

CONSERVATION COMMISSION AGENDA  
SPECIAL MEETING (VIRTUAL)  
Thursday, January 18, 2024, 7:30 P.M.  
Town Office Building, 15 Gilead Street, Hebron, CT

SPECIAL MEETING (VIRTUAL)

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2024 JAN 12 P 12:22  
ETD Ast  
HEBRON TOWN CLERK

**Conservation Commission**

Jan 18, 2024, 7:30 – 10:30 PM (America/New\_York)

**Please join my meeting from your computer, tablet or smartphone.**

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United States: +1 (408) 650-3123

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- I. Call to Order/Roll Call
  - A. Seating of Alternate
- II. Approval of Minutes – Regular Meeting – December 14, 2023 and Special Meeting – January 6, 2024
- III. Additions to the Agenda
- IV. Recognition of Guests: Opportunity for citizens to briefly address the Commission on non-agenda items.
- V. Violations
- VI. Pending Applications
  - A. **Petition 2023-04**: Church Street, Map 12, Lot 18, Zone NC into 3 lots & Zone R-1 into 2 lots, Roderic A. McCorrison, 5-Lot Subdivision
- VII. New Applications
  - A. **Petition 2024-01**: 30 Pendleton Drive, 42 Pendleton Drive, 22 Main Street, and 28 Main Street, Town of Hebron, Construction of a pedestrian bridge and trail and associated site improvements
- VIII. Wetlands Agent Approvals / Compliance Updates
- IX. Pre-applications – None

**CONSERVATION COMMISSION**  
**AGENDA (cont.)**  
**SPECIAL MEETING (VIRTUAL)**  
**Thursday, January 18, 2023, 7:30 P.M.**  
**Town Office Building, 15 Gilead Street, Hebron, CT**

X. New Business

XI. Other Pertinent Business

A. Schedule of Meetings for 2024, as amended

XII. Correspondence

1. Notice of Cancellation of January 11, 2024 meeting
2. Notice of Public Hearing for January 18, 2024
3. Email from CAWS to J. Cordier, dated January 9, 2024, regarding the 2024 CT Association of Wetland Scientists Annual Meeting

XIII. Liaison Reports

- A. Open Space Land Acquisition Committee
- B. Salmon River Watershed Partnership
- C. Hebron Trail Rangers

XIV. Adjournment

Next Regular Meeting – February 8, 2024 (Virtual)

JC/dmg

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HEBRON TOWN CLERK

**NOTICE OF PUBLIC HEARING  
HEBRON CONSERVATION COMMISSION  
HEBRON, CT**

Pursuant to Section 9 of the Inland Wetlands and Watercourse Regulations of the Town of Hebron, the Conservation Commission has scheduled a Public Hearing on the following application:

**Petition 2023-04**, Roderic A. McCorrison, 5-Lot Subdivision, Church Street, Map 12, Lot 18, Zone NC into 3 lots and Zone R-1 into 2 lots

The hearing will be held Thursday, January 18, 2024 at 7:30 P.M., at a virtual meeting.

<p><b>Conservation Commission</b></p> <p>Jan 18, 2024, 7:30 – 10:30 PM (America/New York)</p> <p><b>Please join my meeting from your computer, tablet or smartphone.</b> <a href="https://meet.goto.com/707271837">https://meet.goto.com/707271837</a></p> <p><b>You can also dial in using your phone.</b> Access Code: 707-271-837 United States: +1 (408) 650-3123</p> <p><b>Get the app now and be ready when your first meeting starts:</b> <a href="https://meet.goto.com/install">https://meet.goto.com/install</a></p>
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Dated at Hebron, CT this 2<sup>nd</sup> day of January 2024.

James P. Cordier, Wetlands Agent  
for Tom Loto, Chairman, Hebron Conservation Commission

**For publication in the Rivereast News Bulletin on Friday, January 5, 2024 and Friday, January 12, 2024.**

/dmg

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, December 14, 2023 - 7:30 PM**

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2023 DEC 20 4 08:05  
*[Signature]*  
HEBRON TOWN CLERK

**MINUTES**

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

Chair Tom Loto called the meeting to order at 7:39 p.m.

**Members Present:** Tom Loto (Chair), Dan Seremet, Joanna Chester

**Members Absent:** Christopher Frey, Jasmin Okugic

**Staff Present:** Matthew Bordeaux (Town Planner)

**Guests:** Mac McCorrison, Mark Reynolds

**II. Approval of Minutes – November 16, 2023 (Special Meeting)**

**Motion by D. Seremet and seconded by J. Chester to approve the minutes as submitted. The motion passed unanimously (3-0).**

**III. Additions to the Agenda**

None.

**IV. Recognition of Guests**

None.

**V. Violations**

None.

**VI. New Applications**

- A. Petition 23-04:** Church St, Map 12, Lot 18, Zone NC into 3 lots & Zone R-1 into 2 lots, Roderic A. McCorrison, 5-Lot Subdivision

M. McCorrison stated that he is representing the Ellenbergs, and introduced his engineer, M. Reynolds, who gave an overview of the parcel's location, composition, and current zoning. The proposed 5-lot subdivision would create two residential parcels and three commercial parcels. There are no specific site plans for the divided parcels at this time, and no anticipated wetland disturbance. M. Reynolds indicated a potential upland review area of about 1.2 acres that may be seen in future applications. M. Bordeaux reported the Planning and Zoning Commission received the application earlier in the week, and will await the Conservation Commission's review and recommendation before holding a public hearing on the application. There was discussion on potential conservation easements, and impacts to Open Space fees in lieu. There is a large area of wetlands in the parcel, with any future applications



**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, December 14, 2023 - 7:30 PM**

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HEBRON TOWN CLERK

likely to require the Commission's review due to proximity to a regulated area. It was noted there are no DEEP-identified threatened species within the area. Subdivision regulations require Conservation Commission review whenever wetlands are included. M. Bordeaux hesitated to advise prior to town staff's review of the application. M. Reynolds stated the application is requesting a positive referral to Planning and Zoning, with the understanding that future development plans of the subdivided parcels would require permits and further Commission review. There was discussion on stormwater management and site topography. The Commission then debated holding their own public hearing prior to issuing a recommendation.

**Motion by D. Seremet and seconded by J. Chester to recommend for Petition 23-04, Church St 5-lot subdivision, to recommend to hold a Public Hearing, per Section 9.1 of the Hebron Wetland Regulations, because the Commission deems it in the public interest. The motion passed unanimously (3-0).**

It was agreed to reschedule January's meeting for the 18<sup>th</sup>, with the Public Hearing held immediately beforehand. The Commission will schedule a site visit prior.

**VII. Pending Applications**

None.

**VIII. Wetlands Agent Approvals/Compliance Updates**

None.

**IX. Pre-Applications**

None.

**X. New Business**

None.

**XI. Other Pertinent Business**

**A. Schedule of Meetings for 2024**

Proposed meeting dates, included in the agenda:

January 11, 2024  
February 8  
March 14  
April 11  
May 9  
June 13

July 11  
August 8  
September 12  
October 10  
December 12  
January 9, 2025

← NOV 14

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, December 14, 2023 - 7:30 PM**

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HEBRON TOWN CLERK

**Motion by J. Chester and seconded by D. Seremet to approve the Conservation Commission scheduled meetings as amended, with January 18<sup>th</sup> instead of the 11<sup>th</sup>. The motion passed unanimously (3-0).**

**B. Proposed Land Swap with Savy Bros LLC (594 Church St) and Town of Hebron (Parcel #10-10)**

M. Bordeaux reviewed a proposal to exchange roughly 4 acres of Town-owned land with approximately 8 acres owned by Savy and Sons located at 594 Church St. The company indicated it intends to use the acquired land for covered-bay equipment storage, with commercial development along Church Street in unlikely. A Special Town Meeting is required to execute a land swap. Commission members generally supported the idea, noting the larger parcel potentially received by the Town would provide a buffer from development along the Air Line Trail.

**XII. Correspondence**

None.

**XIII. Liaison Reports**

**A. Open Space Land Acquisition Committee** – no report.

**B. Salmon River Watershed Partnership** – no report.

**C. Hebron Trail Rangers**

J. Chester reported a walk on the Air Line Trail along the Bernstein property was well-attended.

**XIV. Adjournment**

Chair T. Loto adjourned the meeting at 9:21 p.m.

Respectfully submitted,  
Hannah Walcott (Board Clerk)

**CONSERVATION COMMISSION**

**MINUTES**

**SPECIAL MEETING**

**Saturday, January 6, 2024, 10:00 A.M.**

**Vicinity; Junction of Church Street and Old Colchester Road, Hebron, CT, aka Lot 18 Map 12,  
Zone NC, for proposed Ellenberg Residential and Commercial Subdivision**

**MINUTES**

**Members present:** Tom Loto, Chris Frey, Dan Seremet

**Staff Present:** Jim Cordier

**Guests and Members of the Public:** None

**Call to Order/Roll Call-** The meeting was called to order by Chairman Tom Loto at 10:05 a.m.

- I.     Site-Walk:** At the invitation of the applicant for Petition 2023-04, a self-guided site-walk of a 26.9-acre parcel was conducted by members of the Conservation and Inland Wetlands Commission. There, the topographical, wetlands, upland review area and drainage characteristics of the property were observed.

