

PLANNING AND ZONING COMMISSION  
AGENDA  
REGULAR MEETING – VIRTUAL  
January 9, 2024 at 7:00 P.M.

RECEIVED  
2024 JAN -8 A 8:26  
HEBRON TOWN CLERK

Planning and Zoning Commission  
Jan 9, 2024, 7:00 – 10:00 PM (America/New\_York)

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**ORGANIZATIONAL MEETING**

I. Review of By-Laws

**REGULAR MEETING**

I. Call to Order / Roll Call

II. Approval of Minutes

A. November 28, 2023 Special Meeting/Workshop

III. Recognition of Guests / Public Comments (non-Agenda items)

IV. Action on Pending Applications

- A. **Petition 2023-10** – Petition of Roderic A. McCorrison to create a five (5) lot resubdivision of a 26.98-acre split lot owned by David G. Ellenberg, Parcel #12-18 Church St, Neighborhood Commercial and Residence-1 District – *Public Hearing Tentatively Scheduled for February 13, 2024*

V. Old Business – *No Old Business*

VI. New Business

A. New Applications

1. **Petition 2024-01 and 2024-02** – Petition of Town of Hebron to construct a pedestrian bridge and sidewalk connection between the Douglas Library of Hebron and Pendleton Drive. Application is filed pursuant to Sections 3.A.3.4.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts.

B. Set Public Hearing Date

1. **Petition 2024-01 and 2024-02** – Petition of Town of Hebron to construct a pedestrian bridge and sidewalk connection between the Douglas Library of Hebron and Pendleton Drive. Application is filed pursuant to Sections 3.A.3.4.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts.

C. Other New Business

1. Letter from Jim Celio, Associate Broker, CENTURY 21 AllPoint Realty, dated December 7, 2023 re: PZC Informal Presentation, Hebron Commercial Technology District
2. Recommendation of Conservation Commission for Referral to Board of Selectmen under CGS Section 8-24 for acceptance of a Conservation Easement, Property of North 91 LLC, Parcel #46-8A, Residence-1 District
3. 2024 Regional Planning Commission Appointments

VII. Public Comment (non-Public Hearing applications)

VIII. Correspondence

- A. Email forwarded from Francesca Villani, Town Clerk, from Capitol Region Council of Governments, dated January 2, 2024 re: Regional Planning Commission Appointments
- B. Municipal Infrastructure Section Drafts and updated Status Table for 2024 Plan of Conservation and Development Update prepared by Michael K. O’Leary
- C. Email from John Baron dated Monday, December 25, 2023 regarding supplemental information for Plan of Conservation and Development Update
- D. Notice of Exempt Modification – Antenna and RRU Swap/Add – 66 Wall St

IX. Adjournment

Next Meeting:                    January 23, 2024 Regular Meeting / Workshop  
   February 13, 2024 Public Hearing / Regular Meeting

**TOWN OF HEBRON  
PLANNING AND DEVELOPMENT DEPARTMENT**

**TO:** Planning and Zoning Commission  
**FROM:** Matthew Bordeaux, Town Planner  
**DATE:** January 5, 2024  
**RE:** Planner's Report for January 9, 2024 Meeting

**Action on Pending Applications**

**Petition 2023-10** – Petition of Roderic A. McCorrison to create a five (5) lot resubdivision of a 26.98-acre split lot owned by David G. Ellenberg, Parcel #12-18 Church St, Neighborhood Commercial and Residence-1 District

The Commission received a new application for resubdivision at their December 12, 2023 meeting. The application is under review by Town staff. A public hearing was tentatively scheduled for February 13, 2023 pending action by the Conservation Commission on an associated Inland Wetlands Permit. No action is required at this time.

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**New Business**

**Petition 2024-01 and 2024-02** – Petition of Town of Hebron to construct a pedestrian bridge and sidewalk connection between the Douglas Library of Hebron and Pendleton Drive. Application is filed pursuant to Sections 3.A.3.4.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts.

The Commission is in receipt of a new application for Special Permit and associated Site Plan to construct the long-awaited pedestrian bridge and sidewalk connection between the Hebron Green to Pendleton Drive. The State-funded project will occur substantially on Town-owned land except for a minor encroachment on 38 Pendleton Drive, home of Dunne's Gymnastics. The proposed project includes activity in the regulated upland review area of an unnamed brook and will therefore require an inland wetlands permit from the Conservation Commission. The proposed activity is regulated by Special Permit in both the Hebron Green District and the Main Street District in accordance with Section 3.A.3.4.1 and 3.B.2.5.1, respectively. A referral will be made to the Hebron Historic Properties Commission for activity proposed in the Hebron Green Village District.

As the project will require approval from the Conservation Commission, I am recommending the Commission tentatively schedule a Public Hearing for March 12, 2024.

Due to the size of the application packet, I will email it under a separate heading.

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### **Other New Business**

#### **Discussion with James Celio re: Commercial/Industrial District**

Mr. Celio would like to speak with the Commission on behalf of his clients who own property in the Commercial/Technology District. Information was provided by Mr. Celio that was included in the Commission's December 12, 2023 Agenda Packet.

The Commission entered into a brief discussion regarding the history and future viability of the district when referencing the proposed amendments required to be compliant with CT Public Act 23-142. At the time, I mentioned that the Commission might want to look at the district a little closer since the only active use in the district is one that is currently prohibited. I suggested that it was my impression that the Town wasn't really expressing a desire for development of the nature currently permitted in the district due to abundance of caution expressed in the description of the zone as it currently reads in the POCD. While it was a brief conversation, there was an acknowledgement of the environmental sensitivity of the location, and also a reluctance to dismiss the potential for future economic development considering the districts proximity to the State Highway Route 2. It was also acknowledged that the opinions of the property owners in the district should be considered.

#### **Recommendation of Conservation Commission for Referral to Board of Selectmen under CGS Section 8-24 for acceptance of a Conservation Easement, Property of North 91 LLC, Parcel #46-8A, Residence-1 District**

The Conservation Commission approved regulated activity related to the improvement of an existing driveway serving a proposed single-family home on an existing lot of record identified as Parcel #46-8A located on the west side of North Street near Tallwood Country Club. The Conservation Commission approved Petition 2023-03 with the following condition:

- "3. Recommend to the Planning and Zoning Commission that a conservation easement and placarding be placed along the edge of clearing or 50ft from the wetland boundary, whichever is closer to the wetland boundary, along the access way on either side of the driveway and north of the driveway within upland review area around wetland flags E10, 13, 15 to the northern property line."*

I have attached for your review a copy of the plan depicting the proposed Conservation Easement, as well as the meeting minutes from the November 16, 2023 Conservation Commission meeting. A draft memo with a potential recommendation from the Planning and Zoning Commission is also included.

#### **2024 Regional Planning Commission Appointments**

Included in your packet is an email from the Capitol Region Council of Governments (forwarded from the Town Clerk) regarding the appointment of a representative and alternate to serve on the Regional Planning Commission through December 31, 2025. I'll have to lean on the

Commission (Frank) to let me know who is currently enlisted. I assume that should we find volunteers, a recommendation will be made to the Board of Selectmen for appointment.

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### **Correspondence**

#### **Municipal Infrastructure Drafts**

Michael K. O'Leary, former Town Planner and consultant on Hebron's Plan of Conservation and Development update has provided a few new drafts of sections related to Municipal Infrastructure. Specifically, please find drafts of the Library, Emergency Services, Public Works, and Town Offices. Also included is an updated Status Table.

The Commission will hold another workshop with Mr. O'Leary at its January 23, 2024 meeting to discuss the draft sections.

#### **Email from John Baron**

Mr. Baron has submitted more information for the Commission's consideration for inclusion in the update of the Plan of Conservation and Development. Please see Mr. Baron's email dated 12/25/2023 and three (3) attachments.

#### **Notice of Exempt Modification**

At the direction of the Commission, I will try to bring to the Commission's attention any Siting Council correspondence. Please find the letter from Smartlink on behalf of AT&T addressed to Melanie A. Bachman, Executive Director, Connecticut Siting Council, dated December 22, 2023 re: Notice of Exempt Modification – Antenna and RRU Swap/Add at 66 Wall Street, Hebron, CT 06248. Several voluminous attachments were included in the correspondence and are available for your review upon request. I didn't include them because it appears the proposal is limited to the replacement of existing equipment.

MRB

H:\Matt\Boards & Commissions\PZC\2024\01-09-2023\Planners Report.docx

Attachments

**PLANNING AND ZONING COMMISSION  
MINUTES  
SPECIAL MEETING – VIRTUAL  
November 28, 2023 at 7:00 P.M.**

RECEIVED  
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19  
HEBRON TOWN CLERK

Members Present: N. Wood, F. Zitkus, D. Sousa, J. Fodaski  
Alternate Members Present: B. Franzese  
Members Absent: D. Garner, T. McManus  
Staff: Matt Bordeaux- Town Planner  
Guests: Mike O'Leary- POCD Consultant

**Special Meeting**

**I. Call to Order / Roll Call:** N Wood called the meeting to order at 7:02p.m.  
N. Wood sat B. Franzese as a voting member in place of D. Garner.

**II. Approval of Minutes**

**A. October 24, 2023 Public Hearing / Regular Meeting:** Tabled

**B. November 1, 2023 Special Meeting Minutes:**

The motion to accept the November 1, 2023 Special Meeting Minutes as presented was made by F. Zitkus, seconded by D. Sousa; the motion passed with three ayes, no nays, and two abstentions.

N. Wood- Aye  
F. Zitkus- Aye  
D. Sousa- Aye  
J. Fodaski- Abstention  
B. Franzese- Abstention

**III. Recognition of Guests / Public Comments (non-Agenda items):** None

**IV. Action on Pending Applications:** No Action on Pending Applications

**V. Old Business:** No Old Business

**VI. New Business**

**A. New Applications:** No New Applications

**B. Set Public Hearing Date:** Public Hearings are set for December 12, 2023.

## **C. Other New Business**

### **1. Workshop Discussion: 2024 Plan of Conservation and Development:**

#### **i. Review of Sections on State Regulated Public Facilities, Sustainability, Water and Future Land Use:Re: Section 4.I: State Regulated Public Facilities (Old Telecommunications Section)**

##### **State Regulated Public Facilities:**

M. O'Leary reviewed a re-write draft of the old Telecommunications Section which was expanded and renamed State Regulated Public Facilities section. This expansion and new title recognize that the Siting Council regulates more than telecommunication towers and the Commission had asked for a draft that expanded guidance that the Town could use to provide comments to the Council for any of these facilities if they were proposed to be located in Hebron.

M. O'Leary had a conversation with the Town Attorney who confirmed that it would still be useful to include these broad policies in the POCD as guidance for any comments that the Town would make on future Siting Council applications. He provided a copy of the section of the CGS which describes what "facilities" the Siting Council regulates. And he confirmed that for any facility proposed in a particular town, that the town is informed and that a public hearing is held in the affected town.

Of interest there was a Public Act 23-108 which was approved by the Legislature but vetoed by the Governor. This would have provided that a town representative could be appointed by the town to sit on the Council for any application proposed in that municipality.

- Add into the bullet points in parentheses "facilities such as solar thermal" etc.
- Remove Policy 11
- Change title to "State Regulated Public Utilities"

##### **Sustainability:**

At the last workshop session, M. O'Leary provided a review and summary of Sustainability Sections from a number of other CT Towns, several of which were at the recommendation of the staff of the Capitol Region Council of Governments (CROG). Also included in that memo was a proposed outline of a rewrite of the Sustainability section of the Hebron POCD. The Commission reviewed this information and approved the outline. From that discussion he has prepared a draft text of the Sustainability section for the PZC's review.

- Remove the word "roadblocks" and replace it with "complexities"
- Add in "improve environmental sustainability" to the housing study bullet
- Action Items to add:
  1. Consider Zoning Regulations to promote the use of renewable energy sources and infrastructure and green building standards.
  2. Consider a provision to require the installation of EV charging stations in new or expanded parking lots in excess of 30 parking spaces.
  3. Continue to seek grant opportunities for EV charging stations. (will be removed if repeated in another section)
  4. Support investigations and initiatives by other agencies to look into food waste collection and recycling programs, such as a food composting site or diverting food waste to a food waste digester facility, to reduce food waste in the trash

disposal stream. Encourage efforts to donate suitable leftover food from restaurants / schools for people or animal feed. (F. Zitkus is going to get back to the Commission as to what the Green Committee is exactly proposing).

5. Encourage the purchase of renewable energy sourced electricity.
  6. Support programs providing carbon credits or ecosystem service credits for the preservation of forests and wetland systems.
  7. Support Hebron Ecotourism efforts.
  8. Encourage the exploration of “graywater” reuse systems.
  9. Consider applying for climate change resiliency grants to address hazard mitigation concerns.
- F. Zitkus is going to combine these three and return to the Commission for their consideration. Action Item #1: Consult the Connecticut Institute for Resiliency and Climate Adaptation (CIRCA) website, including publication “Conservation Commissions and Natural Resource Resilience” at <https://resilientconnecticut.uconn.edu/wp-content/uploads/sites/2761/2023/05/Conservation-Commission-Fact-Sheet.pdf> for municipal guidance on climate change resiliency, mitigation and adaptation measures including nature-based solutions. Action Item #3: Consult the State’s Climate Action Plan for climate change resilience mitigation and adaptation strategies as they pertain to climate change impacts to infrastructure, agriculture, natural resources and public health. FYI Item / Potential Action Item #4: To further substantiate the efforts of forest preservation, utilize tools such as [itreetool.org](http://itreetool.org) which estimates the economic benefits of trees and provides standardized measures for carbon offset plans.

