

**CONSERVATION COMMISSION AGENDA  
PUBLIC HEARING AND REGULAR MEETING (VIRTUAL)  
Thursday, February 8, 2024, 7:30 P.M.  
Town Office Building, 15 Gilead Street, Hebron, CT**

RECEIVED  
2024 FEB -2 A 11:57  
2121  
HEBRON TOWN CLERK

**PUBLIC HEARING AND REGULAR MEETING (VIRTUAL)**

<b>Conservation Commission</b>
<b>Conservation Commission Public Hearing and Regular Meeting (Virtual)</b> Feb 8, 2024, 7:30 – 8:30 PM (America/New_York)  <b>Please join my meeting from your computer, tablet or smartphone.</b> <a href="https://meet.goto.com/414596829">https://meet.goto.com/414596829</a>  <b>You can also dial in using your phone.</b> Access Code: 414-596-829 United States: +1 (312) 757-3121  <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>

**CONTINUATION OF PUBLIC HEARING FROM JANUARY 18, 2024**

**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

**REGULAR MEETING OF FEBRUARY 8, 2024**

- I. Call to Order/Roll Call
  - A. Seating of Alternate
- II. Approval of Minutes – Special Meeting – January 6, 2024, Public Hearing – January 18, 2024 and Special Meeting – January 18, 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

**CONSERVATION COMMISSION**  
**AGENDA (cont.)**  
**REGULAR MEETING (VIRTUAL)**  
**Thursday, February 8, 2024, 7:30 P.M.**  
**Town Office Building, 15 Gilead Street, Hebron, CT**

- A. **Petition 2023-04**: Church Street, Map 12, Lot 18, Zone NC into 3 lots & Zone R-1 into 2 lots, Roderic A. McCarrison, 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
- B. **Petition 2024-02**: 24 Wall Street, Map 70, Lot 12, JonNick Enterprises, Construction of Emissions Bay and Driveway

VIII. Wetlands Agent Approvals / Compliance Updates

IX. Pre-applications – None

X. New Business

XI. Other Pertinent Business

- A. Maple Fest 24, March 16<sup>th</sup> and 17<sup>th</sup>

XII. Correspondence

1. Email dated January 4, from Tom Fenton to Matt Bordeaux and Jim Cordier re: Pendleton Drive Trail and Bridge Project Engineers Report
2. Email dated January 3, from Tom Fenton to Matt Bordeaux and Jim Cordier re: Ellenberg Subdivision Engineers Report
3. Email dated January 25, from Tom Fenton to Matt Bordeaux and Jim Cordier re: Ellenberg Subdivision Engineers Report (revised)
4. Email dated January 30, from Tom Loto to Matt Bordeaux and Jim Cordier re: Questions for Town Attorney and Town Staff
5. Email dated February 1, From Matt Bordeaux to the Conservation Commission re: Response to Questions from the Conservation Commission (with attachments)

XIII. Liaison Reports

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

XIV. Adjournment

Next Regular Meeting – March 14, 2024 (Virtual)

**NOTICE OF PUBLIC HEARING  
HEBRON CONSERVATION COMMISSION  
HEBRON, CT  
CONTINUED FROM 1/18/24 MEETING**

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, February 8, 2024, at 7:30 P.M., at a virtual meeting.

<b>Conservation Commission</b>
<b>Conservation Commission Public Hearing (Virtual)</b> Feb 8, 2024, 7:30 – 8:30 PM (America/New_York)  <b>Please join my meeting from your computer, tablet or smartphone.</b> <a href="https://meet.goto.com/414596829">https://meet.goto.com/414596829</a>  <b>You can also dial in using your phone.</b> Access Code: 414-596-829 United States: <a href="tel:+13127573121">+1 (312) 757-3121</a>  <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>

Dated at Hebron, CT this 19th day of January 2024.