**II.    Adjournment:**

**MOTION TO ADJOURN** the January 6, 2024 Special Meeting at 11:15 a.m.

**Motion by:** Chris Frey

**Seconded by:** Dan Seremet

**Result:** 3-0

Next Public Hearing and Regular Meeting – January 18, 2024 (Virtual)

Respectfully Submitted,

Dan Seremet, Commission Secretary

DS/jc

## APPLICATION

Inland Wetlands and  
Watercourses Permit

CONSERVATION COMMISSION  
TOWN OF HEBRON  
15 Gilead Street  
Hebron, CT 06248  
(860) 228-5971  
fax: (860)228-5980



File No.	
Received	
Approved	
Denied	
Fee Paid	

Site Location Church Street Assessors Map 12 Lot 18 Zone NO/R-1  
Street Address \_\_\_\_\_ Total Parcel Acreage 26.98 Total Area of Wetlands Disturbance 0

Owner of Record DAVID ELENBERG Telephone (H) 954-602-2061 (W)  
Address 1661 NW 143rd Terrace Mailing Address \_\_\_\_\_  
Address PEMBROKE PINES, FL 33028 Mailing Address SAME

Applicant RODERIC A. MCCORRISON Telephone 860-918-2622 (H) (W)  
Address 134 Hope Valley Rd Mailing Address \_\_\_\_\_  
Address Hebron CT 06248 Mailing Address SAME

Agent/Lessee \_\_\_\_\_ Telephone (H) \_\_\_\_\_ (W)  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

To the Conservation Commission:

I, Roderic McCarrison, hereby apply for an Inland Wetlands and Water Courses Permit, pursuant to  
Section(s) \_\_\_\_\_ of the Hebron Inland Wetlands and Watercourse Regulations for: (describe  
proposed regulated activities) Subdivision

The undersigned hereby applies for an Inland Wetland and Watercourses permit for the property described herein and confirms that:

- 1) He is familiar with the currently effective Inland Wetlands and Watercourses Regulations, Town of Hebron.
- 2) The statements and representation contained herein and in all supporting documents are true to the best of his knowledge.
- 3) By making this application, he gives his permission to the Conservation Commission or its representative to enter the portions of the applicant's premises which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

Signature of Owner (s) \_\_\_\_\_

Signature of Agent/Lessee \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

**NOTICE:** This application shall be in compliance with Section 7 of the Hebron Inland Wetlands and Watercourses Regulations and accompanied by the required fee, assessors field card, 12 copies of a certified plot plan bearing the raised seal of the Engineer and Surveyor licensed in the State of Connecticut, evidence of good standing with the Tax Collector's office and other materials as may be required by the Town of Hebron Zoning Regulations and or building code, names and addresses of all property owners within 200 feet of the boundaries of the subject parcel keyed to a map delineating a 200 foot radius around the subject site, the limits of clearing, location of adjacent wells, septic systems, ponds, wetlands, watercourses and/or other information as may be required by policies of the Conservation Commission.



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
2. ACTION TAKEN (enter one code letter): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): HEBRON  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No ☒  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
6. LOCATION (see directions for website information): USGS Quad Map Name: \_\_\_\_\_ or Quad Number: 55  
Subregional Drainage Basin Number: 4705
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Roderic McCarrison
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Church Street  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent ☒  
Description: SUBDIVISION
9. ACTIVITY PURPOSE CODE (enter one code letter): D
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 12 \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 1.16 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

## James Cordier

---

**From:** Matthew Bordeaux  
**Sent:** Thursday, January 11, 2024 5:35 PM  
**To:** James Cordier; Donna Godbout  
**Subject:** Fw: Ellenberg Subd Revised Plans  
**Attachments:** 23-092\_Sub\_1-10-24.pdf

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**From:** Mark Reynolds <markreynoldsengineer@gmail.com>  
**Sent:** Thursday, January 11, 2024 5:17 PM  
**To:** Matthew Bordeaux <mbordeaux@hebronct.com>  
**Cc:** Thomas H. Fenton, P.E. <tfenton@nlja.com>  
**Subject:** Re: Ellenberg Subd Revised Plans

Hi Matt,  
Thank you for reaching out.  
The plan revisions are done. (attached)  
I am finishing a short Storm Water report now. I could submit it tomorrow.  
My hope is that Tom could review it. The changes are small and pretty generic.

**Mark Reynolds**  
Professional Engineer

**Reynolds Engineering Services, LLC**  
63 Norwich Avenue  
Suite 202  
Colchester, CT 06415  
860-516-0033



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On Thu, Jan 11, 2024 at 4:48 PM Matthew Bordeaux <[mbordeaux@hebronct.com](mailto:mbordeaux@hebronct.com)> wrote:  
Mark,

I know you've been communicating with Tom Fenton and appear to be making progress with revised plans. Do you have a submittal date in mind? I just want to know how to advise the Conservation Commission on their Public Hearing...whether to recommend they postpone opening it, or to open it and take a first look at revised info assuming they'll keep it open while staff reviews the plans

Matthew R. Bordeaux  
Director of Planning and Development  
Town of Hebron, CT

Hebron, CT 06248

P: (860) 228-5971 x137

[Town of Hebron | Historic Charm with a Vision for the Future](#)

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# 100 foot Abutters List Report

Hebron, CT  
December 01, 2023

## Subject Property:

Parcel Number: 12-18  
CAMA Number: 12-18  
Property Address: OLD COLCHESTER RD

Mailing Address: ELLENBERG RHODA G TRUSTEE C/O  
DAVID ELLENBERG  
1661 NW 143RD TERRACE  
PEMBROKE PINES, FL 33028

## Abutters:

Parcel Number: 11-10  
CAMA Number: 11-10  
Property Address: 320 CHURCH ST

Mailing Address: STENNETT ZACHARY  
320 CHURCH ST  
AMSTON, CT 06231

Parcel Number: 11-11.1  
CAMA Number: 11-11.1  
Property Address: 330 CHURCH ST

Mailing Address: CHRIST EVANGELICAL LUTHERAN  
CHURCH  
330 CHURCH ST  
AMSTON, CT 062311406

Parcel Number: 11-11.2  
CAMA Number: 11-11.2  
Property Address: 33 OLD COLCHESTER RD

Mailing Address: BOLTON GROUP HOME INC  
CONNECTICUT INSTITUTE FOR THE  
BLIND INC  
120 HOLCOMB ST  
HARTFORD, CT 061120000

Parcel Number: 11-11.3  
CAMA Number: 11-11.3  
Property Address: 37 OLD COLCHESTER RD

Mailing Address: INFERRERA IAN  
37 OLD COLCHESTER RD  
AMSTON, CT 062311320

Parcel Number: 11-18.15  
CAMA Number: 11-18.15  
Property Address: 38 OLD COLCHESTER RD

Mailing Address: BERRY ROBERT & COOKE ROBYNE  
38 OLD COLCHESTER RD  
AMSTON, CT 062311319

Parcel Number: 11-18.16  
CAMA Number: 11-18.16  
Property Address: 34 OLD COLCHESTER RD

Mailing Address: MULLIGAN JAMES J  
34 OLD COLCHESTER RD  
AMSTON, CT 062311319

Parcel Number: 11-9A  
CAMA Number: 11-9A  
Property Address: OLD COLCHESTER RD

Mailing Address: HEBRON TOWN OF  
15 GILEAD ST  
HEBRON, CT 062481501

Parcel Number: 12-12  
CAMA Number: 12-12  
Property Address: 243 CHURCH ST

Mailing Address: GRANO CLINT  
243 CHURCH ST  
AMSTON, CT 062311403

Parcel Number: 12-13  
CAMA Number: 12-13  
Property Address: 259 CHURCH ST

Mailing Address: CHERRY LOREAN  
259 CHURCH ST  
AMSTON, CT 062311403

Parcel Number: 12-13.1  
CAMA Number: 12-13.1  
Property Address: 257 CHURCH ST

Mailing Address: GREEN WILLIE & GRADINE  
257 CHURCH ST  
AMSTON, CT 062311403



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# 100 foot Abutters List Report

Hebron, CT  
December 01, 2023

Parcel Number: 12-14  
CAMA Number: 12-14  
Property Address: 277 CHURCH ST

Mailing Address: PA COMMERCIAL LLC  
PO BOX 175  
COLCHESTER, CT 064150175

Parcel Number: 12-15  
CAMA Number: 12-15  
Property Address: 295 CHURCH ST

Mailing Address: WILD BILLS SURPLUS INC  
295 CHURCH ST  
AMSTON, CT 06231

Parcel Number: 12-15.1  
CAMA Number: 12-15.1  
Property Address: 291 CHURCH ST

Mailing Address: TSAKIRIS REALTY LLC GEORGAS  
RESTAURANT & PIZZA  
291 CHURCH ST  
AMSTON, CT 062311403

Parcel Number: 12-18.77  
CAMA Number: 12-18.77  
Property Address: 162 CANNON DR

Mailing Address: MOLNAR DALE P & REGINA W  
162 CANNON DR  
AMSTON, CT 062310155

Parcel Number: 12-18A  
CAMA Number: 12-18A  
Property Address: 4 OLD COLCHESTER RD

Mailing Address: KESSLER DIANE  
635 HICKSVILLE RD  
FAR ROCKAWAY, NY 116910000

Parcel Number: 12-19  
CAMA Number: 12-19  
Property Address: 250 CHURCH ST

Mailing Address: COURTEMANCHE NICOLE  
250 CHURCH ST  
AMSTON, CT 06231

Parcel Number: 12-37  
CAMA Number: 12-37  
Property Address: 15 BRENNAN RD

Mailing Address: CHAMPAGNE MATTHEW F & BRANDE  
VERONESE  
15 BRENNAN RD  
AMSTON, CT 062311305

Parcel Number: 12-38  
CAMA Number: 12-38  
Property Address: 21 BRENNAN RD

Mailing Address: WILCZAWSKI PAUL J & YVONNE M  
21 BRENNAN RD  
AMSTON, CT 062311305