### **Water and Future Land Use:**

Both the “Future Land Use” and “Water” sections of the POCD were reviewed at the last meeting. M. O’Leary went over the revised copies based on some input from the Commission at the last meeting. He incorporated the Water and Sewer Services Areas map (Map #29) in the Water Section, as well as added in some accomplishments as discussed, updating / adding in the number of customers in the Amston Lake and Hebron Center Systems, and some minor edits.

- Policy: Explore the potential effectiveness of a hydrology study for additional public water supply in the Hebron Town Center system. (M. O’Leary is going to check the status with M. Bordeaux)
- Show St. Peter’s land purchase as part of the MUOD.
- Encourage the comparison of the present and future land maps.
- Fix numbering on map #29.

### **ii. Review of Conservation Commission recommendations:**

Members reviewed the Conservation Commission recommendations.

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



**VIII. Correspondence:** None

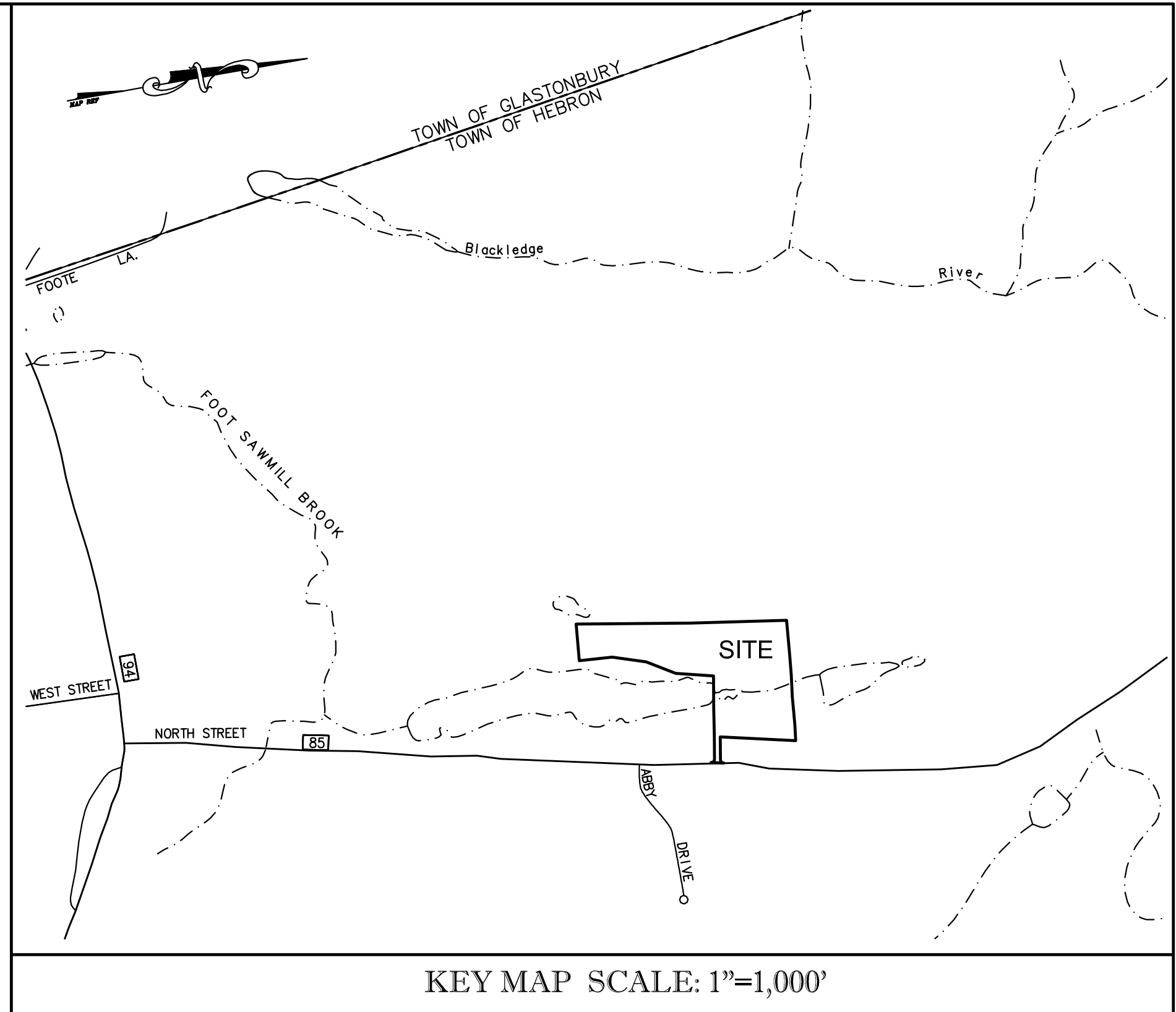
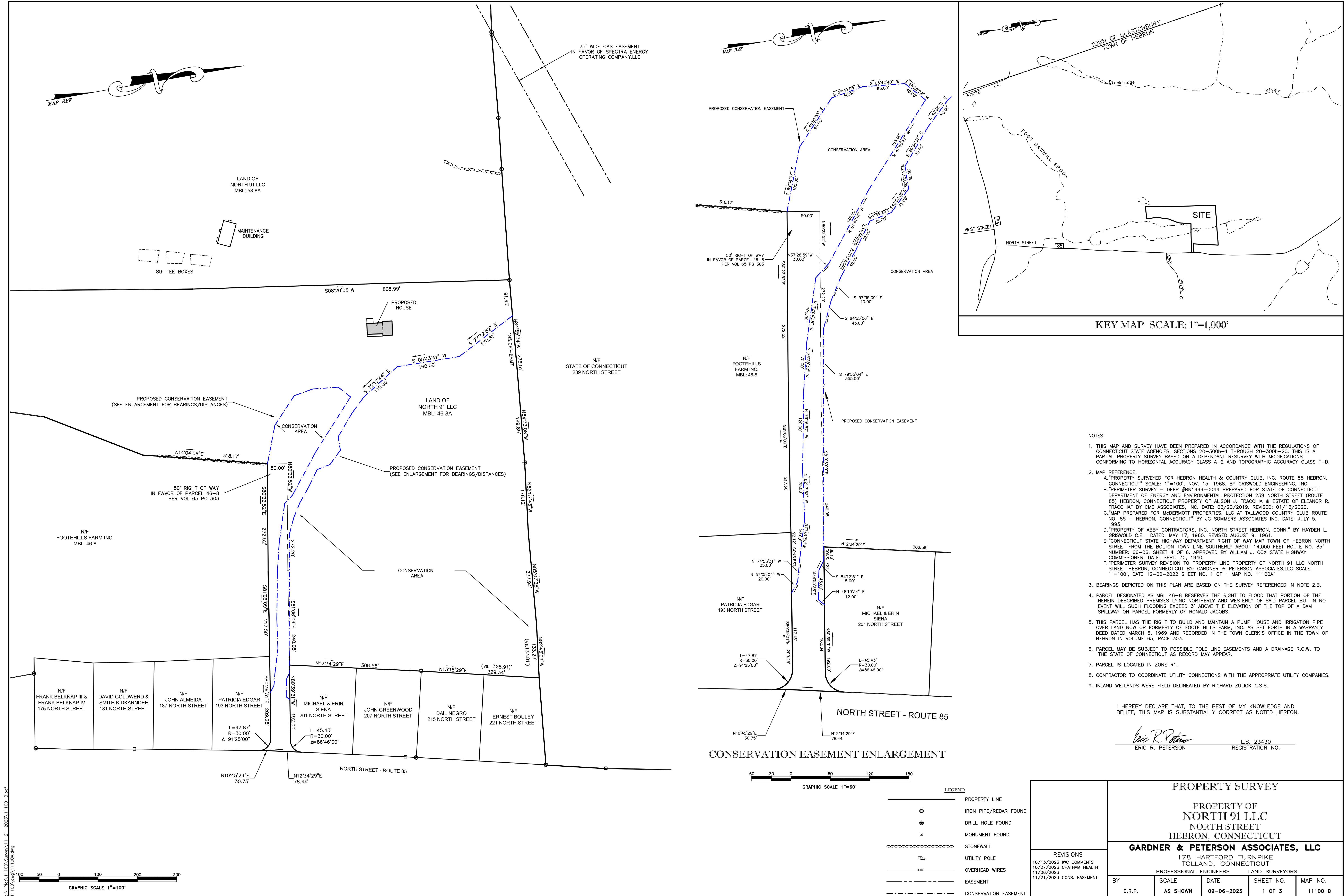
**IX. Adjournment:**

**The motion to adjourn the November 28, 2023 Special Meeting was made by F. Zitkus, seconded by D. Sousa; the motion passed unanimously.**

The meeting was adjourned at 10:09p.m.

Next Meeting: December 12, 2023 – Public Hearing / Regular Meeting

Respectfully Submitted,  
Catharine Brinkman  
Board Clerk



KEY MAP SCALE: 1"=1,000'

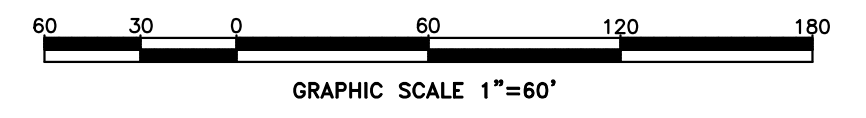
- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A PARTIAL PROPERTY SURVEY BASED ON A DEPENDANT RESURVEY WITH MODIFICATIONS CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-0.
  2. MAP REFERENCE:
    - A. "PROPERTY SURVEYED FOR HEBRON HEALTH & COUNTRY CLUB, INC. ROUTE 85 HEBRON, CONNECTICUT" SCALE: 1"=100'. NOV. 15, 1968. BY GRISWOLD ENGINEERING, INC.
    - B. "PERIMETER SURVEY - DEEP #RN1999-0044 PREPARED FOR STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION 239 NORTH STREET (ROUTE 85) HEBRON, CONNECTICUT PROPERTY OF ALISON J. FRACCHIA & ESTATE OF ELEANOR R. FRACCHIA" BY CME ASSOCIATES, INC. DATE: 03/20/2019. REVISED: 01/13/2020.
    - C. "MAP PREPARED FOR McDERMOTT PROPERTIES, LLC AT TALLWOOD COUNTRY CLUB ROUTE NO. 85 - HEBRON, CONNECTICUT" BY JC SOMMERS ASSOCIATES INC. DATE: JULY 5, 1995.
    - D. "PROPERTY OF ABBY CONTRACTORS, INC. NORTH STREET HEBRON, CONN." BY HAYDEN L. GRISWOLD C.E. DATED: MAY 17, 1960. REVISED AUGUST 9, 1961.
    - E. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON NORTH STREET FROM THE BOLTON TOWN LINE SOUTHERLY ABOUT 14,000 FEET ROUTE NO. 85" NUMBER: 66-06. SHEET 4 OF 6. APPROVED BY WILLIAM J. COX STATE HIGHWAY COMMISSIONER. DATE: SEPT. 30, 1940.
    - F. "PERIMETER SURVEY REVISION TO PROPERTY LINE PROPERTY OF NORTH 91 LLC NORTH STREET HEBRON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES,LLC SCALE: 1"=100', DATE 12-02-2022 SHEET NO. 1 OF 1 MAP NO. 11100A"
  3. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED IN NOTE 2.B.
  4. PARCEL DESIGNATED AS MBL 46-8 RESERVES THE RIGHT TO FLOOD THAT PORTION OF THE HEREIN DESCRIBED PREMISES LYING NORTHERLY AND WESTERLY OF SAID PARCEL BUT IN NO EVENT WILL SUCH FLOODING EXCEED 3' ABOVE THE ELEVATION OF THE TOP OF A DAM SPILLWAY ON PARCEL FORMERLY OF RONALD JACOBS.
  5. THIS PARCEL HAS THE RIGHT TO BUILD AND MAINTAIN A PUMP HOUSE AND IRRIGATION PIPE OVER LAND NOW OR FORMERLY OF FOOTE HILLS FARM, INC. AS SET FORTH IN A WARRANTY DEED DATED MARCH 6, 1969 AND RECORDED IN THE TOWN CLERK'S OFFICE IN THE TOWN OF HEBRON IN VOLUME 65, PAGE 303.
  6. PARCEL MAY BE SUBJECT TO POSSIBLE POLE LINE EASEMENTS AND A DRAINAGE R.O.W. TO THE STATE OF CONNECTICUT AS RECORD MAY APPEAR.
  7. PARCEL IS LOCATED IN ZONE R1.
  8. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANIES.
  9. INLAND WETLANDS WERE FIELD DELINEATED BY RICHARD ZULICK C.S.S.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
ERIC R. PETERSON

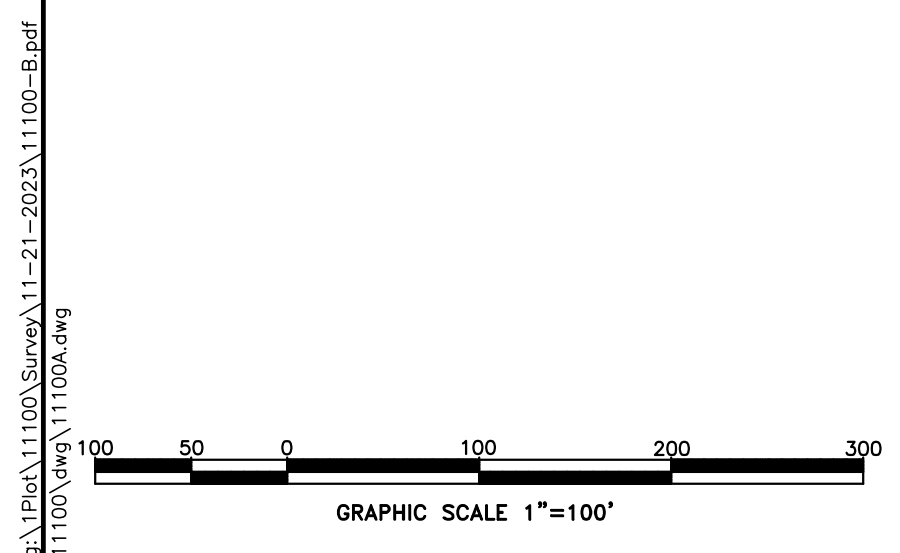
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CONSERVATION EASEMENT ENLARGEMENT