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

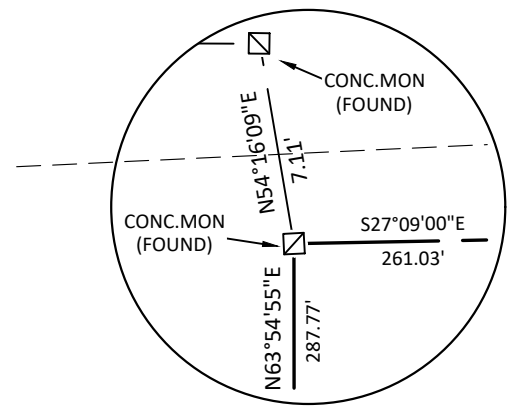
**For publication in the Rivereast News Bulletin on Friday, January 26, 2024 and Friday, February 2, 2024.**

/dmg

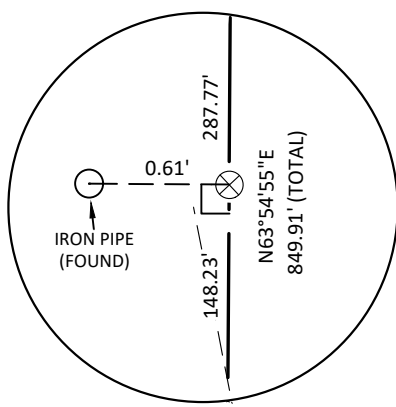


LEGEND

- PROPERTY LINE  
STONE WALL  
WETLAND SOILS  
UTILITY POLE  
IRON PIN OR PIPE FOUND  
IRON PIN SET: 5/8" REBAR  
MONUMENT FOUND  
ANGLE POINT  
DRILL HOLE TO BE SET