Parcel Number: 12-39  
CAMA Number: 12-39  
Property Address: 27 BRENNAN RD

Mailing Address: GUSTAFSON WALTER F  
27 BRENNAN RD  
AMSTON, CT 06231

Parcel Number: 12-40  
CAMA Number: 12-40  
Property Address: 33 BRENNAN RD

Mailing Address: BERNARD MICHELLE  
33 BRENNAN ROAD  
AMSTON, CT 162311305

Parcel Number: 12-41  
CAMA Number: 12-41  
Property Address: 41 BRENNAN RD

Mailing Address: MARKEY RYAN M & RIBEIRO ANGIE M  
41 BRENNAN RD  
AMSTON, CT 062311305

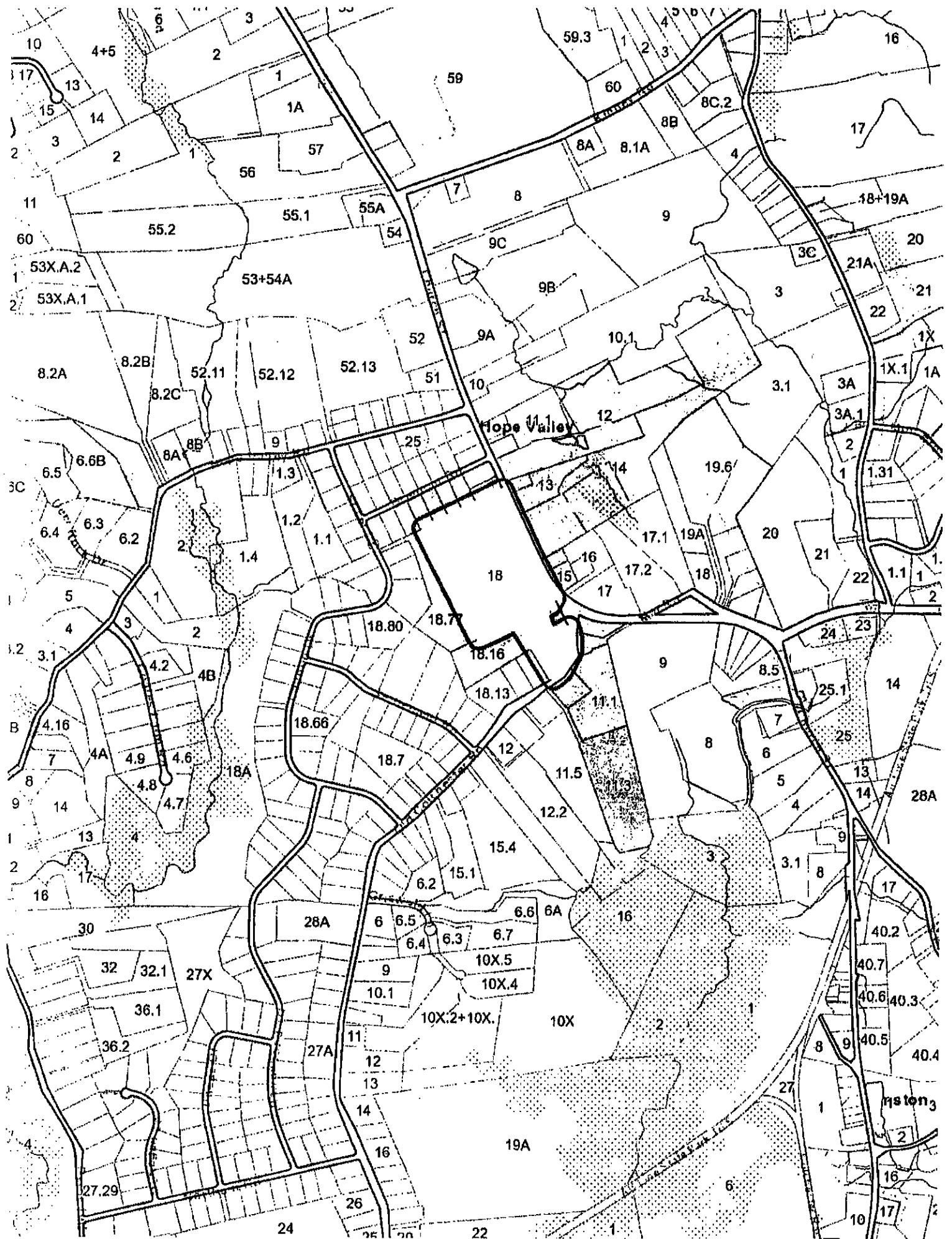


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12/1/2023

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**REYNOLDS ENGINEERING SERVICES, LLC**  
**63 NORWICH AVENUE, STE 202 – COLCHESTER, CT 06415**  
Office: 860-516-0033 – Email: [markreynoldsenineer@gmail.com](mailto:markreynoldsenineer@gmail.com)

November 30, 2023

David Ellenberg  
1661 NW 143<sup>rd</sup> Terrace  
Pembroke, FL 33028

**Re: ENGINEERING CONSIDERATIONS**  
Ellenberg Subdivision  
Church Street  
Hebron, CT  
Project No. 23-092

Mr. Ellenberg,

Pursuant to your request, the following report was prepared to address Engineering Considerations for the proposed subdivision of your property at Church Street in Hebron, CT (Assessor's Map 12, Lot 18)

The proposed subdivision of the property is depicted on the plans entitled "Ellenberg Subdivision, Church Street, Hebron, Connecticut", dated 12/1/23 (Plan). The proposed subdivision will divide the commercially zoned portion of the property (Zone NC) into three lots and the residentially zoned portion of the property (Zone R-1) into two lots.

The subject property is 26.98 acres and contains wooded and cleared areas. The majority of the cleared areas along Church Street are historically cultivated and planted to corn. The wooded areas contain areas of wetland soils that were field delineated by Ian Cole, soil scientist and are depicted on the plans.

The proposed subdivision will divide the property into two (2) residential and three (3) commercial lots. Access to the lots will be by individual driveways from Church Street (Route 85). Individual evaluations of driveway sightline are required by DOT and will be prepared and reviewed for each individual lot as the development of the property proceeds. Of note, the sightline for the Lot 4/5 area was evaluated in detail by me as part of our work Sean Comer and found acceptable. The sight lines for the other lots are more favorable in every respect.

There are no public improvements proposed by this subdivision plan.

General erosion and sedimentation control guidelines are included in the plan. The development of the individual lots will require Site Plan Approval and review

of the detailed erosion and sediment control plans that will accompany each proposed lot development.

The topography of the lots is such that storm water shall be managed for future lot development on a lot-by-lot basis and shall be designed in detail at the time each future lot development is contemplated and specifically for the proposed use. It should be noted that the storm water runoff response from the existing cultivated crop land is high, and the development of these lots will result in a significant amount of the cropland being planted to permanent grass thereby reducing the volume and peak discharge of runoff from the property. No public improvements are necessary to address storm water management on the property.

The buildable area for each proposed lot is as follows:

Lot No.	Zone	Area	Buildable Area
1	Residential	13.8 acres	2.14 acres
2	Commercial	2.2 acres	1.00 acres
3	Commercial	1.6 acres	0.73 acres
4	Commercial	2.9 acres	1.60 acres
5	Residential	6.5 acres	2.91 acres

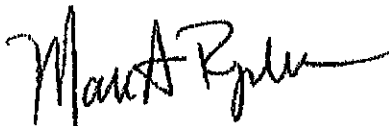
An appraisal of the property has been completed such that the fee in lieu of Open Space can be calculated.

The property is within the sewer district and can be served by laterals to be constructed from the existing sewer main in Church Street. The possibility of constructing a common lateral for these lots was discussed with the WPCA but is not preferred therefore not proposed.

Water service will be by individual wells.

If you have any questions, please contact me at (860) 516-0033.

Sincerely,



Mark A. Reynolds, P.E. CT #19789





REYNOLDS ENGINEERING SERVICES, LLC  
63 NORWICH AVENUE, STE 202 – COLCHESTER, CT 06415  
Office: 860-516-0033 – Email: [markreynoldsenvironment@gmail.com](mailto:markreynoldsenvironment@gmail.com)

November 30, 2023

David Ellenberg  
1661 NW 143<sup>rd</sup> Terrace  
Pembroke, FL 33028

Re: **ENGINEERING CONSIDERATIONS**  
Ellenberg Subdivision  
Church Street  
Hebron, CT  
Project No. 23-092

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General erosion and sedimentation control guidelines are included in the plan. The development of the individual lots will require Site Plan Approval and review

of the detailed erosion and sediment control plans that will accompany each proposed lot development.

The topography of the lots is such that storm water shall be managed for future lot development on a lot-by-lot basis and shall be designed in detail at the time each future lot development is contemplated and specifically for the proposed use. It should be noted that the storm water runoff response from the existing cultivated crop land is high, and the development of these lots will result in a significant amount of the cropland being planted to permanent grass thereby reducing the volume and peak discharge of runoff from the property. No public improvements are necessary to address storm water management on the property.

The buildable area for each proposed lot is as follows:

Lot No.	Zone	Area	Buildable Area
1	Residential	13.8 acres	2.14 acres
2	Commercial	2.2 acres	1.00 acres
3	Commercial	1.6 acres	0.73 acres
4	Commercial	2.9 acres	1.60 acres
5	Residential	6.5 acres	2.91 acres

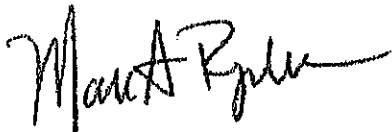
An appraisal of the property has been completed such that the fee in lieu of Open Space can be calculated.

The property is within the sewer district and can be served by laterals to be constructed from the existing sewer main in Church Street. The possibility of constructing a common lateral for these lots was discussed with the WPCA but is not preferred therefore not proposed.

Water service will be by individual wells.

If you have any questions, please contact me at (860) 516-0033.