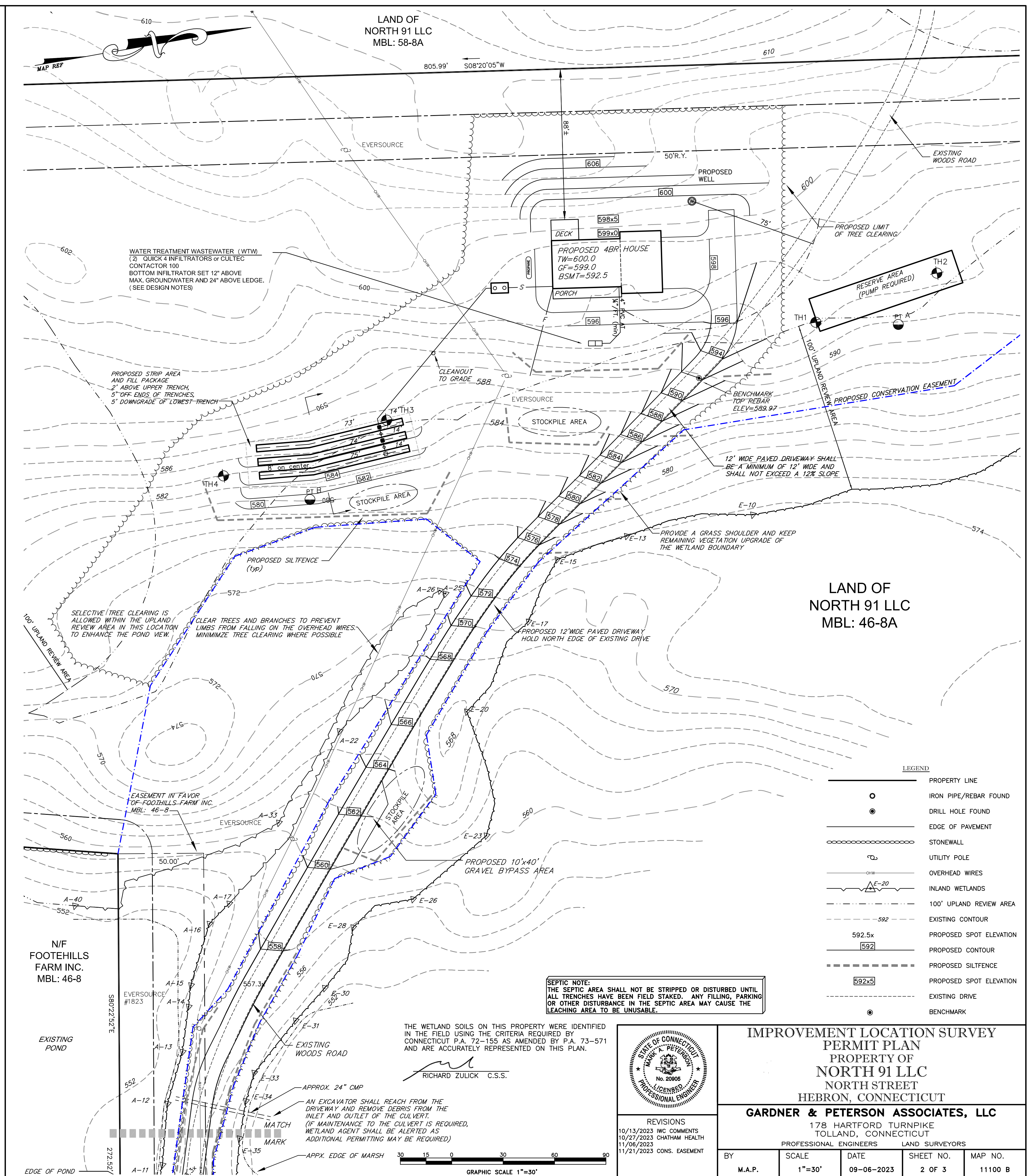
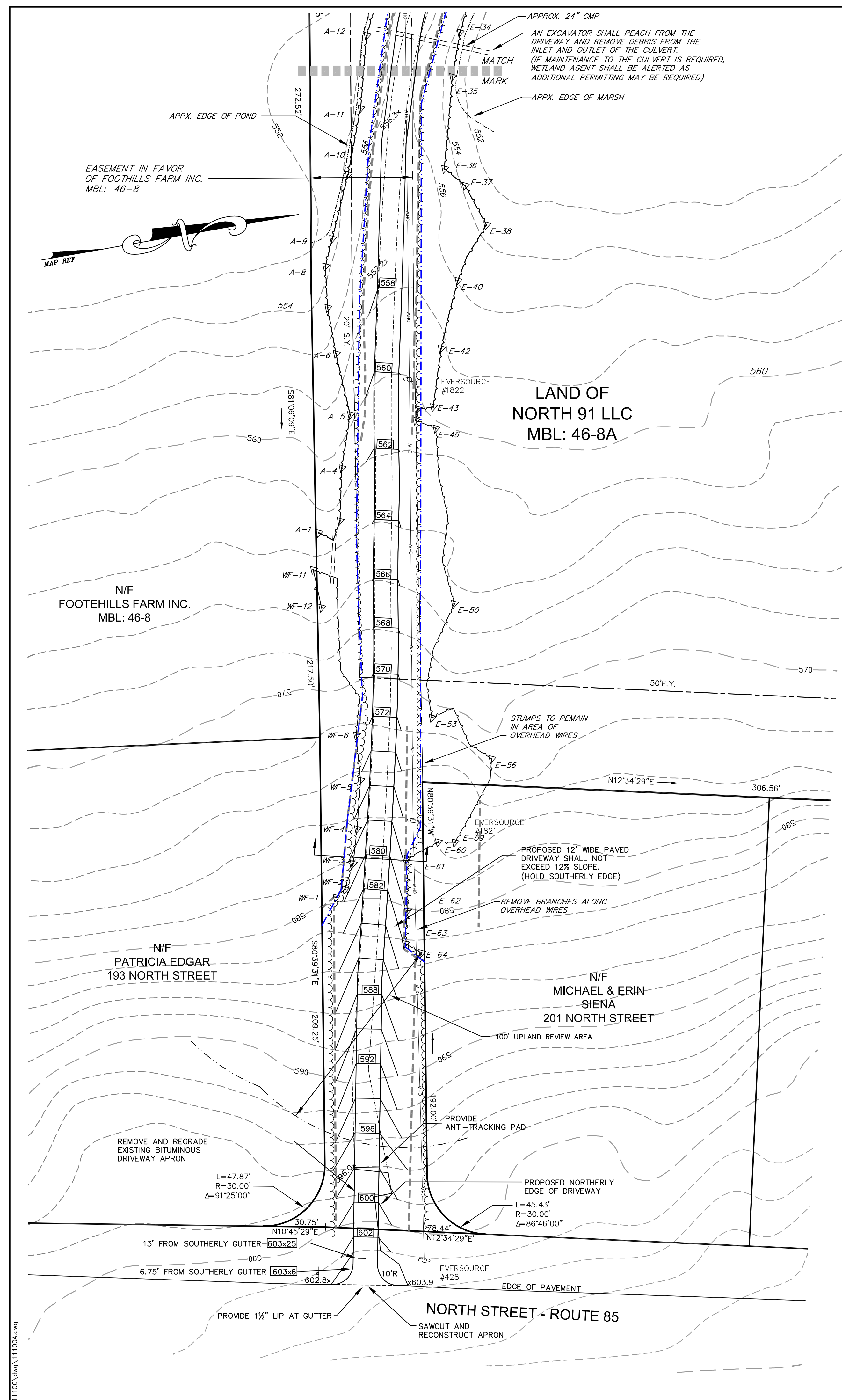
LEGEND	
	PROPERTY LINE
	IRON PIPE/REBAR FOUND
	DRILL HOLE FOUND
	MONUMENT FOUND
	STONEWALL
	UTILITY POLE
	OVERHEAD WIRES
	EASEMENT
	CONSERVATION EASEMENT

PROPERTY SURVEY	
PROPERTY OF NORTH 91 LLC NORTH STREET HEBRON, CONNECTICUT	
GARDNER & PETERSON ASSOCIATES, LLC	
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT	
REVISIONS 10/13/2023 IWC COMMENTS 10/21/2023 CHATHAM HEALTH 11/06/2023 11/21/2023 CONS. EASEMENT	
BY	SCALE
E.R.P.	AS SHOWN
DATE	SHEET NO.
09-06-2023	1 OF 3
LAND SURVEYORS	MAP NO.
	11100 B

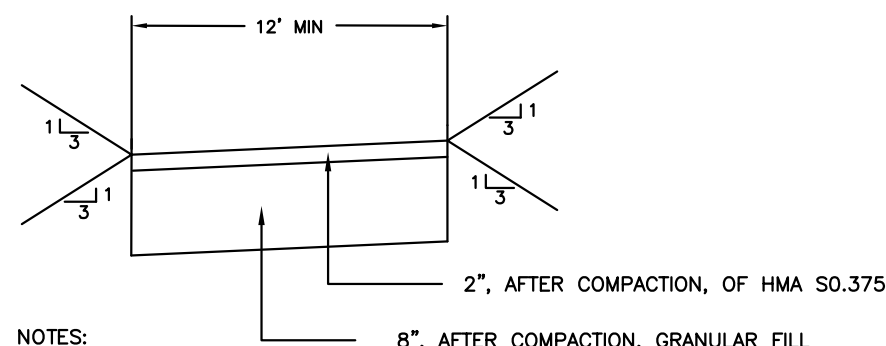


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1" STONE AGGREGATE

36"

**CROSS SECTION FOR QUICK 4 IN. FILTERATORS**  
(INSTALL PER MANUFACTURERS INSTRUCTIONS)

**TOWN OF HEBRON  
PLANNING AND DEVELOPMENT DEPARTMENT**

**TO:** Andrew J. Tierney, Town Manager

**FROM:** Matthew R. Bordeaux, Town Planner

**DATE:** January 10, 2024

**RE:** Referral to Board of Selectmen under CGS Section 8-24 for acceptance of a Conservation Easement, Property of North 91 LLC, Parcel #46-8A, Residence-1 District

At their meeting on January 9, 2024, the Hebron Planning and Zoning Commission approved the following motion and recommendation to the Board of Selectmen pertaining to the acceptance of a Conservation Easement at Parcel #46-8A, in consideration of the following:

- Inland Wetlands Permit #23-03 was approved by the Hebron Conservation Commission for activity associated with the improvement of an existing driveway that will provide access to a single-family residential structure proposed to be constructed at Parcel #46-8A on the west side of North Street adjacent to Tallwood Country Club.
- The proposed activity occurs in the regulated area associated with a wetlands and waterbody connected by a culvert located under the existing driveway.
- The Inland Wetland Permit was approved with the following condition:
  - *“Recommend to the Planning and Zoning Commission that a conservation easement and placarding be placed along the edge of clearing or 50ft from the wetland boundary, whichever is closer to the wetland boundary, along the access way on either side of the driveway and north of the driveway within upland review area around wetland flags E10, 13, 15 to the northern property line.”*
- A proposed Conservation Easement is depicted on the plans entitled “Property of North 91 LLC, North Street, Hebron, Connecticut, prepared by Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, Connecticut, dated 09-06-2023, revised 11/21/2023”.
- The Conservation Easement was recommended by the Conservation Commission to provide an undisturbed buffer around the regulated areas.

***Approved Motion***

Moved, the Hebron Planning and Zoning Commission, acting under the provisions of Section 8-24 of the Connecticut General Statutes, recommend the Hebron Board of Selectmen accept a Conservation Easement, as recommended by the Hebron Conservation Commission, to provide a buffer around regulated areas located on property of North 91 LLC, Parcel #46-8A, Residence-1 District.

**MRB**

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**Attach**

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Special Meeting (Virtual)  
Thursday, November 16, 2023 - 7:30 PM**

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EDK, Asst.  
HEBRON TOWN CLERK

**MINUTES**

**I. Call to Order/Roll Call**

Chair Tom Loto called the meeting to order. Ann Zitkus was seated as alternate.

**Members Present:** Tom Loto (Chair), Christopher Frey (Vice-Chair), Dan Seremet, Joanna Chester, Ann Zitkus

**Members Absent:** Jasmin Okugic

**Staff Present:** Matthew Bordeaux (Town Planner), Ken Slater (Town Attorney)

**Guests:** Mark Peterson, Dana Barnes

**II. Approval of Minutes – October 12, 2023 (Regular Meeting)**

A. J. Chester suggested the following amendments:

1. Section VI.C – amend to include discussion regarding driveway surface options that would mitigate the need for road salt

**Motion by A. Zitkus and seconded by D. Seremet to approve the minutes as amended. The motion passed unanimously (4-0, with T. Loto abstaining.)**

**III. Violations**

A. **Ralph and Lynn LaGuardia, 25 Mai Road – Violation of Conservation Easement Update**

**Motion by T. Loto to move into executive session, inviting Ken Slater and Matthew Bordeaux to join.**

The Commission returned from Executive Session.