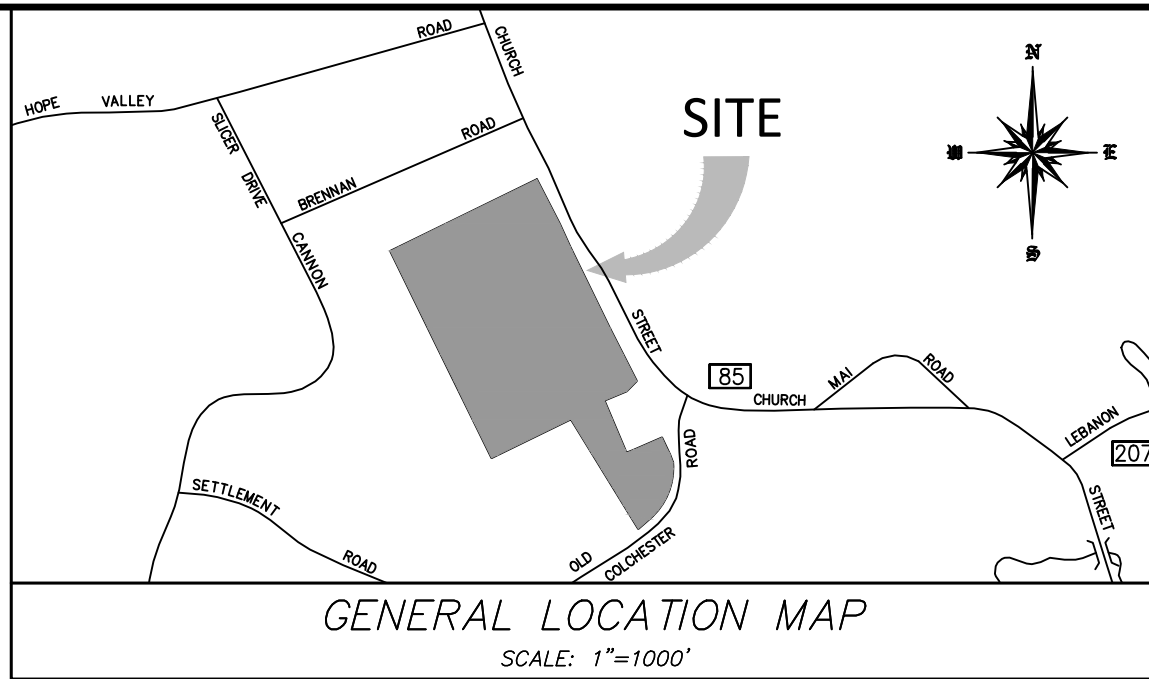
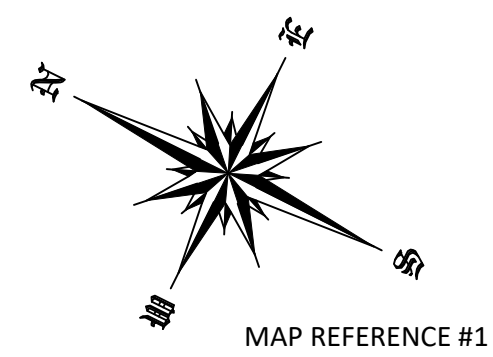
DETAIL 'B'  
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DETAIL 'A'  
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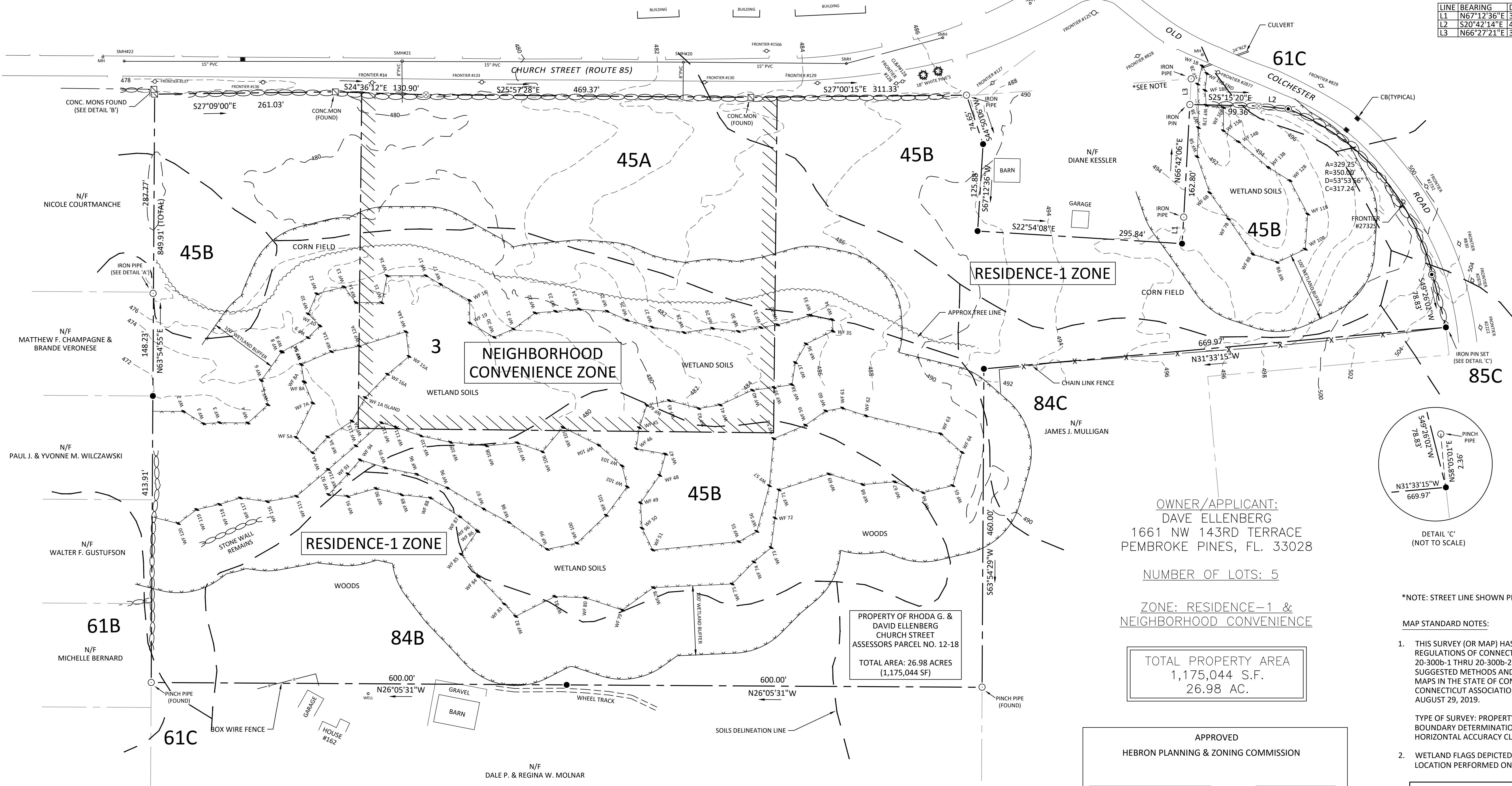
SOIL LEGEND  
CT USDA-NRCS CERTIFIED DATA