Sincerely,



Mark A. Reynolds, P.E. CT #19789




---

***Ian T. Cole, LLC***

***Professional Registered Soil Scientist / Professional Wetland Scientist***

***PO BOX 619***

***Middletown, CT 06457***

***[Itcole@gmail.com](mailto:Itcole@gmail.com)***

April 9, 2023

Mr. Mark Reynolds P.E.  
Reynolds Engineering Services LLC  
63 Norwich Avenue  
Suite 202  
Colchester, CT 06415

**RE: *WETLAND & WATERCOURSE SURVEY REPORT: 18 Church Street (AKA  
RTE 85) & Old Colchester Road, MBL: 12-18, Hebron, Connecticut.***

Dear Mr. Reynolds:

At Reynolds Engineering Services LLC's request, I completed a field survey of the jurisdictional freshwater inland wetland and watercourses boundaries at the above referenced property.

**WETLAND DELINEATION METHODOLOGY**

The wetland delineation was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Hebron or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing

or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

### **WETLAND SURVEY RESULTS**

The wetland survey was completed on April 6 & 7, 2023. The on-site wetland delineation examined the upper 20" of the soil profile for the presence of hydric soil conditions. Those areas meeting the wetland criteria noted above were marked in the field with sequentially numbered pink and blue wetland flagging labeled 1 through 121, 1A to 16A and 1B to 19B. The approximate wetland boundaries and corresponding flag series is illustrated in the attached sketch.

The 26.59 +/- acre vacant residentially zoned property is a mosaic of habitat types including 9 +/- acres of agricultural fields concentrated along the Church Street road frontage. The remaining balance of land is predominately a forested landscape that historically was extensively farmed before being revegetated with the present forested community. It is guesstimated that approximately 40% of the forested area is a complexly configured interconnected forested wetland system that drains north towards Brennen Road.

Additionally, an isolated half-acre wet meadow occupies the grassy open field in the southeastern corner of the property. The wet meadow drains to a culvert at the shoulder of Old Colchester Road, proximal to the intersection of Church Street.

Generally, the wetland boundary is very well-defined confined to the extremely stony ground conditions that characterize the wetland floor. The overall wetland community exhibits classic Red Maple swamp vegetation. The wetland shrub community association includes:

Trees: Red Maple, hemlock, yellow birch, swamp white oak, shagbark hickory, and ash.

Shrubs: Highbush blueberry, spicebush, Japanese barberry, multiflora rose, winterberry, honeysuckle, silky dogwood, and Asiatic bittersweet.

Herbaceous: Tussock sedge, soft rush, sphagnum moss, stout wood reed, sensitive fern, royal fern, interrupted fern, cinnamon fern, skunk cabbage, false hellebore, jack-in-pulpit, jewelweed, goldenrod, fringe sedge, swamp dewberry and meadow rue.

The above is not an exhaustive list, but a sample of commonly encountered vegetation that characterizes the on-site wetland community. Representative photos of the site are attached below.

### **SOIL SURVEY**

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The on-site soils originated in dense glacial till parent material. Roughly the eastern half of the property is a tilled agricultural field (cornfield)

#### **Wetland Soils**

The wetlands soils are classified as (3) Ridgebury, Leicester, and Whitman fine sandy loams. The poorly drained soils along the wetland boundary belong to the Ridgebury and Leicester soil series. Ridgebury and Leicester soils are found within drainageways and depressions on glacial till landscapes. Ridgebury and Leicester soils have a seasonal high-water table at a depth of about 6 inches. Very poorly drained Whitman soils are found in the lowest lying areas within the interior of the wetlands where the water table is at the surface thought most of the growing season.

A typical soil profile along the wetland boundary consists of approximately 2"-0" of intermediately decomposed organic material (Oi), followed by 0"-6" of a thick dark topsoil horizon (A), underlain by 6-18" of a wet weakly developed grayish subsoil horizon (Bg) with common redoximorphic features (Common medium distinct strong brown mottles, masses) ranging from fine sandy loam to very fine sandy loam. This subsoil is underlain by a saturated sandy loam to fine sandy loam gray substratum (2Cg).

#### **Upland Soils**

The majority of the upland soils on the property are classified as belonging to the Woodbridge soil series. These moderately well-drained soils range from sandy loam to very fine sandy loam. A high seasonal water table can be a limiting factor for development in Woodbridge soils. A notable band of well-drained Canton and Charlton fine sandy loams extends along the westerly limits of the property in a north to south orientation. Inclusions of Hollis-Chatfield soils are mapped in the southern limits of the property. Hollis-Chatfield soil complexes are typically associated with shallow depth to ledge.

If you have any questions or comments, please do not hesitate to contact me at [itcole@gmail.com](mailto:itcole@gmail.com) or (860) 514-5642

Sincerely,

A handwritten signature in blue ink, appearing to read "Ian T. Cole".

Ian T. Cole  
Professional Registered Soil Scientist  
Professional Wetland Scientist #2006







# WETLAND SKETCH

LOT 18 – CHURCH STREET aka. RTE 85

HEBRON



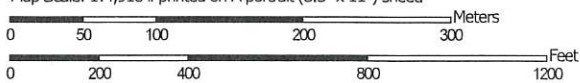
Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.



# Soil Map—State of Connecticut (HEBRON )



Map Scale: 1:4,910 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

4/2/2023  
Page 1 of 3

Soil Map—State of Connecticut  
(HEBRON )

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Spoil Area
Area of Interest (AOI)		Stony Spot
<b>Soils</b>		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		
Blowout	<b>Water Features</b>	Streams and Canals
Borrow Pit	<b>Transportation</b>	
Clay Spot	Rails	
Closed Depression	Interstate Highways	
Gravel Pit	US Routes	
Gravelly Spot	Major Roads	
Landfill	Local Roads	
Lava Flow	<b>Background</b>	
Marsh or swamp	Aerial Photography	
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	15.9	24.6%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	8.6	13.4%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	13.7	21.3%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.0	0.0%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	4.7	7.2%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	5.1	7.9%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.0	0.1%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	0.7	1.1%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	0.0	0.0%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	7.8	12.1%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	3.5	5.4%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	4.4	6.8%
<b>Totals for Area of Interest</b>		<b>64.5</b>	<b>100.0%</b>

# WETLAND SURVEY

## SITE PHOTOS

Lot 18 CHURCH STREET (AKA RTE 85)

&

OLD COLCHESTER ROAD

HEBRON

CONNECTICUT





Photo 1: Example of the typical conditions of the main forested wetland system.



Photo 2: Example of the general wetland conditions encountered on the property.





Photo 3: Example of the seasonal flooded wetlands.



Photo 4: Example of the wetland conditions embedded in the autumn olive grove in the SW corner of the property.



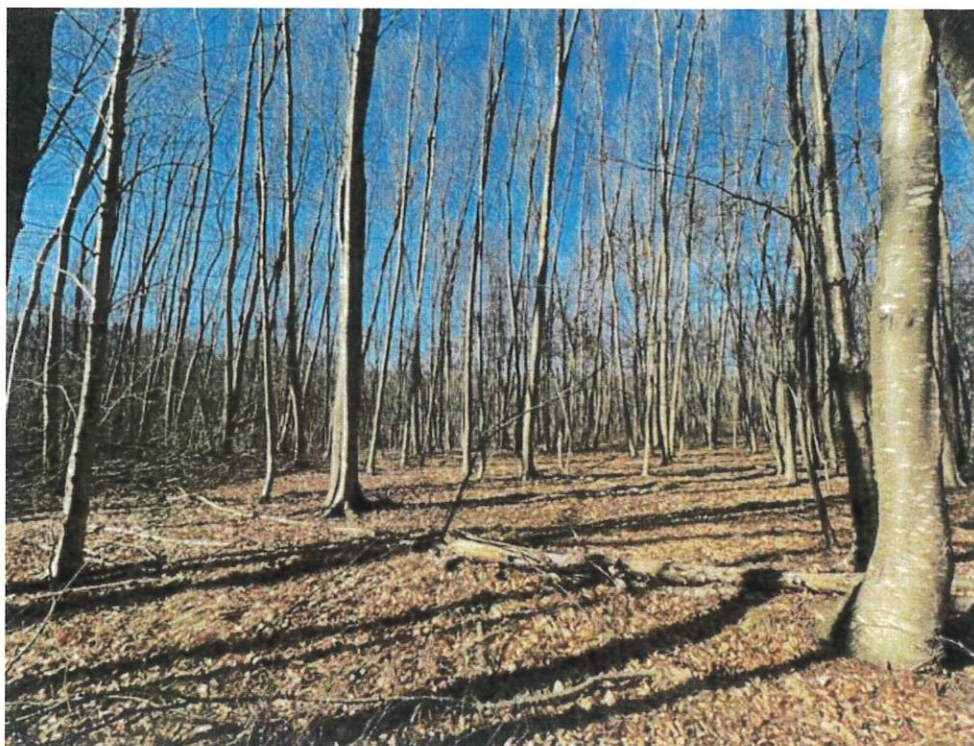


Photo 5: Example of secondary growth forest community .



Photo 6: Example of the forested conditions between the farm fields, these lands are thickly covered with a dense under growth of Japanese Barberry .





Photo 7: Example of the fields along Church Street.



Photo 8: Example of the wet meadow in the southeast corner of the property.

## James Cordier

---

**From:** Thomas H. Fenton <tfenton@nlja.com>  
**Sent:** Wednesday, January 3, 2024 5:01 PM  
**To:** Matthew Bordeaux  
**Cc:** Andy Tierney; Paul Forrest; James Cordier; Mark Reynolds  
**Subject:** Ellenberg Subdivision  
**Attachments:** 01-03-24 Ellenberg Subdivision.pdf

See attached review letter.

Thanks,  
Tom

---

Thomas H. Fenton, P.E.