**Motion by D. Seremet and seconded by A. Zitkus to recommend that the town proceed with the agreement as discussed in Executive Session. The motion passed unanimously (5-0).**

**IV. Pending Applications**

A. **Petition 23-03, Lot 46-8A (between #s 193 and 201) North Street, Hebron, c/o Mark Peterson, Gardner and Peterson Associates, LLC** – T. Loto introduced Mark Peterson, engineer with Gardner & Peterson Associates (178 Hartford Turnpike, Tolland, CT), who previously discussed the application with the Commission. He reviewed updates made following those discussions. The application concerns the construction of a single-family dwelling, to be located behind existing homes fronting on North Street and in proximity to a wetland area. Updated maps showing property lines, wetland boundaries, and proposed clearing limits were shared. Driveway regrading and widening near the wetland area was discussed, as

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EDK, Asst.  
HEBRON TOWN CLERK

well as erosion control and stabilization measures along the regraded portion. T. Loto suggested a stipulation to prevent mowing of grass planted along the driveway, as well as prohibiting the use of fertilizers. Map updates reflecting additional silt fencing was noted. T. Loto suggested a possible conservation easement along the edge of proposed clearing. M. Bordeaux stated that would require Planning and Zoning approval. Dana Barnes of North 91 LLC stated he would willingly adhere to any stipulations the Commission requires. The Commission discussed hanging placards indicating the presence of wetlands.

Communication from Tom Fenton of Nathan Jacobson Associates regarding the project, including responses to comments from the Commission, was included in the agenda. Four points were discussed. In the first, T. Fenton stated that further dispersal and dissipation is not required. The second, regarding a culvert, indicated the inlet and outlets are blocked and not accessible or visible, making assessment of its suitability and condition impossible at this time. M. Peterson suggested using an excavator, remaining on the driveway, and equipped with a thumb, to remove the debris. This would allow for inspection of the culvert without risk to the wetlands. The third note, regarding additional silt fencing, has already been addressed, per M. Peterson, as has the fourth item requesting a cross-section of the road in the vicinity of WF 1 and 2.

T. Loto restated his suggestions of a conservation easement along the limits of clearing and the driveway, as well as stipulations concerning the maintenance of grass along the driveway. M. Bordeaux suggested preparing a draft easement in conjunction with M. Peterson, which would be sent to Planning and Zoning for their approval. A. Zitkus asked about driveway surface options aimed at minimizing the use of road salt. Alternatives to traditional blacktop are unlikely. D. Barnes stated his willingness to limit the use of salt as much as possible, and use sand as much as possible.

**Motion by D. Seremet and seconded by C. Frey to approve Petition 23-03, Lot 46-8A (between #s 193 and 201) North Street, Hebron, c/o Mark Peterson, Gardner and Peterson Associates, LLC, with the following stipulations:**

1. Disturbed area near driveway in or near wetland boundary to be seeded with an appropriate seed mix designed for low maintenance cover obtained from a reputable source;
2. No fertilizer application in wetland or upland review areas along the driveway;
3. Recommend to the Planning and Zoning Commission that a conservation easement and placarding be placed along the edge of clearing or 50 feet from the wetland boundary, whichever is closer to the wetland boundary, along the access way on either side of the driveway and north of the driveway within upland review area around wetland flags E10, 13, 15 to the northern property line;
4. Report findings to wetland agent once investigation of culvert is complete;

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CONSERVATION COMMISSION  
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EDK, Asst.  
HEBRON TOWN CLERK

5. Attempt to minimize salt use on driveway and consider using sand mix;
  6. Town wetland agent to inspect erosion controls prior to the start of work.
- Discussion: T. Loto requested amending stipulation #3 to read “on both sides of the driveway” rather than “on either side”.

**The amended motion by D. Seremet and seconded by J. Chester passed unanimously (5-0.)**

**V. Adjournment**

**Motion by C. Frey and seconded by T. Loto to adjourn. The motion passed unanimously (5-0.)**

Respectfully submitted,  
Hannah Walcott (Board Clerk)



**Please Note - action required - Regional Planning Commission Appointments**

Francesca Villani <fvillani@hebronct.com>

Tue 1/2/2024 1:14 PM

To: Matthew Bordeaux <mbordeaux@hebronct.com>; Natalie Wood <nwood@hebronct.com>

Cc: Andy Tierney <atierney@hebronct.com>

Hi

Please see the message below from the Capitol Regional Council.

Thanks and Happy New Year

Fran

*Francesca Villani, JD, CCTC, CMC*

*Town Clerk*

*15 Gilead St*

*Hebron CT 06248*

*860-228-5971 x:125*

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**From:** Capitol Region Council of Governments <jknowlton@crcog.org>

**Sent:** Tuesday, January 2, 2024 1:05 PM

**To:** Francesca Villani <fvillani@hebronct.com>

**Subject:** Regional Planning Commission Appointments

It's that time again...

# 2024 Regional Planning Commission Appointments



Per Regional Planning Commission Bylaws, RPC appointments must be made by each CROCOG member Municipality every two years. We request that your Planning Commission or Planning and Zoning Commission appoint a representative and alternate to serve on the RPC from the date of appointment through December 31, 2025. If your commission members are appointed by the Board of Selectmen or Town/City Council, the RPC appointments must also be approved by these bodies. Please return the attached google form below **by February 1, 2024.**

Your participation on the Regional Planning Commission ensures that the concerns of your municipality are reflected in regional plans and policies developed by the commission. Two of the main responsibilities of the RPC are to keep an up-to-date Plan of Conservation and Development for the Capitol Region, and to comment on zoning and subdivision proposals occurring along town lines.

Please make sure that the person appointed to the RPC is willing to attend our meetings on a regular basis, and if possible, please appoint an alternate who is willing to attend in the member's absence. The 2024 RPC Meeting Schedule is attached. Meetings will be held quarterly generally on the third Thursday of meeting months, as noted on the schedule. All RPC meeting packages will be emailed to the appointed representatives as all RPC business is done virtually, until further notice.

RPC meetings are used to keep planning and zoning officials informed of CRCOG projects and programs related to regional and local planning. In addition, workshop sessions on current planning and zoning topics are periodically held, and members are given time to share information on municipal planning issues.

Please review the buttons below to find the appropriate memo with the 2024 RPC meeting schedule, as well as the Municipal RPC Appointment Google Form.

We look forward to working with your town's RPC representative in the coming year. If you have any questions, please feel free to contact me at 860-724-4241 or [jknowlton@crcog.org](mailto:jknowlton@crcog.org).

\* Hartford is unique in that it has four seats on the Regional Planning Commission in accordance with Special Act 73-79.

*Official RPC Business will be Virtual*

**[Hartford RPC Appointment Google Form](#)**

**[Hartford RPC Memo & Meeting Schedule](#)**

**[RPC Appointment Google Form](#)**

**[RPC Memo & Meeting Schedule](#)**

### ***Training Requirements***

Those in office on 1/1/2023 must complete four (4) hours of training by 1/1/2024, and once every four years thereafter, or once every term for which such member is elected or appointed if such term is longer than four years per **Public Act 21-29** (as amended 10/1/2023).

### ***More Info***

Email Jacob with any questions at [jknowlton@crcog.org](mailto:jknowlton@crcog.org)



CRCOG | 241 Main Street, Hartford, CT 06106

[Unsubscribe fwillani@hebronct.com](mailto:fwillani@hebronct.com)

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Sent by [jknowlton@crcog.org](mailto:jknowlton@crcog.org), powered by



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## E. Library

The current Douglas Library is only the latest chapter in a long history of Hebron literary clubs and other, similar, associations dating back to 1844. In 1897, Ida Porter Douglas, wife of a prominent Hebron physician, Charles C. Douglas, both long time members of the Hebron Literary Society, led efforts to purchase land and build a public library for Hebron's residents. The original Douglas Library was expanded in 1957 and



served the community until the new state-of-the art building was completed in 1999. Located on the south side of Main Street in the heart of the historic Hebron Green, the site's limited size resulted in the design of a multi-level, ADA compliant, Victorian-style addition and renovation to the original library building. Working with state guidelines for projected growth, the Library was expanded at that time to accommodate the needs of the community for years to come. Today, the Library houses 45,000 total print items (books and magazines) as well as a significant investment in digital materials (audio books, DVDs, and music) and resources such as portable Wi-Fi hotspots, 3D printers, a 3D pen, a book scanner, and others in its 16,800 square feet, having ample room for future acquisitions and expansion of staff.

For most of its history, the library was owned by the Douglas Library of Hebron Association, a private, non-profit corporation. The Association receives income from a trust fund established by Dr. Douglas. This income is insufficient to fully support Library operations, and in 1989, the Library began to receive annual appropriations from the Town of Hebron. Since 2001, the Library receives approximately 98% of its budget from the Town (the trust income is deposited into the Town's general fund). The Friends of the Douglas Library raise money for the library from book sales and other fundraisers which help fund circulation materials and programs. In 2012, The Hebron Board of Selectmen appointed a Library Study Task Force to study and review alternatives for the provision of library services, the framework for the future of the Douglas Library and the agreement between the Town of Hebron and the Douglas Library of Hebron Association. The study concluded with a recommendation for the Town to take full ownership of the Douglas Library and all the associated property. In 2013, the Town approved Town ownership of the Douglas Library and approved an Ordinance governing its operation. As specified in the Ordinance, the Town now appoints the Library Board of Trustees, the Library's governing body.

In 2022, after a year of work by the Douglas Library of Hebron Strategic Planning Committee, the Library Board of Directors approved a 5 year strategic plan, "Strategic Plan 2022-2027 –



W.I.S.E. Decisions”, to create concrete, measurable objectives organized under the headings of Welcoming, Integral, Safe and Evolving.

Since the 2014 Plan was adopted a number of improvements to the Library and its site have been accomplished. In 2012, the Town was awarded a grant under the State’s Small Town Economic Assistance Program (STEAP) and used those funds to construct 40 new parking spaces to the rear of the Library to supplement the original 39 spaces immediately adjacent to the building entry. This is considered sufficient for the use of daily patrons and when the library’s meeting rooms are used for public forums. Also, a number of other significant improvements were completed such as replacement of flooring, a new HVAC system, new energy efficient windows throughout the building, and with the assistance of a State Library Construction Grant the roof was brought up to current building codes. Also, a 2022 STEAP grant was approved to connect the Library parking lot via a pedestrian bridge and sidewalk to Pendleton Drive, connecting these two neighborhoods in Hebron Center. One of the remaining immediate needs is a repaving of the original 39 space parking lot.

## Goal & Policies

**Goal:** To support the informational, educational, cultural, and recreational needs of all members of the Hebron community by providing access to a professional staff, a state-of-the-art facility, quality resources, programs, and services, and preserving records of the Town’s history that are entrusted to the library.  
(Strategic Plan 2022-2027 W.I.S.E. Decisions Mission Statement)

### Policies:

1. To encourage the continued development of the Library’s facilities and operation to meet the changing needs of the community.
2. To foster the use of the facility as an arts and cultural resource.
3. Support the repaving of the original 39 space parking lot adjacent to the building entrance.
3. To support and implement the findings of the “Strategic Plan 2022-2027 W.I.S.E. Decisions”.



## B. Emergency Services

States and communities across the country have seen major changes and events that have impacted the manner and the ability to provide appropriate emergency services for its residents. Primary among these are increasingly frequent weather anomalies (record-setting winter snow falls, more frequent windstorms, warming weather in general, increased periods of drought, severe flooding), and increased security concerns.

These conditions will continue to impact the ability of the town to provide timely and appropriate emergency services and planning for the future in order to make sure that the town's emergency service facilities, sites, and equipment are adequate to the task.



The emergency services that will be reviewed are Fire Protection, Emergency Medical Services (EMS), Police Services and Emergency Management.

### I. Fire Protection

The Hebron Fire Department is a municipal agency that provides fire, rescue, hazardous materials response, and emergency medical services within the Town of Hebron and to areas of surrounding towns by automatic and mutual aid agreements. To cover the long and fairly narrow configuration of the Town, the Department operates out of three stations: Company #1, located on Main Street, Company #2, located on Church Street in the Amston area, and Company #3, located on North Street in the Gilead section of the Town. This logical distribution of resources continues to allow for a quick first response within the recommended response times while providing mutual backup when needed. In terms of its personnel, currently the Department has a full-time appointed Fire Chief, a Deputy Chief, three Assistant Chiefs, two Captains, an administrative EMS Captain, three Lieutenants, a Fire Police Captain, and approximately thirty volunteers. Responses are made to over 1100 calls per year of which over two-thirds are for emergency medical services.

*Company #1* is the Town's central fire station located at 44 Main Street, on a 1.4 - acre site. Located in the center of Town, this Company has primary fire protection duties for the Town's business district as well as the RHAM Middle and High schools. The building is approximately



40 years old, is 9,500 square feet in area and has four emergency vehicle bays. The building also houses the Resident State Trooper's office and associated vehicle bay, and the offices for the Hebron Police.

A 9,400 square foot *Company #2* fire station was constructed in 2005 and is located at 663 Church Street, on a 4.0-acre parcel of land, in the Amston section of the community. The new fire station has three double-loaded equipment bays, and also houses administrative offices. This facility has primary fire protection responsibilities for the southern section of Town, as well as serving as back-up for *Company #1*.

*Company #3* is located on North Street and was constructed in the 1970's on 1.82 acres of land donated by the Foote family. The station is 3,080 square feet in size and contains three vehicle bays.

