packet sent out 7/14/22 Final Draft: 1/24/23	2022

V. Transitional Areas			Economic Development Commission	Packet sent out 7/14/22 Final Draft: 1/24/23	2022
VI. Neighborhood Convenience District			Economic Development Commission	Packet sent out 7/14/22 Final Draft: 1/24/23	2022
VII. Commercial Technology Zone			Economic Development Commission	Packet sent out 7/14/22; Final Draft: 1/24/23	2022
VIII. Amston Village District			Economic Development Commission	Packet sent out 7/14/22 Final Draft: 1/24/23	2022
C. Residential Development					
I. Residential Land Analysis				Land Use Map update Final May 2023 Final Draft:7/29/23	2023
II. Plan for Residential Growth				Final Draft:2/20/23	2023
III. Potential Housing and Population Growth				DRAFT: 9/12/23	2023
IV. Housing Diversity				Final Draft: 3/1/23	2023
Public Informational Meeting on Development Plan & Policies					May 2023
Section 4. Municipal Infrastructure					
A. Education			Board of Education; Public Building Committee	Facilities Study in Progress	2022
B. Emergency Services			Town Manager; Public Building Committee	Facilities Study in Progress	

I. Fire Protection			Fire Chief	Facilities Study in Progress	2022
II. Emergency Medical Services			Fire Chief	Facilities Study in Progress	2022
III. Police Services			Resident State Trooper;	Facilities Study in Progress	2022
IV. Emergency Management				Facilities Study in Progress	2022
C. Public Works			Public Works Director; Public Building Committee	Previous Facilities Study	2023
D. Town Offices			Town Manager; Public Building Committee	Facilities Study in Progress	2023
E. Library			Library Board of Trustees; Library Dir.; Public Building Committee	Facilities Study in Progress	2023
F. Cemeteries			Historical Society; Historic Properties Commission	Letter sent to HHS & HPC; April 2023 Draft: 7/29/23	2023
G. Roadways, Bridges and Walkways			Public Works Director	Letter sent to PW Director; April 2023 Draft: May 17, 2023 Final Draft: 7/28/23	2023
H. Utilities					
I. Water			CT Water Company; Health District	Letter sent to CT Water / Health District; April 2023	2023
II. Sanitary Sewers			WPCA; Public Works Dir.	Letter sent to PW Director; April 2023 Draft: May 17, 2023 Final Draft: 7/28/23	2023
I. Telecommunication				Request for guidance sent to Town Attorney May 2023	2023

Public Informational Meeting on Municipal Infrastructure					September 2023
Section 5. Consistency with State and Regional Plans				Draft:9/17/23	2023
Appendix					
A. List of Maps					2023
Final Public Information Meeting on the Draft POCD					January 2024
Distribution and Posting of the Final Draft of the POCD as per CGS					February 2024
Public Hearing on Adoption of the POCD					May 2024