**Nathan L. Jacobson & Associates**  
*Consulting Civil and Environmental Engineers*

86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337

Office: 860.526.9591 • Direct: 959.214.7075

tfenton@nlja.com • www.nlja.com

**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.





January 3, 2024

Mr. Mathew Bordeaux  
Director of Planning and Development  
Town of Hebron  
15 Gilead Street  
Hebron, CT 06248

Re: PZC Petition 2023-10  
Ellenberg Subdivision  
Church Street Map 12, Lot 18  
NLJA #0647-0289

Dear Mr. Bordeaux:

As requested, we have reviewed the following information for the subject project received at our office through December 8, 2024:

- Item 1: Subdivision Application with attached project information including: Subdivision Application Checklist, Assessor Parcel Mapping, Abutters List and Application for Inlands Wetlands and Watercourse Permit and supporting materials.
- Item 2: Drawing titled "Existing Conditions Plan Ellenberg Subdivision Prepared For Dave Ellenberg Assessors No. 12-18 Church Street Hebron Connecticut," scale 1"=80', dated December 1, 2023, prepared by Rob Hellstrom Land Surveying , LLC.
- Item 3: Drawing titled "Subdivision Plan Ellenberg Subdivision Prepared For Dave Ellenberg Assessors No. 12-18 Church Street Hebron Connecticut," scale 1"=80', dated December 1, 2023, prepared by Rob Hellstrom Land Surveying , LLC.
- Item 4: Drawing titled "Site Development Plan Ellenberg Subdivision Prepared For Dave Ellenberg Assessors No. 12-18 Church Street Hebron Connecticut," scale 1"=80', dated December 1, 2023, prepared by Rob Hellstrom Land Surveying , LLC.
- Item 5: Drawing titled "Notes & Details Ellenberg Subdivision Prepared For Dave Ellenberg Assessors No. 12-18 Church Street Hebron Connecticut," scale as noted, dated December 1, 2023, prepared by Rob Hellstrom Land Surveying , LLC.
- Item 6: Letter Report from Mark Reynolds P.E to David Ellenberg titled "Engineering Considerations , Ellenberg Subdivision Church Street Hebron, CT project no. 23-092," dated November 30, 2023.

The subject application proposes a subdivision of five (5) lots (two (2) residential and three (3) commercial) on a 26.98-acre parcel which has frontage on Church Street (CT Route 85) and Old Colchester Road. The three commercial lots are located on the west side of Church Street within the Neighborhood Convenience



Mr. Mathew Bordeaux  
Re: PZC Petition 2023-10  
Ellenberg Subdivision  
Church Street Map 12, Lot 18  
NLJA #0647-0289  
January 3, 2023  
Page 2

District. The two residential lots are located to the north and south within the Residence-1 Zone. Although driveway locations are not shown on the submitted plan, it is presumed all lots will have driveway access from Church Street. Although not detailed on the submitted plans, but based on location within the sewer service district, connection to existing public sewer is proposed. In this regard, building locations should be shown so that their relationship to the sewer district can be confirmed. Also not shown on existing plans, but discussed in the Engineer's Report, water service is to be by individual wells. No public improvements are proposed.

We have the following comments:

1. The submitted plans include a Site Development Plan, however no proposed site improvements are shown. Section 5.5B.1 of the Hebron Subdivision Regulations (Regulations) requires that the Site Development Plan include existing and proposed contours. Section 5.5B.9 of that Section requires that the plan include the proposed house or structure, subsurface sewage disposal area, reserve area, well location, well protection radii, yard drains and points of discharge of all yard drains, all subsurface drains, and driveway location for each lot of the subdivision.
2. An Erosion and Sedimentation Control Plan as required in Section 5.5D of the Regulations has not been provided. The drawings include general erosion and sedimentation control guidelines however this does not provide the elements of the plan as required in Items a through f of the referenced Section.
3. An Engineer's Report has been provided as required in Section 5.5E of the Regulations. However, the Report does not provide a narrative describing the proposed development, as required in that Section.
4. A Stormwater Management Plan as required in Section 5.5G of the Subdivision Regulations has not been provided. The Engineer's Report addresses this by noting that stormwater shall be managed for future lot development on a lot-by-lot basis and shall be designed in detail at the time each future lot development is contemplated and specifically for the proposed use. We are not aware of a provision in the Regulations that allows this approach. The Report goes on to state that stormwater runoff response from the existing cultivated crop land is high, and the development of these lots will result in a significant amount of cropland being planted to permanent grass thereby reducing the volume of runoff from the property. While this may be the case for the change from cropland to grass, the development will also result in new impervious surfaces and likely changes in stormwater conveyance which will increase volume and peak discharge of stormwater runoff. Without a development plan and a pre-development and post-development drainage analysis, an evaluation of the impacts from stormwater runoff and determination of any required mitigation measures cannot be made.
5. The Engineer's Report indicates that individual evaluations of driveway sightline will be prepared and reviewed for each individual lot as the development proceeds and that the sightline for the Lot 4/5 area was evaluated in detail by the Engineer as part of their work. As noted above, driveway locations



Jacobson

Mr. Mathew Bordeaux

Re: PZC Petition 2023-10  
Ellenberg Subdivision  
Church Street Map 12, Lot 18  
NLJA #0647-0289

January 3, 2023

Page 3

should be shown on the submitted Site Development Plan and any specific sightline analyses should be included with the application materials

If there are any questions, please feel free to contact me.

Sincerely yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

Thomas H. Fenton, P.E

THF:thf

cc: Andrew Tierney,  
Paul Forrest  
Jim Cordier  
Mark A. Reynolds, P.E.



## APPLICATION

Inland Wetlands and  
Watercourses Permit

CONSERVATION COMMISSION  
TOWN OF HEBRON  
15 Gilead Street  
Hebron, CT 06248  
(860) 228-5971  
fax: (860)228-5980



File No:	2024-1
Received:	
Approved:	
Denied:	
Fee Paid:	

Site Location 30 Pendleton Drive, 42 Pendleton Drive 70 36, 36.14  
28 Main Street, 22 Main Street Assessors Map 70 Lot 28, 30 Zone MS/HG  
Street Address \_\_\_\_\_ Total Parcel Acreage 2.16 Total Area of Wetlands Disturbance 0

Owner of Record Town of Hebron Telephone (H) \_\_\_\_\_ (W) 860-228-5971  
Address 15 Gilead Street, Hebron, CT 06231 Mailing Address 15 Gilead Street, Hebron, CT 06231  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

Applicant Town of Hebron Telephone (H) \_\_\_\_\_ (W) 860-228-5971  
Address 15 Gilead Street, Hebron, CT 06231 Mailing Address 15 Gilead Street, Hebron, CT 06231  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

Agent/Lessee \_\_\_\_\_ Telephone (H) \_\_\_\_\_ (W) \_\_\_\_\_  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_  
Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

To the Conservation Commission:

I, Andrew Tierney, hereby apply for and Inland Wetlands and Water Courses Permit, pursuant to  
Section(s) 7.1 of the Hebron Inland Wetlands and Watercourse Regulations for: (describe  
proposed regulated activities) Construction of a pedestrian bridge and trail and associated site  
improvements.

The undersigned hereby applies for an Inland Wetland and Watercourses permit for the property described herein and confirms that:

- 1) He is familiar with the currently effective Inland Wetlands and Watercourses Regulations, Town of Hebron.
- 2) The statements and representation contained herein and in all supporting documents are true to the best of his knowledge.
- 3) By making this application, he gives his permission to the Conservation Commission or its representative to enter the portions of the applicant's premises which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

Signature of Owner (s)

Signature of Agent/Lessee

Signature of Applicant

**NOTICE:** This application shall be in compliance with Section 7 of the Hebron Inland Wetlands and Watercourses Regulations and accompanied by the required fee, assessors field card, 12 copies of a certified plot plan bearing the raised seal of the Engineer and Surveyor licensed in the State of Connecticut, evidence of good standing with the Tax Collector's office and other materials as may be required by the Town of Hebron Zoning Regulations and or building code, names and addresses of all property owners within 200 feet of the boundaries of the subject parcel keyed to a map delineating a 200 foot radius around the subject site, the limits of clearing, location of adjacent wells, septic systems, ponds, wetlands, watercourses and/or other information as may be required by policies of the Conservation Commission.





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
2. ACTION TAKEN (enter one code letter): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Hebron  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No X  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
6. LOCATION (see directions for website information): USGS Quad Map Name: Columbia or Quad Number: 55  
Subregional Drainage Basin Number: 4701
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Town of Hebron
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Pendleton Drive  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent X  
Description: Sidewalk and Pedestrian Bridge
9. ACTIVITY PURPOSE CODE (enter one code letter): E
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 3, 12
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 0.16 acres within 100' upland review area
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

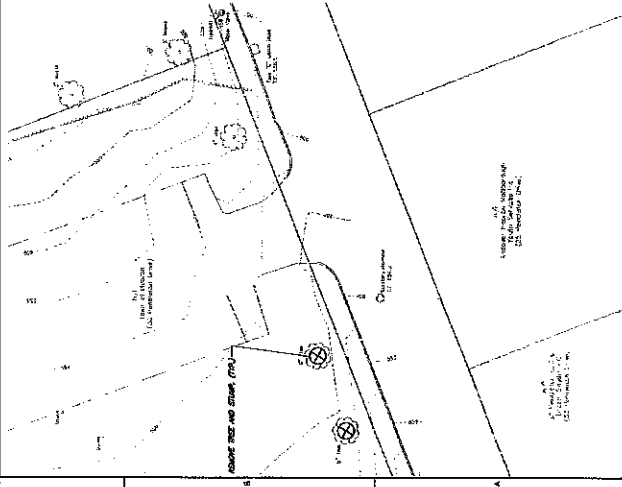










ISSUED FOR  
PERMITTING

**JD** Nathan L. Jacobson & Associates, Inc.  
88 Main Street, P.O. Box 537  
Chester, Connecticut 06412-0337  
Tel. (860) 526-8501 Fax. (860) 526-5616  
[www.nja.com](http://www.nja.com)  
Jacobson  
Consulting One 300 Environmental Science Center Way