## Accomplishments:

Since the adoption of the 2014 Plan, the following has occurred concerning the Fire Department:

1. The 2018 update to the Hebron Zoning Regulations contained new standards for common driveways and now requires maintenance agreements.
2. In 2022 a Connecticut Department of Energy & Environmental Protection Volunteer Fire Assistance Grant - \$2500, was awarded and used towards purchase of firefighting nozzles and foam delivery appliances.
3. In 2022 a Connecticut Water Grant - \$1667.32, was awarded and used for the purchase of two gated large diameter hydrant valves.
4. In 2023 a Connecticut Department of Energy & Environmental Protection Volunteer Fire Assistance Grant - \$2500, was awarded and In used towards purchase of firefighting helmets and flashlights.
5. The Hebron Center Water System continues to expand in Hebron Center with the provision of hydrants to continue to provide appropriate fire protection in this area.
6. ARP (American Rescue Plan) funds were utilized to purchase battery powered rescue equipment and firefighting personal protective equipment.
7. In 2023 a full-time Fire Chief position was established for the first time in Hebron.
8. In 2023 a new roof coating was installed on the *Company #1* roof to extend the life of the metal roof.

## Future Needs

The most pressing facility need concerns the future of the Company #1 building. The space within the building is at a premium and is less than adequate for the existing equipment, administration, for the needs of the State Police, and the Hebron Police; and the building continues to show the problems of an aging structure. There are efficiencies of the fire and police sharing the facility, however, the various needs of the separate agencies in a small space make being in the same building problematic. In addition to the building size constraints, the site itself is problematic as it is limited in size, provides no room for future expansions, has limited parking, and has very limited room for the maneuvering of the large vehicles it houses. A 2023 facilities study documented several building deficiencies related to plumbing problems, electrical issues, drainage problems and required ADA improvements.

Given the issues with the lack of adequate space for personnel, and the building conditions, the Town should do a needs assessment of the existing building and determine the space needs for the various functions that are located there and recommend if and when it is advisable to build a new Company #1, or a “Municipal Safety Complex”, that would house the Fire Department, , Resident Trooper, Police services and Emergency Management. If a new building were constructed, locating the Emergency Management operations back to the Company #1 building would free up the needed space at the Town



Office Building. If it is advisable to build a new building, a decision will have to be made on the location of the building. Company #1 occupies prime real estate along Route 66 in the commercial district of Town. As the Town embarks on ambitious efforts to attract economic development to the Town, the existing 1.4-acre lot would be an attractive parcel, and a more logical site, for economic development. However, based on the historical pattern of emergency calls, remaining near the center of Town is sensible. A centrally located Fire Station is appropriate to cover the senior housing facilities on Loveland Road and John E. Horton Boulevard, the Stonecroft senior housing complex, the RHAM schools, the Hebron Elementary School, as well as the ever increasing density of businesses in this area.

Company #3 has no capability for expansion, it is now served by a holding tank as the septic field had previously failed, and the site itself is very small. It can continue to serve as a satellite station housing equipment which first responders in the Gilead section of Town could access. If further development in this part of Town creates a demand for a larger facility, a new site would have to be found.

## Water

An adequate and convenient source of water for firefighting purposes is essential to fire department operations.

In the Town Center a public water system, operated by the Connecticut Water Company, is in place throughout most of Hebron Center and provides a reliable water source for potential emergencies in the center of Town. This system was one of the reasons for the lowered ISO ratings for businesses in the Town Center.

Outside the Town Center, the Fire Department depends on dry hydrants, natural water sources, and water tankers to bring water to a fire as opposed to a public water supply system. A fire pond and dry hydrant type of water supply system is typical in a rural residential community. the fire department continues to update their inventory of all fire ponds and all dry hydrant locations in Town and this information has been entered into the Town's GIS mapping system to be more readily available to fire personnel.

## Goal & Policies:

**Goal:** The Town should continually review its emergency service needs and current facilities to ensure proper service and protection for its citizens.

## Policies:

1. Support and encourage the proper expansion of the Hebron Center Water System.
2. Support the inclusion of full fire protection facilities with new water systems in the Town's business districts.
3. With the input of the Fire Department, develop a plan for fire department station improvements / replacements that has the least impact on the municipal budget. A study should commence including a space needs assessment of the uses within Company #1 and a possible construction of a new building or a combined "Municipal Safety Complex" building.

## Action Items:

1. In conjunction with the Fire Department, develop standards for dry hydrant installation and maintenance.

## II. Emergency Medical Services

Emergency Medical Services (EMS) are provided by the Fire Department and are based from the Company #1 Fire Station on Main Street. The Hebron Fire Department operates two Basic Life Support (BLS) ambulances, staffed by both paid personnel and approximately 15 volunteer Emergency Medical Technicians (EMTs)

Hebron's EMS operations are state licensed and each EMT must achieve and retain certification for BLS services. EMTs either report directly to a call or respond to Company #1 to staff the ambulance. EMTs carry oxygen and a medical bag with them to ensure availability of such equipment for use at the scene. Paramedics, dispatched from Windham Hospital, provide more advanced medical care.



### Accomplishments:

Since the adoption of the 2014 Plan, the following has occurred concerning the Fire Department:

1. A per-diem staff structure was established to ensure overnight (11:00pm to 7:00am) and weekend day coverage (7:00am to 5:00pm) due to the lack of volunteers on certain days and hours. Full time Firefighter/EMT's (two) provide weekday daytime coverage (7:00am to 5:00pm).

### Future Needs

Additional space is needed at Company #1 for medical supplies and decontamination equipment. Conversion to a high band radio system is being planned. The equipment needs of the department are partially funded through the Town's Capital Improvement Program, ambulance billing revenue, as well as through grant opportunities when they become available.

### Goal & Policies:

**Goal:** To provide EMS for town residents in an effective and efficient manner to achieve desired first responder arrival goals and to provide quality BLS advanced medical care and ambulatory service.

### Policies:

1. To support the Fire Department in its EMS facility and equipment needs.
2. To encourage appropriate roadway connections and an overall efficient Town road system to facilitate better response time for EMS.

### III. Police Services

Police services are currently based at the Company #1 Fire Station on Route 66, Main Street. The police area within Company #1 consists of two vehicle bays (575 square feet) and an office area (370 square feet). The Town contracts for the services of one Resident State Trooper, hires four part-time Hebron Police officers, two School Resource Officers, a part-time administrative manager, and the Chief of Police (currently a duty of the Town Manager). The Town is provided 24 hour police protection through the Resident State Trooper, Hebron Police Officers, and state troopers from Troop K in Colchester assigned to respond to calls in Hebron. Troop K is located at 15 Old Hartford Road, Colchester, CT.



The Hebron Resident Trooper and Hebron Police Officers provide a full range of services including emergency response, criminal and accident investigation, crime prevention and community service projects. Hebron is one of three towns to use the Juvenile Review Board (JRB) as a diversion program for juveniles through the Andover Hebron Marlborough Youth Services (AHM).

### Accomplishments:

Since the adoption of the 2014 Plan, the following has occurred concerning Police Services:

1. Implemented the required procedures to meet the training and certification requirements of its Police Officers pursuant to P.A. 22-119

#### **Current facilities, Conditions, and Inadequacies**

Operational space at the current location is inadequate, as office, reception, parking, record and evidence space is crowded. Police Barracks in Colchester provide detention, investigation / interrogation, and lock-up space. The department currently utilizes two vehicles replaced on a three-year cycle.



#### **Future Needs**

The need for police staffing appears to be satisfied for the foreseeable future. As previously discussed, if a new Municipal Safety Complex building is considered, inclusion of the police services should be included providing the needed office, storage, and parking space.

### Goal & Policies:

**Goal:** To provide adequate facilities, communication and equipment needs of the police services department to achieve an effective and appropriate level of public safety within the community.

## Policies:

1. Analyze current deficiencies of police department facilities to determine current and future needs of the department.
2. Assess if the current facility site provides an effective and efficient location from which police services are provided.
3. If the current site does not provide an adequate location to provide services, sites in the central area of town to relocate the primary operations of the department should be identified, possibly in conjunction with a Municipal Safety Complex with fire department operations.
4. The department should continue to assess its current vehicular, communication and equipment upgrade or replacement needs through the Town's Capital Improvement Program and possible grant funding.
5. Continue to meet the training and certification requirements of its Police Officers pursuant to P.A. 22-119.

## IV. Emergency Management

A part time Emergency Management (EM) Director runs the Town's EM operations. He is responsible for securing and administering grants, and making sure the Town is in compliance with the National Incident Management System (NIMS), an eligibility requirement of certain grant funding.

Emergency Management is part of NIMS, the national standard for incident management which provides a consistent, nationwide approach and vocabulary for multiple agencies or jurisdictions to work together to prevent, mitigate the effects of, and respond and recover from, all domestic disasters. Towns receive training from the State from NIMS, which is part of the Federal Emergency Management Agency (FEMA), which reports to Homeland Security.

EM is currently housed in the Town Office Building. RHAM High School serves as the Town's emergency shelter—as well as for the Towns of Andover and Marlborough.

Currently the Town's EM Director works with the Capitol Region Council of Governments (CRCOG) in updating the Town's Natural Hazards Mitigation Plan which deals with minimizing risk from natural disasters such as flooding, and minimizing risk of forest fires, and reinforces the need to enforce wetlands and flood zone regulations.

## Accomplishments:

Since the 2014 Plan was adopted, the following accomplishment was achieved:

1. The EM Director worked with CRCOG is updating the Natural Hazards Mitigation Plan, completed in 2019.



### **Future Needs:**

As previously discussed, if a new Municipal Safety Complex building is considered, inclusion of the offices of the EM Director and equipment should be included to best provide coordination of emergency responders and to open up space in the Town Office Building.

## **Goal & Policies:**

**Goal:** The Town should continue to provide funding and resources for the Emergency Management operations of the Town to best protect its citizens in times of emergency.

### **Policies:**

1. The Emergency Management Director should continue to work to make the Town compliant with NIMS's and aggressively seek out State and Federal grants to assist with the Emergency Management needs of the community.
2. The Emergency Management Director should continue to secure Emergency Management Performance Grants as a source of necessary yearly funding.
3. Ensure that the Emergency Management space needs are considered in the planning for a new or expanded Municipal Safety Complex.

## C. Public Works

This section of the plan will identify the services provided by the Town's Public Works Department and will describe its current resources and facilities. In addition, this section will review the needs of the department and what will be required to operate successfully into the immediate and foreseeable future.

### Background

Public Works' current facilities are located at 550 Old Colchester Road, in the southernmost part of town, on a 19.6 acre rectangular-shaped parcel, the site of a former gravel pit. This town-owned parcel is abutted by Camp Connecticut to the north and west and a parcel owned by the Connecticut Light & Power Company (CL&P) to the south. To the east, across Old Colchester Road, are located some single family residential parcels as well as a parcel of Town-owned open space.



This site houses all of Public Works' major buildings and equipment, and it also is the site of the town's closed landfill and current transfer station. Of the 19.6-acre site, the landfill encompasses about fourteen and one-half (14 ½) acres, leaving approximately five (5) acres to accommodate the Public Works Department's buildings, equipment, and materials as well as the transfer station and, the animal control facility. The site has five hundred feet of road frontage, and within that frontage there are five curb cuts onto Old Colchester Road.

The town employs 13 full-time employees in its public works department and one full time and one part-time employee at the transfer station. According to the Director, the staff size is considered minimal for a Town of this size and is shorthanded for snowplowing responsibilities and vehicle maintenance. Services provided by the department include road maintenance and reconstruction, solid waste disposal, snow and ice control, roadside mowing, brush removal, curbing and curb replacement, maintenance of town buildings and grounds, vehicular maintenance of department vehicles as well as all other town-owned vehicles, site improvement and construction activities, and drainage maintenance and improvements. In addition, the Public Works Department assists in maintenance of Town-owned trails.



## Accomplishments

Since 2014, the following has been accomplished with regards to the Public Works Department and its operations, and the Town's efforts to address the deficiencies in those facilities that were noted in the 2004 and 2014 Plans of Conservation and Development:

1. Several studies were completed to look at space needs and potential new site plans for a new Public Works complex: (a) A space needs analysis of the Public Works functions was conducted by the engineering firm of CME Associates, Inc., titled: "Town of Hebron, Connecticut Department of Public Works Facility Building and Site Program, January 28, 2013". (b) A 2015 study was completed by BL Companies, titled "Feasibility Study; Department of Public Works" looking at the feasibility of an expanded facility at the existing location. (c) The Town Public Building Committee extensively researched and analyzed vacant parcels for potential public works sites. (d) A concept plan was developed by the Town Engineer Consultant for a new public works complex in the Village Square. All of these studies were conducted as tools to guide the future development of a new facility.
2. The Town Engineering consultant studied the adjacent CL&P owned property to determine its appropriateness for a Public Works yard expansion.

## Current Facilities, Conditions, and Inadequacies

The entire Public Works operational facilities are restricted to a five-acre portion of the aforementioned 19.6 acre parcel. The 14-acre town landfill, operated from 1962 until it was closed and then capped in 1995, cannot be utilized or altered in any manner. The landfill, capped with clay and then topsoil, requires monitoring wells for leachate and mowing twice per year.



**Public Works Complex:** The five-acre portion of the site dedicated to the Public Works Complex encompasses several structures including the 100 ft. x 60 ft. steel maintenance / office garage; a 100 ft. x 40 ft. cement block building (80 ft. x 40 ft. used for cold storage and 20 ft. x 40 ft. used for animal control); a 26'x 40' salt shed; and two hangers being 70'x 10' and 60'x 10' in size. The site also includes above ground propane, gasoline and diesel tanks, underground oil-water separator and

septic system, and an area for outdoor storage of construction materials, sand and gravel, and some equipment. The Town has secured the required Industrial Stormwater General Permit for this the drainage systems at this site.