**THE UNIVERSITY OF MICHIGAN**

THE UNIVERSITY OF MICHIGAN LIBRARY  
500 TAPSCOTT DRIVE  
ANN ARBOR MI 48106-1500  
TEL 734 763 7000 FAX 734 763 7001  
WWW.UMICH.EDU

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TOWN OF HEBRON  
PEDESTRIAN BRIDGE  
AND TRAIL  
PENDLETON DRIVE  
TO LIBRARY

## SITE DETAILS

ISSUED FOR  
PERMITTING


**Nathrop's L. Jacobson & Associates, Inc.**  
 26 Main Street P.O. Box 2337  
 Chester, Connecticut 06412-2337  
 Tel: (860) 328-8691 Fax: (860) 308-5416  
[www.nathrops.com](http://www.nathrops.com)  
 e-mail: [info@nathrops.com](mailto:info@nathrops.com)

2019-2020

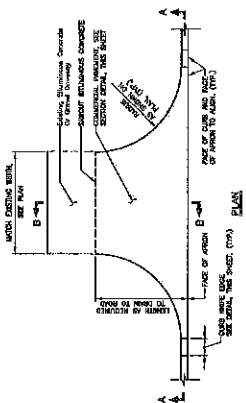
THOMAS M. PETERSON, P.E.  
CITY RECREATION MGR. 54400

REV	DATE	DESCRIPTION	BY
1	10/10/00	INITIAL DESIGN	W. J. B.
2	10/10/00	REVISION	W. J. B.
3	10/10/00	REVISION	W. J. B.
4	10/10/00	REVISION	W. J. B.
5	10/10/00	REVISION	W. J. B.
6	10/10/00	REVISION	W. J. B.
7	10/10/00	REVISION	W. J. B.
8	10/10/00	REVISION	W. J. B.
9	10/10/00	REVISION	W. J. B.
10	10/10/00	REVISION	W. J. B.
11	10/10/00	REVISION	W. J. B.
12	10/10/00	REVISION	W. J. B.
13	10/10/00	REVISION	W. J. B.
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19	10/10/00	REVISION	W. J. B.
20	10/10/00	REVISION	W. J. B.
21	10/10/00	REVISION	W. J. B.
22	10/10/00	REVISION	W. J. B.
23	10/10/00	REVISION	W. J. B.
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30	10/10/00	REVISION	W. J. B.
31	10/10/00	REVISION	W. J. B.
32	10/10/00	REVISION	W. J. B.
33	10/10/00	REVISION	W. J. B.
34	10/10/00	REVISION	W. J. B.
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85	10/10/00		

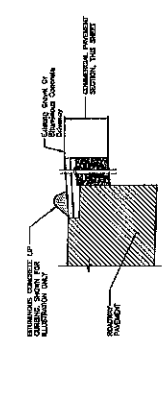
JANUARY 2024  
A.S. MORTEN  
CHANDLER  
SHAWDORETS  
MAY  
CDB

DIVE.  
SCALE.  
PROJECT NO.  
CARD FILE  
EXTRACTED  
DRAWER  
CHECKER.

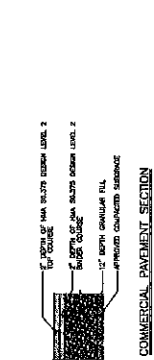
SHEET No :  
  
9 OF 14



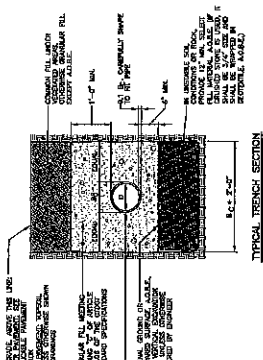
**SECTION A-A**



SECTION B-B

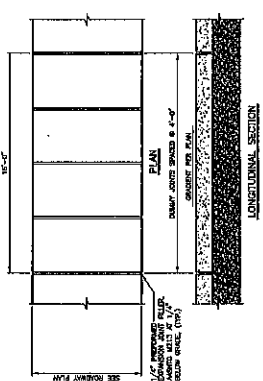


## COMMERCIAL PAVEMENT SECTION



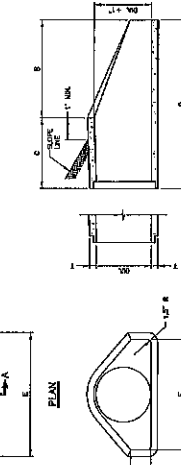
**TYPICAL TRENCH SECTION**

**NOTES:** CONTRACTOR SHALL PROVIDE PROVISIONS FOR SHORING, BRACING, TRAFFIC PILING, UNDERPINNING OR OTHER METHODS TO PREVENT CRACKING OR LOSS OF SOIL FROM INTO THE EXCAVATION AND DAMAGING THE WORK OR ADJACENT STRUCTURES AND UTILITIES.



CROSS SECTION  
CONCRETE SIDEWALK

1. PROVIDE TRANSVERSE BRIDING FRISK.
2. OUTSIDE EDGES OF SLAB AND ALL JOINTS TO BE EDGED WITH A 1/4" RADIUS EDGING TOOL.

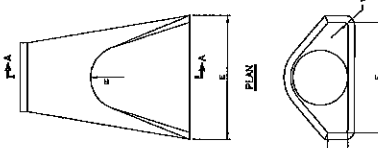


**SECTION A--A**

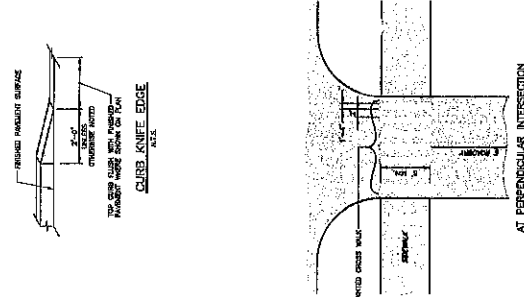
REINFORCED CONCRETE CULVERT END

1. Joints shall be tight and grooves of ball and  
shoots as required to conform to spec. required.

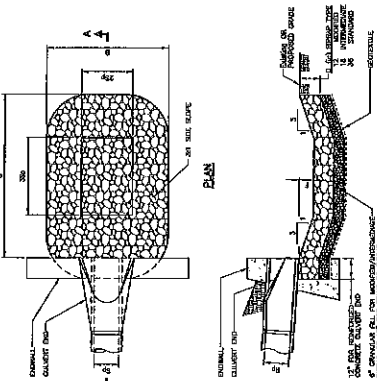
2. Wall thickness, 7 small, conform to spec. thickness.



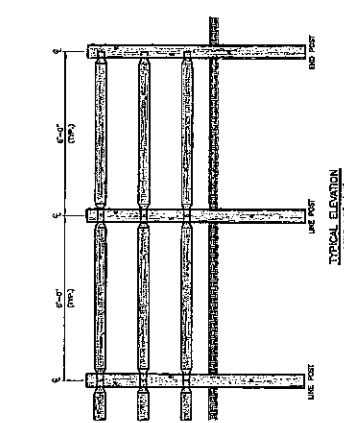
**END VIEW**



# PERPENDICULAR INTERSECTION

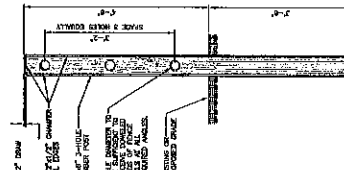


**SECTION A-A**

[illegible]

**TYPICAL ELEVATION**

WOOD RAIL FENCE



## **NOTICES SECTION**

**TO RAIL FEN  
TOLE AS SHOWN**







### **FIGHTING FIXTURE SCHEDULE**

[illegible]

## GENERAL ELECTRICAL NOTES

1. THE CONTRACTOR SHALL FURNISH LAMPS, MATERIALS, TOOL, AND OTHER EQUIPMENT NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATIONS. ALL EQUIPMENT AND MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE ENGINEER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. ALL OUTDOOR EQUIPMENT SHALL BE PROTECTED FROM WEATHER AND SHALL BE PROTECTED FROM VANDALISM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

## SYMBOL LIST

- | SYMBOL | DESCRIPTION                                     |
|--------|---|
| .. ..  | UNDERGROUND WIRING                              |
| ...    | SURFACE MOUNTED WIRING                          |
| ○      | WALLMOUNT FATSUPE - SEE LISTING PLACING CONDUIT |

## ABBREVIATIONS & SUBSCRIPTS

[illegible]

TOWN OF HEBRON  
PEDESTRIAN BRIDGE  
AND TRAIL  
PENDLETON DRIVE  
TO LIBRARY

ELECTRICAL SYMBOLS,  
ABBREVIATIONS, NOTES,  
SCHEDULES, AND DETAILS

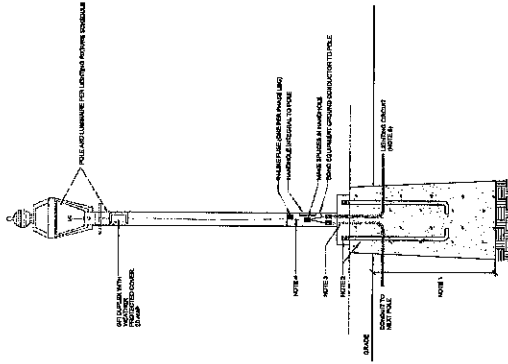
ISSUED FOR  
PERMITTING

[illegible]

DATE:	JANUARY 2014
SCALE:	1"=40'
PROJECT NO.:	2002527.00
CARDI FILE:	INA
PROCESSED:	LMG
NAME:	MH
CONTROLS:	LMG

08527 AB,

12 OF 14

[illegible]

## 1 SITE LIGHTING FIXTURE DETAIL



Consulting Engineering  
Services, LLC  
126 Carnegie Rowe, Ste. 104  
Newport, MA 02062  
617.261.7167  
cse@cseng.com  
900337.00



These findings are attributed to the fact that the respondents are not interested in the results of the study and are not interested in the results of the study.

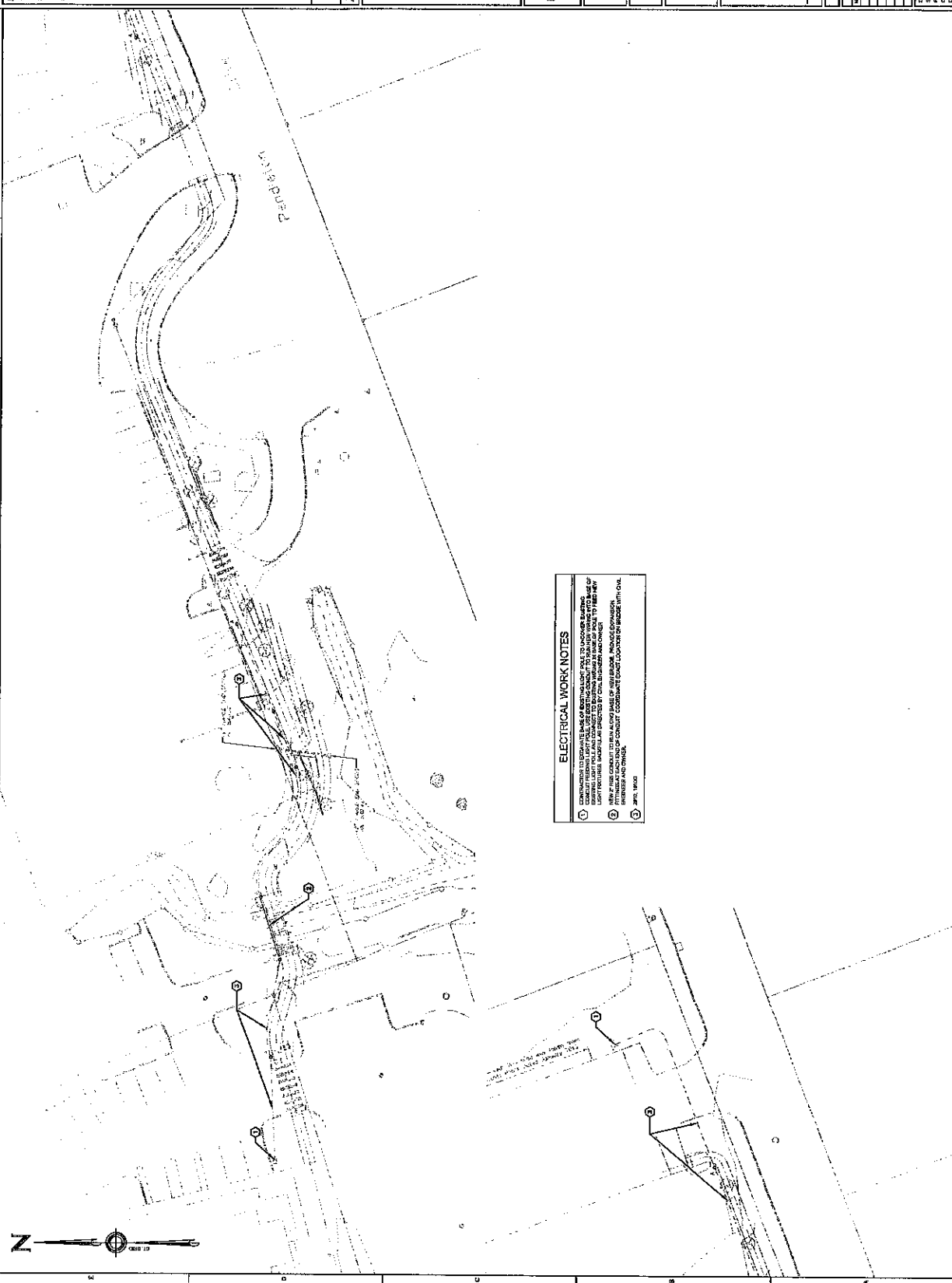
TOWN OF HEBRON  
PEDESTRIAN BRIDGE  
AND TRAIL  
PENDLETON DRIVE  
TO LIBRARY

## ELECTRICAL LIGHTING PLAN

ISSUED FOR  
PERMITTING

[illegible]

DATE: JANUARY 2004  
SCALE: 1"=30'  
PROJECT NO.: 20-1-22-0-104  
SHEET NO.: 13 OF 14



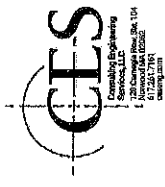
## ELECTRICAL WORK NOTES

- 1 CONTRACTOR TO EXCAVATE BASE OF EXISTING LIGHT POLE TO UNCOVER EXISTING CONDUIT FEEDING LIGHT POLE. USE EXISTING CONDUIT TO RUN NEW WIRING INTO BASE OF EXISTING LIGHT POLE AND CONNECT TO EXISTING WIRING IN BASE OF POLE TO FEED NEW LIGHT FIXTURES. BACKFILL BASE AS DIRECTED BY CIVIL ENGINEER AND OWNER.
- 2 NEW 2" RISE CONDUIT TO RUN ALONG BASE OF EXISTING POLE. PROVIDE SUFFICIENT FITTINGS AT EACH END OF CONDUIT. COORDINATE EXACT LOCATION OF BRIDGE WITH CIVIL ENGINEER AND OWNER.
- 3 3" DIA. 10' LONG

## ELECTRICAL SPECIFICATIONS

- [illegible]

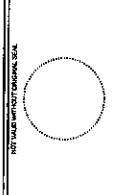
1. In General, Lower Case Text Begins Ending Punctuation.



A horizontal graphing scale with markings from 0 to 40. Major tick marks are labeled every 10 units (0, 10, 20, 30, 40). Minor tick marks are present every 2 units. The text 'GRAPHING SCALE' is printed above the scale, and 'SCALE: 1"=10'' is printed below the scale.

TOWN OF HEBRON  
PEDESTRIAN BRIDGE  
AND TRAIL  
PENDLETON DRIVE  
TO LIBRARY

## ELECTRICAL SPECIFICATION

ISSUED FOR  
PERMITTING[illegible]

DATE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_  
 SCALE: \_\_\_\_\_ 1"=10'-0" \_\_\_\_\_  
 SHEET NO.: \_\_\_\_\_ 14 OF 14





CONSERVATION COMMISSION  
SCHEDULE OF MEETINGS  
2024

January 18, 2024

February 8

March 14

April 11

May 9

June 13

July 11

August 8

September 12

October 10

November 14

December 12

January 9, 2025

Note: "Unless otherwise noticed, the Conservation Commission will hold their meetings on the 2<sup>nd</sup> Thursday of each month at 7:30 P.M. in the Selectmen's Meeting Room in the Hebron Town Hall, 15 Gilead Street, Hebron, CT, or remotely, using a virtual meeting platform. Interested participants may join a virtual meeting using a link included in the Commission's Meeting Agenda."

RECEIVED

2023 DEC 15 A 10:04  
*Jon*  
HEBRON TOWN CLERK

**MEMO**

**TO:** Fran Villani, Town Clerk  
Dori Wolf, Administrative Secretary, Town Manager's Office  
Conservation Commission

**FROM:** James Cordier, Wetlands Agent

**RE:** Conservation Commission Meeting Cancellation

**DATE:** January 10, 2024

Please be advised that the Regular Meeting of the Hebron Conservation Commission scheduled for Thursday, January 11, 2024, at 7:30 P.M. has been canceled.

JC/dmg

**James Cordier**

---

**From:** CAWS <info+ctwetlands.org@ccsend.com>  
**Sent:** Tuesday, January 9, 2024 11:06 AM  
**To:** James Cordier  
**Subject:** 2024 Wetlands Conference, Winter Field Workshop, and more!



Happy New Year!! The **Connecticut Association of Wetland Scientists** (CAWS) has some fun-filled events coming up to welcome in the New Year. See more information below and check out our website at [www.ctwetlands.org](http://www.ctwetlands.org) for the latest news and opportunities.

- Sign up for our **2024 Annual Meeting** (March 7, 2024)
- Sign up for the CAWS **Winter Plant ID Workshop and Eagle Viewing** (February 7, 2024) – for CAWS members only
- **GRANTS AVAILABLE!**

We encourage our members to [renew their membership](#) in CAWS for 2024 to take advantage of discounted pricing and other benefits. Not a member yet? [Learn more about membership.](#)

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## **CAWS 2024 Annual Meeting to offer a full day of engaging technical presentations on wetlands and watercourses**

The **CAWS Annual Meeting and Environmental Conference** will take place on Thursday, **March 7, 2024** (8:00 a.m. to 4:00 p.m.). We welcome ecologists, designers, and other land use professionals, government officials, municipal commission members, and other interested parties to join us.



### **Location:**

The Heritage Hotel Golf, Spa & Conference Center  
522 Heritage Road, Southbury, CT 06488  
Tel: (203) 264-8200

### **Presentations will include:**

- Project Spotlight: Strong Pond Dam Removal — Collaboration Restores Aquatic Connectivity in the Norwalk River — *Alex Krofta (Save the Sound), Michael Chelminski (Stantec)*



- Project Spotlight — A Special Wetland, Eversource Energy's Atlantic White Cedar Mitigation Project, The 1st Year — *Melissa Kaplan, PWS (BSC Group)*
- Town of Fairfield Vernal Pool Mapping — *Timothy Bishop (Town of Fairfield Conservation Department)*
- 2024 Wetland In-lieu Fee Program Update — *Anthony Zemba (LandTech Consultants)*
- Presentations from the Connecticut Siting Council, CT DEEP, and the U.S. Fish & Wildlife Service
- 2023 CAWS Grant Recipient reports
- And more to be announced!