The 6,000 square foot maintenance / office building is not in adequate condition and is undersized for the operations it houses. The equipment bay area is crowded, lacks lifts, is inadequately lit, is height restrictive and has little room for parts inventory storage. The building

lacks training or meeting rooms, has inadequate lunch and shower areas, and inadequate record storage space. There is also a lack of office space for the director and the road foreman. In the 2013 CME report, as well as a 2010 Facilities Study conducted by the Town, several code deficiencies were noted in the building as well as numerous instances of excessive wear and tear and examples of the building being too small and spaces too cramped to be considered adequate to safely and efficiently serve the Department's needs. The 3,200 square foot cold storage building is also structurally inadequate. The aforementioned facility study identified numerous code violations, a number of wear-and-tear items and several developing structural issues. The 800 square foot animal control facility, attached to the cold storage building, includes ten kennel canine enclosures with heated indoor / outdoor access and short run areas.

The salt shed was rebuilt in 2004 to cover the amount of salt and sand / salt mix required in the Town. The Town has moved toward the use of treated salt for ice control on the Town's roads and this salt shed only holds a half year supply, which is considered inadequate. The Town does store a small quantity of salt / sand at a satellite location in the north end of Town on Salt Box Road.

There are sixty (60) vehicles and trailers that are included in the Town's vehicle / equipment inventory that the Public Works Department utilizes and / or maintains. The department requests replacement of its Public Works vehicles on a timely basis through the Town's Capital Improvement Program (CIP). A Town-wide vehicle replacement schedule is updated each year and replacements are funded through the CIP. This process is important to maintain so that multiple vehicles do not come up for replacement in the same year.

**Transfer Station:** In addition to facilities of the public works complex, the site also is host to the solid waste disposal facilities for the town. These facilities include two attendant stations, the compactor, and its wooden shell, ten roll-off containers (which collect recyclables, household trash, bulky waste, metal, brush, leaves, and grass clippings), a roll-off truck, a backhoe, and a compactor. All Municipal Solid Waste, bulky waste and recycling materials are transported to Casella Waste Systems in Willimantic.



Also, electronics are collected by a separate vendor selected by the Public Works department. Brush and other vegetation are accepted by Earthgrow, a permitted compost facility. An on-site compost area is not practical due to site constraints. Recyclables include newspapers/magazines, white paper, cardboard, metal food containers, glass, and most plastics. Hazardous waste is collected on specified dates throughout the year coordinated through CREOC (Capitol Region East Operating Committee) for its eight member towns. This occurs at the Olcott Street disposal facility in Manchester. The transfer station does collect and recycles waste oil, anti-freeze, batteries, and tires. Dried latex paint is accepted and is disposed of in the household trash compactor. As with the Public Works facilities, the department requests replacement of Transfer Station vehicles and equipment on a schedule through the CIP.

Currently, there is a fee schedule approved by the Board of Selectmen to dispose of certain large items such as bulky waste, appliances, tires, furniture, mattresses, and brush. A private waste disposal contractor also serves the Town and offers single stream recycling.

While the physical condition of the transfer station is adequate, the facility is considered overcrowded and inadequate in terms of space for the future. The Town Facility Study identified several code deficiencies and safety concerns with the Transfer Station offices. Also, State regulations require that some method be used to prevent stormwater from entering the containers.

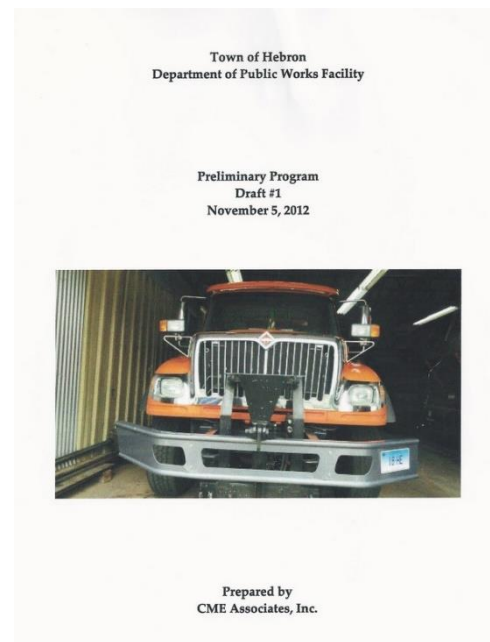
## Future Needs

Due to the inadequate conditions of the existing facilities as noted above, and the lack of remaining usable acreage at its present location, a new public works facility is required. The Town needs to develop a plan as to: a) how to use the current facilities; and b) what and where to build new facilities.

**Public Works Complex:** An eight to ten acre site is desirable to meet the Public Works Department's current and future needs. The 2013 CME needs assessment identified the need for 1,500 square feet of Administrative facilities, 1,200 square feet of Support Facilities, and 16,600 square feet of Equipment Facilities. A larger Salt Shed and Covered Exterior Equipment Storages areas are also needed.

The Public Works facilities are clearly the Town facilities most in need of replacement and upgrading. The Town needs to follow up on the 2013 CME study and the 2015 BL Companies study to find a solution that satisfies current and future needs for this important Town operation. In 2023 new studies are underway, and a new task force has been established by the Board of Selectmen to accomplish this task.

**Transfer Station:** With either the relocation of the public works complex, or the redevelopment of the existing site, the needs of the Town's transfer station need to be addressed and the deficiencies noted in the previous studies need to be addressed.



## Goals & Policies:

**Goal:** Public Works Complex: To provide adequate facilities, usable land, and storage areas to ensure an efficient and effective delivery of public works services.

**Goal:** Transfer Station: To provide adequate facilities to safely collect, store and dispose of solid waste and recyclables.

## Policies:

1. Support development of a Master Plan of a new Public Works Facility utilizing the space needs analysis contained in the 2013 CME and 2015 BL Companies reports. Potential sites should be selected to ensure future expansion of the department, look comprehensively at Town maintenance equipment and operational efficiencies, consider adequate salt storage facilities, and needed equipment and vehicle storage needs. Care should be taken to adequately buffer abutting neighbors from view of the complex, wherever possible. Proper precautions to protect wetland soils are essential due to high vehicular use and the nature of storage materials necessary to operate the department. Following the Master Plan study, the Town needs to make a decision on which option to pursue, and quickly move to implementation, even if it is done in phases.
2. Support the efforts of the Public Works Action Committee formed in 2023 as it looks to find the best solution to a new public works complex.
3. The department should continue to assess its current vehicular fleet and other equipment and structures for periodic replacement through the town's Capital Improvement Program.
4. Consider ways to modify and expand the Town's recycling program to all acceptable materials. Establish a plan for educating residents and businesses on the Town's recycling program to increase the percentage of residents who recycle, thereby reducing the amount of the Town's solid waste and associated expenses.
5. Consider a site for composting plant materials, possibly in conjunction with RHAM, and the elementary schools. Costs of disposal would be reduced.
6. Expand the animal control facilities, when practical, to separately house cats from dogs; or consider current Regional efforts to establish animal control facilities / services with neighboring towns.

## D. Town Offices

### Background

The town offices currently consist of 3 buildings, the Town Office Building, the Horton House, and the Town Records Building. The facilities are used by 21 town employees. The Horton House (2 levels plus a basement) is 2,705 sq. ft.; the Town Hall (2 levels) is 8,246 square feet, and the Town Records Building (1 level) is 432 square feet. The office complex sits on a total of 4.67 acres and is served by a parking lot that forms a semi-circle around the Town Office building, and which contains 48 regular and 5 handicapped parking spaces.



### Town Office Building

The Hebron Town Office Building is a wood-frame construction building with a brick veneer located at 15 Gilead Street (Rt. 85). After its initial construction in 1963, it was nearly doubled in size with a two-story 36 feet by 54 feet addition constructed in 1982. In 2009 a small addition was completed which added an elevator and addressed several ADA accessibility issues in the building.

The Town Office Building houses the day-to-day activities of the following departments and offices: the Town Clerk, the Finance Department, the Town Manager, the Tax Collector, the Assessor, and the Registrar of Voters. Up until 2011 it held offices for the Parks & Recreation Department and the Probate Judge. That year, Burnt Hill Park and its associated facilities were completed, and the Parks & Recreation department moved to new offices at the park, and the Probate Judge offices were established in Glastonbury as Hebron is part of the Glastonbury-Hebron Probate district. In addition to office space dedicated to the departments, the Town Office Building houses restroom facilities, storage closets, a kitchen and break room and two records vaults. The Town Office Building also contains a main meeting room on the lower level with a capacity of 39 people where various staff, boards and commissions hold day and evening meetings. And a smaller meeting room, the Marion Celio Room, was created on the main floor having a capacity of 15. Because of ADA counter height issues with some departments, this room has been used to provide a space for reviewing records to those individuals who require it.





DRAFT: 12/20/23

A 2023 facilities study included a review of the Town Office Building. The results of this review indicated no significant code issues with the current building, and noted the ongoing improvements and modifications mentioned above.

As the Town has grown, it is apparent that the space in the Town Hall building will eventually be inadequate to meet the needs not only of the community, but also of the various Town departments who service the community's needs. The inadequacy of space in the Town Office Building is apparent in the small-capacity meeting room which has the effect of causing many evening meetings to be held in other locations, the lack of waiting room or seating area space for the public who must wait for an appointment, the limited space in the Town Hall Vaults for the growing inventory of town records, and the lack of expansion space for all departments in the existing structure. In the future, if additional space needs are to be addressed, the connection of the buildings to the public sewer system has freed up space on the property to the north of the building for a possible expansion of both the meeting room but also for office and storage space. As the need grows, this option should be studied as the most cost-effective long term solution.

**Commented [MB1]:** This implies we've known for a while that it is inadequate, but was that mentioned already?

**Commented [MO2R1]:** I'll reword.

Since the 2014 Plan was adopted, the Hebron Town Office Building has undergone several significant building improvements. The non-functioning old passive solar wall panels were removed; the roof drainage was replaced and re-routed that prevented gutter over-flow; attic insulation was supplemented to meet code requirements; self-latching mechanisms were installed on fire doors; a new gas fired furnace was installed when natural gas was extended to the Town Hall site in 2018; mini-splits were installed to replace the inefficient window air conditioners; an emergency generator was installed in 2015 along with an upgraded service panel; and, Wi-Fi was provided throughout the complex in 2014. In the Town Clerk's vault, new filing systems were purchased to house maps, vital records, land records, archived town records and active and archived board and commission minutes; and many of these records were digitized to reduce space requirements. In addition, more efficient cabinetry for the vaults were purchased through the State of CT Historic Document Preservation Grants. These improvements have alleviated the present storage needs.

**Commented [MB3]:** Mike, were all these improvements applicable to each building in the complex? For example, passive solar wall panels - I'd imagine that's specific to the Town Office Building.

**Commented [MO4R3]:** You are right. I'll move this under the TOB section.

### The Horton House

The Horton house, named for long-time town employee Mrs. Daniel G. Horton, who served as Probate Judge, Probate Clerk, and librarian, was built in approximately 1865 by Dr. Orrin White. The building features seven fireplaces, wide plank flooring and is of the Greek Revival Style. In 1988 the Town purchased the Horton house, together with the 1.2 acres of land on which it sits. The property and building were renovated shortly thereafter to accommodate the Town's land use departments. Currently, the property is listed as a historic property in the Town's land records.



The Horton House accommodates the Planning Department, the Building Department, the Wetlands Agent, and the plans and files for the WPCA Administrator and contains an office for the Chatham Health District. In addition, it offers the public access to Town Land Use personnel

**Commented [MB5]:** We do store a few files but no longer house the WPCA Administrator

**Commented [MO6R5]:** OK

DRAFT: 12/20/23

and to information about Town Properties. While not suffering the same space constraints as the Town Hall, the Horton House faces challenges typical of a historic structure with regards to storage of land use and building permit records, and ADA compliance. In addition to office space for Land Use departments, the two-story Horton House contains a single restroom facility per floor. It also contains a very small meeting area with a capacity of 8 people.

In 1989, shortly after purchase by the Town, the building underwent a series of renovations, including the installation of the current rest room facilities, the reinforcement of floor framing to support live loads of 50 psf (pounds per square foot), the installation of a new roof, and the repair and replacement of exterior clapboards. Other major improvements were conducted in 2009, 2011 and 2012 (some with the assistance of a State Historic Preservation Office grant) concerning an improved access sidewalk to the main entrance, improvements to the roof gutter system and drainage system resulting in a much dryer basement, reconstruction of the two chimneys, and repainting of the building and restoring the Majorie Circle entry door to its original design.

Since the 2014 Plan was adopted, several additional improvements have been made to this building. A new gas fired furnace was installed in 2018 with the extension of natural gas to Hebron Center. Also, an emergency generator was installed in 2015 along with an upgrade to the electrical service panel. Window air conditioner units were replaced by a more efficient system of mini splits throughout the building. And, in 2023 a new concrete floor was laid in the basement in order to further control the moisture in the basement.

### The Town Records Building

The Town Records Building is a twenty-four by eighteen square foot building, and it houses the overflow records from the Town Office Building vaults used by several Town departments. The building has its own electrical system which supports lights, two aged space heaters and two dehumidifiers that drain to the outside of the building. There is no running water or bathroom facilities, and the building is not climate controlled with regards to heating, although moisture is



addressed with the two dehumidifiers. Typically, a town department will retain its own records in the vault in the Town Office Building. When a set of records reaches the point, it can be closed out at the department level, the records are moved from the Town Office Building to the Town Records Building where they remain for the duration of the statutorily required retention period before they are ultimately destroyed. If a member of the public wants to view any of the records contained in the Records Building, they must make an appointment with the Town Clerk who will remove the required records from the Records Building and deliver them to the requestor at

the Town Hall Building. Similarly, if Town Staff wishes to view any records, they must follow the same procedure. Since the demand to see records stored here is low and the present use of the building adequately meets the needs of the public and Town departments, there is no need to expand this building or to re-deploy it for any other use, since doing so would necessitate offsite record storage. The Town Records Building is a historical landmark; the building has often been open to the public on Hebron Maple Festival Weekend.