PLUS an **exhibitor hall** featuring displays by product and service suppliers and conservation organizations. CEUs (TBA) and Certificates of Completion will be provided.

Cost is **\$75 for members** and **\$100 for non-members** (students **\$50.00** with ID) and includes continental breakfast and lunch.

[Register online](#) (you may also pay by check through the mail, but please use the online form to reserve your spot).

**Join CAWS today and pay the member rate!** Learn more about [CAWS membership](#).

### **Exhibitors and Sponsors Welcome!**

Make an impression on those involved in the study and management of wetlands and other conservation lands (more than 200 people attended last year's Annual Meeting). Exhibitor tables are \$300 and include two registrations. 501c3 organizations and government agencies may exhibit for the discounted rate of \$75, which includes one registration. A six-foot table, table cloth, chairs, and electric connection will be provided. Learn more about [exhibiting and additional sponsor opportunities](#)!

Register for the Annual Meeting

## **CAWS 2024 Winter Plant ID Workshop and Eagle Viewing**



Grab your binoculars, cameras, and spotting scopes! CAWS invites its members to attend an exclusive winter plant ID workshop Instructed by Daniel Hageman (FHI Studio) on Wednesday **February 7, 2024** (9 a.m. to 3 p.m.) at:

Shepaug Dam Eagle Observatory  
2225 River Rd, Southbury, CT

The day will consist of a winter walk through the grounds to identify common trees and shrubs utilizing the *Winter Tree Finder: A Manual for Identifying Deciduous Trees in Winter (Eastern U.S.)* by May and Tom Watts. Following the outdoor portion, we will warm up and grab a bite to eat at the Shepaug Dam Eagle observation facility while watching the wintering eagles.

The cost for this event will be \$30.00 per person (includes a copy of the field book and lunch). Sign up on our website here today. **NOTE that this event is open to CAWS members only** and will be limited to 20 people.

Register for the Winter Workshop

---

## CAWS 2024 Grants

- CAWS offers a \$1,500 **Les Mehrhoff Grant** each year for on-the-ground preservation efforts or invasive control projects conducted by non-profit, community groups, or individuals directed at preserving plant biodiversity within Connecticut. The recipient/group need not be a member of CAWS in order to apply. See the [Les Mehrhoff Grant page](#) for more information and downloadable application form.
- Similarly, the \$1,500 **Michael Lefor Grant** supports wetland-related research conducted by a qualified undergraduate or graduate student from an accredited college or university in Connecticut. See the [Michael Lefor Grant page](#) for more information and downloadable application form.

Both applications are open year-round with a **February 23 deadline**. Please help us spread the word to those who may be able to take advantage! Email [wetlands@ctwetlands.org](mailto:wetlands@ctwetlands.org) with any questions.

---

THANK YOU for your support of CAWS! Please forward this email to others who may be interested!



CT Association of Wetland Scientists  
[info@ctwetlands.org](mailto:info@ctwetlands.org)  
[www.ctwetlands.org](http://www.ctwetlands.org)

---





CT Chapter of ASLA | P.O. Box 209197, New Haven, CT 06520

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

[Constant Contact Data Notice](#)

Sent by [info@ctwetlands.org](mailto:info@ctwetlands.org)

**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.

# Connecticut Association of Wetland Scientists

## LES MEHRHOFF GRANT

### BACKGROUND

Dr. Leslie J. Mehrhoff worked tirelessly to preserve plant biodiversity in Connecticut, New England and beyond through his work with invasive species and rare and endangered plants. He was the founder of the Connecticut Invasive Plant Working Group (CIPWG), and served as Director of the Invasive Plant Atlas of New England (IPANE). Les also worked for the Department of Ecology and Evolutionary Biology at UConn as the curator of the George Safford Torrey Herbarium. As a naturalist, Les was active in numerous conservation organizations including the New England Wildflower Society, the Connecticut Botanical Society, the Torrey Botanical Club, and many, many others. His dedication to the preservation of natural communities through the knowledge, control and eradication of invasive species plays a pivotal role in the understanding of wetland science which the Connecticut Association of Wetland Scientists (CAWS) strives to promote. CAWS is pleased to announce a \$1,500 annual grant in Les' honor which is aimed at protecting the plant communities of Connecticut.

### GRANT OBJECTIVES

CAWS is seeking to provide support for on-the-ground preservation efforts or invasive control efforts conducted by non-profit, community groups, or individuals directed at preserving plant biodiversity within Connecticut. The recipient/group need not be a member of CAWS in order to apply. Ideal candidates would include Land-Trusts, Garden Clubs, Citizen & Student Conservation Organizations and related groups

### USE OF GRANT

The grant amount is \$1,500. The grant is intended to aid on-the-ground control and/or preservation efforts for plant communities within Connecticut. Funds provided are intended to be used for direct implementation actions. This grant is not directed toward research. It is expected that the funded project will include a monitoring component to evaluate its efficacy.

### AWARDING OF GRANT

The CAWS Selection Committee will award the grant on the basis of:

1. Statement of need
2. Goals of the project
3. Implementation plan
4. Ecological benefits
5. Monitoring plan/success criteria

Limitations: Applicants must certify on the application, that if the funding will (or may) support the chemical control of invasive species, that the parties conducting the spraying are appropriately licensed by the state of Connecticut to apply pesticides.



# Connecticut Association of Wetland Scientists

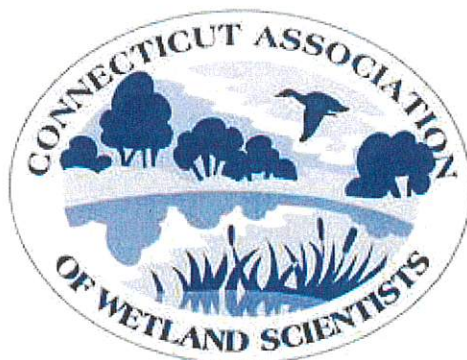
To apply, [CLICK HERE](#) to obtain a copy of the form in Adobe .pdf format.

To apply, submit only the following:

- Application Form (type or print neatly on the attached form) identifying person responsible for the implementation of the proposed project;
- Statement of Need that includes the title, project objective, proposed start and finish dates;
- Description of the proposed site, including the target species, natural community, or critical habitat, history of the impact of invasive species on the target species or community, and site ownership/access permissions;
- Description of the proposed work plan, detailed methods of invasive species removal practices to be employed, safety precautions to be used to protect existing vegetation within the treatment area, any proposed acquisition actions for property (if applicable), and monitoring protocols for the effectiveness of the proposed action;
- Project budget;
- List of any land use permits which may have already been issued related to the proposed action;

Applications must be emailed by **February 23rd** to [wetlands@ctwetlands.org](mailto:wetlands@ctwetlands.org). Applicants will be notified by the Selection Committee by **March 7th** and the successful recipient's name and project will be announced at the CAWS Annual Meeting.

The recipient will be asked to submit a project report and expenditure summary at the completion of the project. The recipient will also be asked to present the project at the next annual CAWS meeting (either in short oral presentation, or a poster presentation). If the recipient is not available to present the project at the next meeting, he or she must notify the current CAWS president at least three months prior to the next meeting.



# **Connecticut Association of Wetland Scientists**

# Connecticut Association of Wetland Scientists

## MICHEAL LEFOR GRANT

### BACKGROUND

CAWS has sponsored a grant program dedicated to the memory of Dr. Lefor since 2001. Dr. Lefor was committed to furthering the understanding of wetland science. Dr. Michael Lefor was a founding member of CAWS and Chairman of the Education/Science Committee.

### GRANT OBJECTIVES

CAWS is seeking to provide support for research conducted by a qualified undergraduate or graduate student from an accredited college or university in Connecticut. Research topics can include wetland or aquatic ecology, wetland or aquatic invasive species, stream or river ecology, fluvial geomorphology, limnology, watershed studies, or wetland law or policy. The student need not be a member of CAWS to apply.

### USE OF GRANT

The grant amount is \$1,500. The grant is intended to aid, not provide sole support of research expenditures. CAWS encourages applicants to seek other sources of funding to share project costs. Funds provided by this grant may be used for: purchase of materials and equipment, travel expenses, publication and printing expenses, funding of field assistants, etc.

### AWARDING OF GRANT

The CAWS Selection Committee will award the grant on the basis of:

1. Scientific merit
2. Research objective
3. Originality of proposal
4. Usefulness of proposed research
5. Qualification of the applicant
6. Explanation of project budget

### APPLICATION PROCEDURE

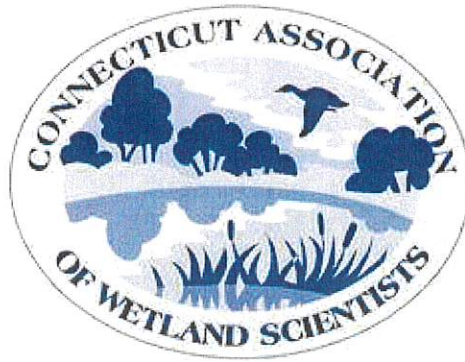
To apply, [CLICK HERE](#) to obtain a copy of the form in Adobe .pdf format.  
Submit only the following:

- Application form (type or print neatly)

# Connecticut Association of Wetland Scientists

Applications must be emailed by **February 23rd** to [wetlands@ctwetlands.org](mailto:wetlands@ctwetlands.org). Applicants will be notified by the Selection Committee by **March 7th** and the successful recipient's name and project will be announced at the CAWS Annual Meeting.

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CONNECTICUT ASSOCIATION OF WETLAND SCIENTISTS