**Commented [MB7]:** Mike, I've been wondering about this. Do you know if this was limited to first floor framing? I thought I read a report noting that file storage should be limited on the second floor due to inadequate structural (framing) capacity.

**Commented [MO8R7]:** Not sure. This was same wording as 2014 plan. I am guessing first floor.

DRAFT: 12/20/23

## Goals and Policies:

**Goal:** Provide effective and efficient Town government services while minimizing infrastructure and operational costs.

## Policies:

1. Continue to monitor the space needs of the Town Hall complex operations and as needed study the options of expanding the Town Office building to provide adequate meeting room, office, storage spaces.
2. Once a decision is made as to the long and short term uses for the Town Hall Complex, make renovations to the building(s) to address ADA and code compliance issues.



## 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; 10/24/23; 12/8/23; 12/28/23; 1/3/24

Section Name	Primary Responsibility	Subcommittee Members	Coordinate With Other Agencies	Notes / Status	Target Date
<b>Forward</b>	Staff			<b>Final Draft: 9/10/22</b>	
<b>Section 1. Community Profile</b>	Staff			<b>Final Draft: 5/30/23</b> <b>Rev: 7/29/23</b>	
<b>Section 2. Conservation Plan &amp; Policies</b>					
<b>A. Sustainability</b>			Green Committee; Conservation Comm.; Town Manager; Building Committee;	Memo: <b>10/24/23</b> <b>Final Draft 12-8-23</b>	End of 2021
<b>B. Underground Drinking Water Supplies</b>			Town Engineer; Conservation Comm.; CT Water Co.; Parks & Rec.	First draft: 5-11-21; rev: 11-19-21 <b>Final Draft: 11-30-21</b> <b>Final Draft: 11-30-23</b>	2021 (Jan. – June)
<b>C. Stream Corridors and Bodies of Water</b>			Conservation Comm.; Parks & Rec.; OSLAC; Salmon River Partnership	First draft: 5-11-21; rev: 11-19-21 Packet sent to all agencies (4/21). <b>Final Draft: 11-30-21</b>	2021 (Jan. – June)

<b>D. Amston Lake</b>			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). <b>Final Draft: 11-30-21</b>	2021 (Jan. – June)
<b>E. Private Open Space and Institutional Lands</b>			Conservation Comm.; Lions; Hemlocks; Blackledge; Tallwood; Parks & Rec.; OSLAC	First Draft: 6/21 Packet sent to all agencies (4/21). <b>Final Draft:1-2-22</b>	2021 (Jan. – June)
<b>F. Agriculture and Farming</b>			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). <b>Final Draft:9-29-22</b>	2021 (Jan. – June)
<b>G. Wildlife, Plant Life and Other Significant Natural Features</b>			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 <b>Final Draft: 2-22-22</b>	2021 (July – Dec)
<b>H. Scenic Vistas and Streetscapes</b>			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 <b>Final Draft: Jan 2022</b>	2021 (July – Dec)
<b>I. Areas of Historical Heritage</b>			Historic Properties Commission; Historical Society;	Packet sent to all agencies (11/21).	2021

				First Draft: 1-10-22 CC comments: 1/18/22 HPC comments: 1-13-22 <b>Final Draft: Jan 2022</b> <b>Final Draft: 10-5-23</b> <b>Final Draft: 12-1-23</b>	(July – Dec)
<b>J. Recreation</b>			Parks & Rec.; Boosters; OSLAC; Conservation Comm.	Packet sent to all agencies (11/21). HPC comments: 1-13-22 CC comments: 2-14-22 <b>Final Draft: 3-22-22</b>	2021 (July – Dec)
<b>K. The Open Space Plan</b>			OSLAC; Parks & Rec.; Conservation Comm.; HPC;	Packet sent to all agencies (11/21). HPC Comments: 1/13/22 CC comments: 2-14-22 <b>Final Draft: 4-26-22</b>	2021 (July – Dec)
<b>Public Informational Meeting on Conservation Plan and Policies</b>					9/27/22 <b>Completed</b>
<b>Section 3. Development Plan &amp; Policies</b>				Initial discussion: 7/26/22 Meeting with EDC: 10/25/22	
<b>A. Introduction</b>				Draft prepared: 9/3/22 Revised: 9/13/22 PZC mtg <b>Final Draft: 12/1/22</b>	
<b>B. Business Districts</b>					

<b>I. Town Center - Overall Boundary and Concept</b>			Economic Development Commission; Town Center Project	Packet sent out 7/14/22 Draft Prepared: 9/7/22 Revised:9/13/22 PZC mtg <b>Final Draft: 12/1/22</b>	2022
<b>II. Hebron's Main Street - Route 66 Main Street Business District</b>			Economic Development Commission; Town Center Project	Packet sent out 7/14/22 <b>Final Draft: 1/24/23</b>	2022
<b>III. Hebron Green District</b>			Economic Development Commission; Historic Properties Commission; Town Center Proj.	Packet sent out 7/14/22 <b>Final Draft: 1/24/23</b>	2022
<b>IV. Village Square District</b>			Economic Development Commission; Town Center Project	Packet sent out 7/14/22 <b>Final Draft: 1/24/23</b>	2022
<b>V. Transitional Areas</b>			Economic Development Commission	Packet sent out 7/14/22 <b>Final Draft: 1/24/23</b>	2022
<b>VI. Neighborhood Convenience District</b>			Economic Development Commission	Packet sent out 7/14/22 <b>Final Draft: 1/24/23</b>	2022
<b>VII. Commercial Technology Zone</b>			Economic Development Commission	Packet sent out 7/14/22; <b>Final Draft: 1/24/23</b>	2022
<b>VIII. Amston Village District</b>			Economic Development Commission	Packet sent out 7/14/22 <b>Final Draft: 1/24/23</b>	2022
<b>C. Residential Development</b>					
<b>I. Residential Land Analysis</b>				Land Use Map update Final May 2023 <b>Final Draft:7/29/23</b>	2023

<b>II. Plan for Residential Growth</b>				<b>Final Draft:2/20/23</b>	2023
<b>III. Potential Housing and Population Growth</b>				<b>DRAFT: 10/4/23</b>	2023
<b>IV. Housing Diversity</b>				<b>Final Draft: 3/1/23</b>	2023
<b>D. Future Land Use</b>				<b>Draft: 10/19/23; Final Draft: 11-30-23</b>	
<b>Public Informational Meeting on Development Plan &amp; Policies</b>					May 2023
<b>Section 4. Municipal Infrastructure</b>					
<b>A. Education</b>			Board of Education; Public Building Committee	<b>Letter sent to Superintendent 12/28/23 Draft in progress</b>	2022
<b>B. Emergency Services</b>			Town Manager; Public Building Committee	<b>DRAFT: 12/28/23; Rev.: 1/3/23</b>	
<b>I. Fire Protection</b>			Fire Chief	"	2022
<b>II. Emergency Medical Services</b>			Fire Chief	"	2022
<b>III. Police Services</b>			Resident State Trooper;	"	2022
<b>IV. Emergency Management</b>				"	2022
<b>C. Public Works</b>			Public Works Director; Public Building Committee	<b>DRAFT:12/29/23</b>	2023
<b>D. Town Offices</b>			Town Manager; Public Building Committee	<b>DRAFT: 12/20/23</b>	2023
<b>E. Library</b>			Library Board of Trustees; Library Dir.; Public Building Committee	<b>DRAFT: 12/20/23</b>	2023

<b>F. Cemeteries</b>			Historical Society; Historic Properties Commission	Letter sent to HHS & HPC; April 2023 <b>FINAL Draft: 10/5/23</b> <b>Final Draft: 12-20-23</b>	2023
<b>G. Roadways, Bridges and Walkways</b>			Public Works Director	Letter sent to PW Director; April 2023 Draft: May 17, 2023 <b>Final Draft: 7/28/23</b>	2023
<b>H. Utilities</b>					
<b>I. Water</b>			CT Water Company; Health District	Letter sent to CT Water / Health District; April 2023 <b>DRAFT: 10/24/23</b> <b>Final Draft: 12-1-23</b>	2023
<b>II. Sanitary Sewers</b>			WPCA; Public Works Dir.	Letter sent to PW Director; April 2023 Draft: May 17, 2023 <b>Final Draft: 7/28/23</b>	2023
<b>I. State Regulated Public Utilities</b>				<b>Final Draft:11-30-23</b>	2023
<b>Public Informational Meeting on Municipal Infrastructure</b>					September 2023
<b>Section 5. Consistency with State and Regional Plans</b>				<b>FINAL Draft:9/17/23</b>	2023
<b>Appendix</b>					
<b>A. List of Maps</b>					2023
<b>Final Public Information Meeting on the Draft POCD</b>					January 2024

<b>Distribution and Posting of the Final Draft of the POCD as per CGS</b>					February 2024
<b>Public Hearing on Adoption of the POCD</b>					May 2024



**FW: Revisions of maps for 2024 POCD**

John Baron <baronj53@hotmail.com>

Mon 12/25/2023 5:29 PM

To: Matthew Bordeaux <mbordeaux@hebronct.com>

 3 attachments (2 MB)

Map Hebron Historic Diversity 8.pdf; Diversity Map Reviised.docx; New Hebron Mills map..docx;

Hello Matt,

Please find as attachments revisions to the 2014 POCD Mill site map and the new map and key focused on Hebron's diverse past which can be used to either supplement the 2014 Tricentennial map or replace it.

Thank you and the P&Z committee for considering the inclusion of these supplements.

Best,  
John Baron

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Hebron 2024 POCD - Map 9A - Historic Diversity and Archeological Sites

### African American sites

- 1 - John (1695-1754) and Mary (1698-1784) Peters House site c1727, location where Cesar Peters grew up (c1760-1774) and which Pomp Mundo rented in the 1790's.
- 2 - Approximate location of Widow Abigail Peters' blacksmith shop where Cesar Peters (c 1760-1814) family lived in 1783
- 3 - Burnt Hill Park – birthplace of John Thompson Peters (1764-1834) founder of the Hartford Auxiliary Colonization Society and Vice President of the Connecticut Colonization Society. African-American "Blind Brett" lived here. Apple and molasses distillery for the West Indian trade site.
- 4 - Rev. Samuel Peters' home site, part of his plantation of 600 tilled acres.
- 5 - Possible (Shipman Farm) site of Cesar Peters' (1760-1814) abduction (1787).
- 6 - Godfrey Hill Burial Ground and location of first St. Peters' 58 foot by 30 foot Church (c-1735-1825) where Cesar Peters, Pomp Mundo and other enslaved individuals worshiped
- 7 - House occupied by Charles Morgan's (1807—1885) family. One of two extant African American owned houses in Hebron
- 8 - Site of Harry Peter's (c1818-1893) house
- 9 - Site where Lude Barber's (d 1854) family lived
- 10 - Farm Site of Henry (1788 -d 1862) and his son Horace Peters (c 1815-d 1881)
- 11 - Daniel Horsford house site, owner of Rose and Prince 1773
- 12 - Site of Cesar and Sim Peters' house 1806-1815 and (d 1814 / 1815)
- 13 - Benjamin Trumbull Burnham farm employed African American farm laborers.

- 14 - Site of Samuel Gilbert Junior (1711-1774)) house and African American slaves
- 15 - Gilead Congregational Church (records include several African American congregants)
- 16 - Leverett Peters (c 1822- d 1888), grandson of Cesar Peters.
- 17 - Governor Peters' Barber Farm which employed African Americans to build stonewalls and farm the land for New York, Boston and West Indian trade.
- 18 - Governor Peters' (1772-1858) house built in 1806 – where Ezekiel Skinner (1777-1885) founder of Liberia studied. Gov. Peters along with Sylvester Gilbert was one of the most frequent employers of free African American farm laborers in Hebron Center. He was the President of Connecticut Colonization Society.
- 19 - Original location of Gull school where Charles Profit (b 1830 --??) attended school in the early 19<sup>th</sup> century
- 20 - Charles Profit lived with the Northum family farm site.
- 21 - Location of Joseph Waters' farm where Fortune (b ??-d 1801) married Sybil (b??-d 1805) in 1799.
- 22 - Old Hebron Burial Ground with African American / pauper burials at the rear

### Archeological and Historic Sites

- 23 - Location of first House in Hebron c 1704/05 (William Shipman)
- 24- 1709 location of white oak sign post establishing first location of Hebron Center.
- 25- Birthplace of historian Benjamin Trumbull (1735-1820)
- 27 - Approximate location of Hebron's Block House (1704/05 -)
- 28- French Troop encampment site 1781
- 29 - First Meeting House site (1720)

- 30 - Hendee's store (possible underground railroad association) where the 1882 Fire began)
- 31 - Chestnut Hill used as Militia Training ground
- 32 - 19<sup>th</sup> century Town Pound
- 33 - Hebron "pump" firing site and first Anglican church site (Godfrey Hill)
- 34 - Site of The Hebron Elm, 1763 - 1904
- 35 - John Graves' cabinet shop site
- 36 - Missionary Society of Connecticut founded 1798
- 37 - Lecture House site
- 38 - Congregational Parsonage (c 1820)
- 39 - St Peters' Parsonage (c 1865)
- 40 - Hebron Library Association 1888 forerunner of Douglas Library
- 41 - Iron Foundry site c 1838
- 42 - Stonewall laneways 1800 – 1835 Governor John S. Peters' recreates David Barber's Farm, one of the first land preservation efforts in Connecticut to preserve a community's most productive land.  
  
Boyhood home of Levi S. Backus (1803-1868) world's first deaf editor
- 43 - Hope Valley School site, ca.1790 - 1949
- 44 - H.O. White Store site
- 45 - Samuel S. Norton homestead site
- 46 - Hope Valley Blacksmith Shop site
- 47 - Hope Valley Church
- 48 - Foundation of the Lamb Sisters home, later owned by Joshua Sayles (ca.1852-1898), an African American farmer.
- 49 - Hebron Ax Factory site
- 50 - Holbrook Pond Saw Mill and Dr. Zalmon Jacobs Pill Factory site

### Hebron Center

- 51 - Site of Congregational Church where African Americans worshiped
- 52- Relocated Gull School which Charles Profit (b 1830--??) attended
- 53 - Joel Jones House site (c1790) Prosperous center Village family Rev. Samuel Peters records meeting Jones' former enslaved man in London, 1774- 1780s.
- 54 - Timothy Dutton House (c 1790) Prosperous and slave owning family, ca. 1790s. One of the few "mansion houses" remaining in Hebron Center.
- 55 - Sylvester Gilbert's house site owner of Primus (d 1815), Milly Gardiner (d-1809) and Chloe, ( 1773 – 1806).
- 56 Fullers Tavern site largest employer of African Americans in Hebron Center.
- 57 - Center school where Cesar Peters Junior's children attended, 1790s - 1800s.
- 58 - St Peter's Cemetery – grave of Rev. Samuel Peters (1735-1826) and Gov. John S. Peters (1777-1858).

### Indigenous sites in Hebron

- 59 - Burnt Hill Paleo-Indian c 10,000 BP to 18<sup>th</sup> century. Oldest continuously inhabited site in Hebron.
- 60 - Prophet's Rock Indigenous / early settlement landmark
- 61 - Hebron Center, site of a corn and nut quern / grind stone
- 62 - Mint Brook Indigenous encampment
- 63 - Approximate location of Indigenous trail
- 64 - Amston Lake evidence of early Woodland pottery
- 65 - Projectile Point found at Cesar and Sim Peters' site
- 66 - Traditional site of a community corn quern / grind stone found during construction of Pendleton Drive.

67 - Lithic Rhyolite and Quartz flakes and Indigenous tool fragments (3) found during 2005 archeological dig.

68 - Quartz lithics (2) found during 2022 archeological dig.

### Ethnic neighborhoods in late 19<sup>th</sup> early 20<sup>th</sup> centuries

69 - Gilead - Italian

70 - Burnt Hill –Polish, Slovak

71 - Hebron Center- Jewish and Eastern European

72 - Burrows Hill – Polish and Eastern European

73 - Amston- Irish, German. Jewish

74 - John Howey's House, earliest Irish immigrant house in Hebron c 1850's

### People with Disabilities

75 - William Annable, 1840s

76 - Sylvester Gilbert's (1755-1846?) household with five deaf children

77 - William Pitt Gilbert's (b 1787) furniture workshop site

78 - Kollock family

79 - Lydia Strong (b 1781)

### Educational sites

80 - Location of Chinese Educational Mission sites (1870's)

81 - St. Peter's Summer School (early 20<sup>th</sup> century)

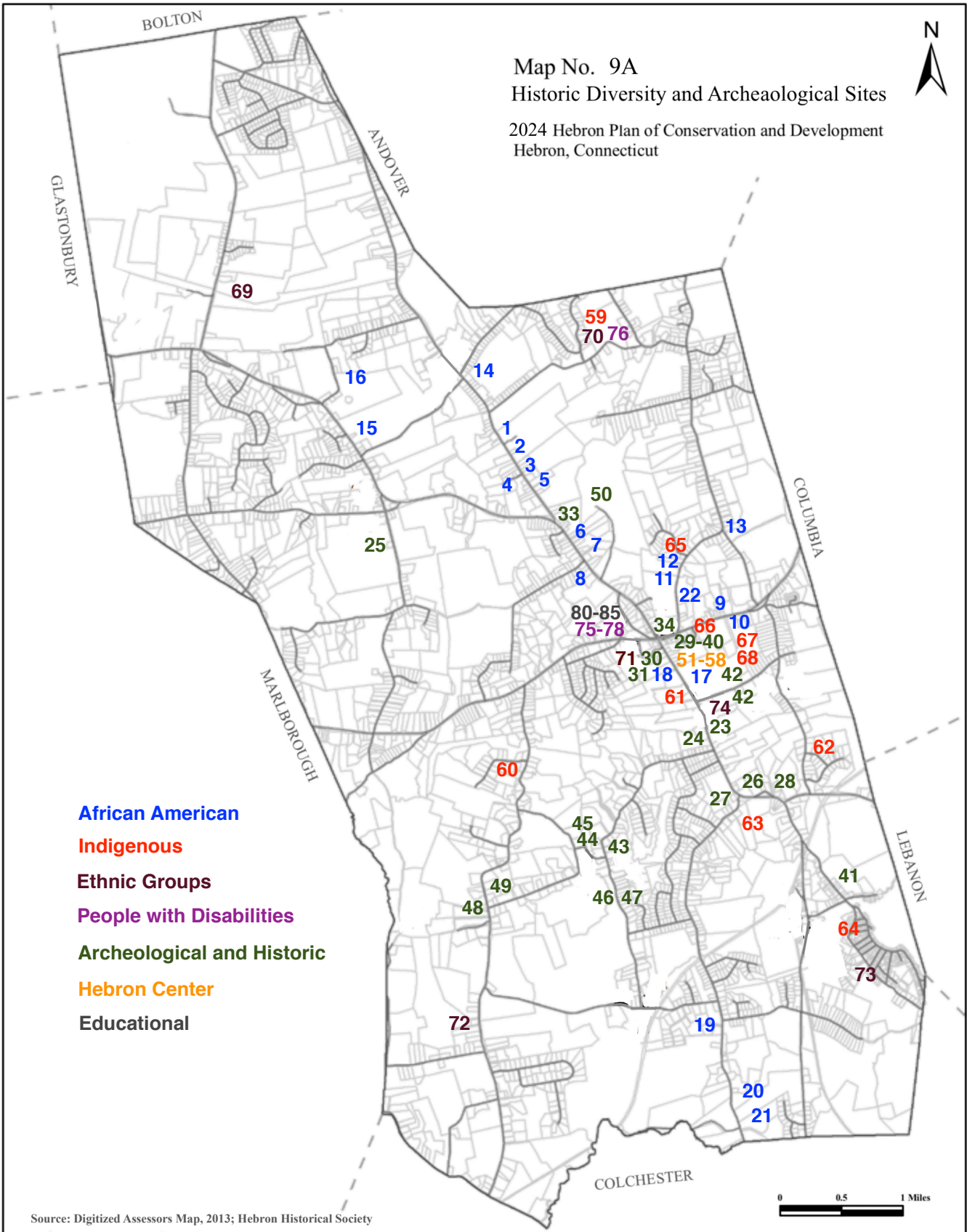
82 - Benjamin Pomeroy house site sponsor of Moor's Charity School in Columbia which became Dartmouth College.

83 - Site of Sylvester Gilbert's law school and music school

84 - Miss Bradford's Academy (c 1835)

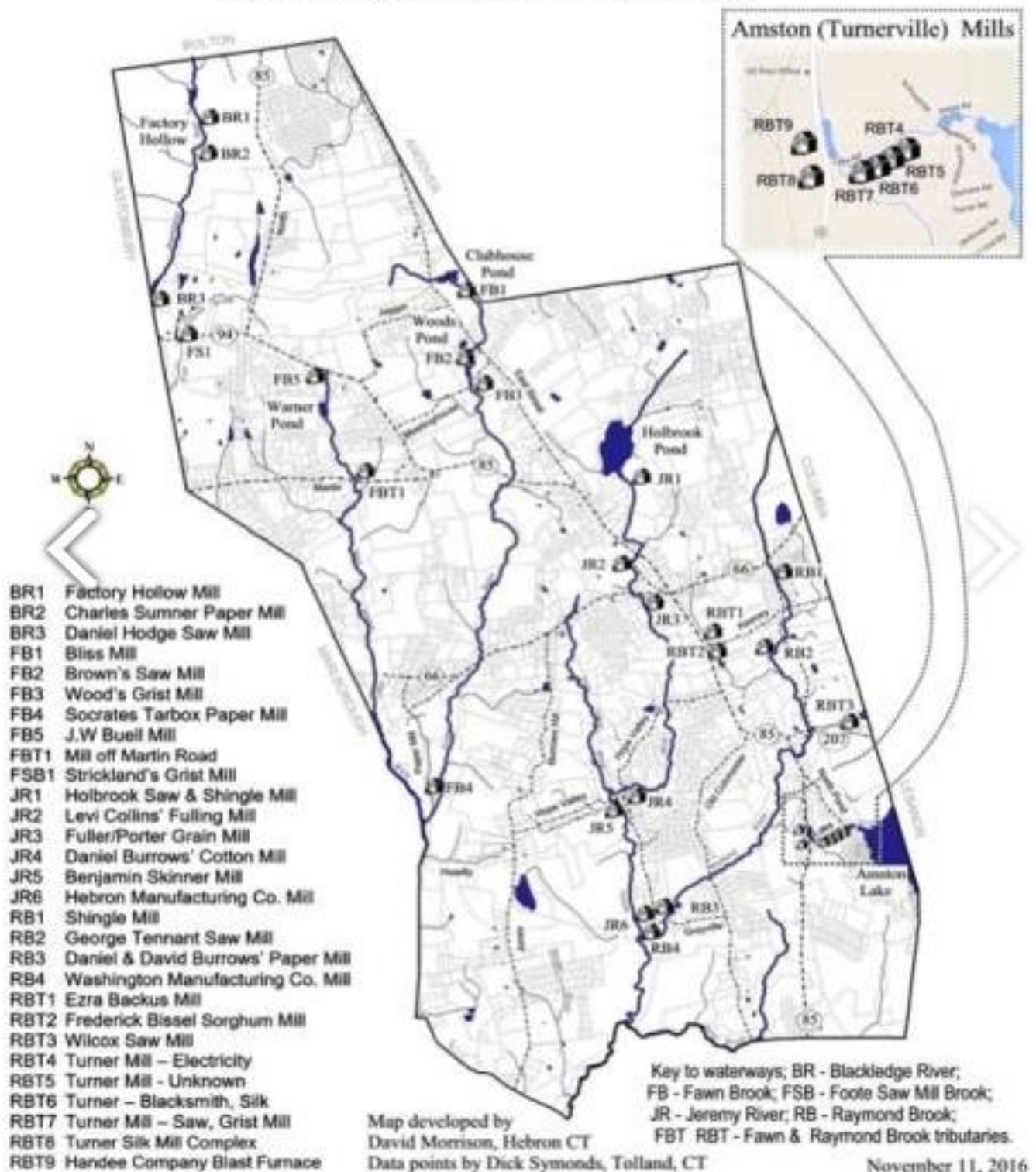
85 - Amos Bassett House (1806) –Rev. Amos Bassett was the second principal of the Foreign Missionary School in Cornwall





# Hebron - Water Powered Mill Sites

## Lost Mill Sites in Hebron, Connecticut







December 22, 2023

Melanie A. Bachman Executive  
Director Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

**Re:** Notice of Exempt Modification – Antenna and RRU Swap/Add  
**Property Address:** 66 Wall Street, Hebron, CT 06248  
**Applicant:** AT&T Mobility, LLC

Dear Ms. Bachman:

On behalf of AT&T, please accept this application as notification pursuant to R.C.S.A. §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. §16- 50j-72(b) (2).

AT&T currently maintains a wireless telecommunications facility consisting of three (3) wireless telecommunication antennas at an antenna center line height of 115-foot level on an existing 153-foot flagpole, owned by SBA Communications and the Town of Hebron as the Property Owner, 66 Wall Street Hebron, CT 06248.

AT&T desires to modify its existing telecommunications facility by swapping three (3) antennas, (6) remote radio units and associated lines. The centerline height of said antennas and remote radio units is and will remain at 115' on the existing antenna mount.

Attached is a summary of the planned modifications including power density calculations reflecting the change in AT&T's operations at the site. Also included is documentation of the structural sufficiency of the tower to accommodate the revised antenna configuration.

Please accept this letter pursuant to Regulation of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b) (2). In accordance with R.C.S.A., a copy of this letter is being sent to The Honorable Daniel Larson, Chairman Board of Selectmen & Property Owner 15 Gilead Street Hebron, CT 06248, Andrew Tierney, Town Manager 15 Gilead Street Hebron, CT 06248, Matthew Bordeaux Town Planner 15 Gilead Street Hebron, CT 06248. A copy of this letter is being sent to the tower owner SBA Communications at 8051 Congress Ave Boca Raton, FL 33478.

The following is a list of subsequent decisions by the Connecticut Siting Council:

- **EM-CING-067-190701** – AT&T Mobility, LLC notice of intent to modify an existing telecommunications facility located at 66 Wall Street, Hebron, Connecticut.

The planned modifications to AT&T's facility fall squarely within those activities explicitly provided for in R.C.S.A. §16-50j-72(b) (2).

1. The proposed modifications will not result in an increase in the height of the existing tower. AT&T's replacement antennas will be installed at the 115-foot level of the 153-foot flagpole.
2. The proposed modifications will not involve any changes to ground-mounted equipment and, therefore, will not require an extension of the site boundary.
3. The proposed modifications will not increase the noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the modified facility will not increase radio frequency (RF) emissions at the facility to a level at or above the Federal Communications Commission (FCC) safety standard. A cumulative worst-case RF emissions calculation for AT&T's modified facility is provided in the RF Emissions Compliance Report, included in Tab 2.



5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The tower and its foundation can support AT&T's proposed modifications. (See Structural Analysis Report included in Tab 3).

For the foregoing reasons, AT&T respectfully submits that the proposed modifications to the above referenced telecommunications facility constitutes an exempt modification under R.C.S.A. §16-50j-72(b) (2).

Sincerely,

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