- 3 RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY  
45A WOODBRIDGE FINE SANDY LOAM, 0 TO 3% SLOPES  
45B WOODBRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES  
61B CANTON #4 CHARLTON FINE SANDY LOAMS, 0-8% SLOPES, VERY STONY  
61C CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15% SLOPES, VERY STONY  
84B PAXTON AND MONTAUK FINE SANDY LOAMS, 3 TO 8% SLOPES  
84C PAXTON AND MONTAUK FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES



LINE TABLE

LINE	BEARING	DISTANCE
L1	N67°12'36"E	38.41'
L2	S20°42'14"E	42.89'
L3	N66°27'21"E	37.20'



OWNER/APPLICANT:  
DAVE ELLENBERG  
1661 NW 143RD TERRACE  
PEMBROKE PINES, FL. 33028

NUMBER OF LOTS: 5

ZONE: RESIDENCE-1 &  
NEIGHBORHOOD CONVENIENCE

TOTAL PROPERTY AREA  
1,175,044 S.F.  
26.98 AC.

APPROVED  
HEBRON PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY  
THIS APPROVAL WILL EXPIRE ON

APPROVED  
HEBRON INLAND WETLAND AGENCY

CHAIRMAN / SECRETARY  
DATE

\*NOTE: STREET LINE SHOWN PER MAP REFERENCE #2

MAP STANDARD NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- WETLAND FLAGS DEPICTED HEREON ARE BASED ON FIELD LOCATION PERFORMED ON 4/26/2023.

RES  
CIVIL ENGINEERING CONSULTANTS

63 NORWICH AVENUE  
COLCHESTER, CT  
(860) 516-0033

Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E.

CT LIC.# 19789

Certification is not valid without live signature and embossed (impression) type seal.

MAP REFERENCES:

- "SUBDIVISION PLAN SECTION ONE JOSHUA FARMS PREPARED FOR R. MCCORRISON - W. DUFFORD - H. MEGSON HEBRON CONN., DATE 6-13-78, REVISED 8-10-78, BY HARRY K MEGSON"
- "PLOT PLAN PROPERTY OF MAURICE I KESSLER AND DIANE KESSLER IN HEBRON, CONNECTICUT, DATE 8-27-96"
- "SUBDIVISION PLAN SECTION TWO JOSHUA FARMS PREPARED FOR R. MCCORRISON - W. DUFFORD - H. MEGSON HEBRON CONN., DATE 2-14-79, BY HARRY K MEGSON"
- "HOPE VALLEY ESTATE SUBDIVISION PLAN PROPERTY OF CLIFFORD W. SLICER, ET AL HEBRON CONN. DATED, 4-2-68, BY MEGSON & HYPPA"
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON FROM RAYMOND BROOK NORTHERLY ABOUT 4700 FEET ROUTE NO. 366 NUMBER 9071, DATE JAN. 29, 1932"
- "TOWN OF HEBRON MAP SHOWING THE LOCATION OF A SECTION OF HIGHWAY TO BE ABANDONED ON THE COLCHESTER-HEBRON ROAD WHICH SHALL REVERT TO THE TOWN AS PER CHAPTER SECTION 41 OF THE PUBLIC ACT OF 1925, CONNECTICUT STATE HIGHWAY DEPARTMENT"

I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.

IAN COLE

Certification is not valid without live signature

ALL RIGHTS RESERVED  
ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF REYNOLDS ENGINEERING SERVICES, LLC IS PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL

ROBERT W. HELSTROM, L.S. #13626



GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.

ROB HELSTROM  
LAND SURVEYING LLC

32 MAIN STREET  
HEBRON, CONNECTICUT  
(860)-228-9863

Mailing Address:  
P.O. BOX 378  
HEBRON, CT 06248

www.rhslact.com  
Email: helstromsurveying@yahoo.com

DATE: DECEMBER 1, 2023

BY:

AGS

SCALE: 1"= 80'

SHEET NO.: 1 OF 4

JOB NO.: 23-092

FILE NO.: 23-092\_Sub

HEBRON

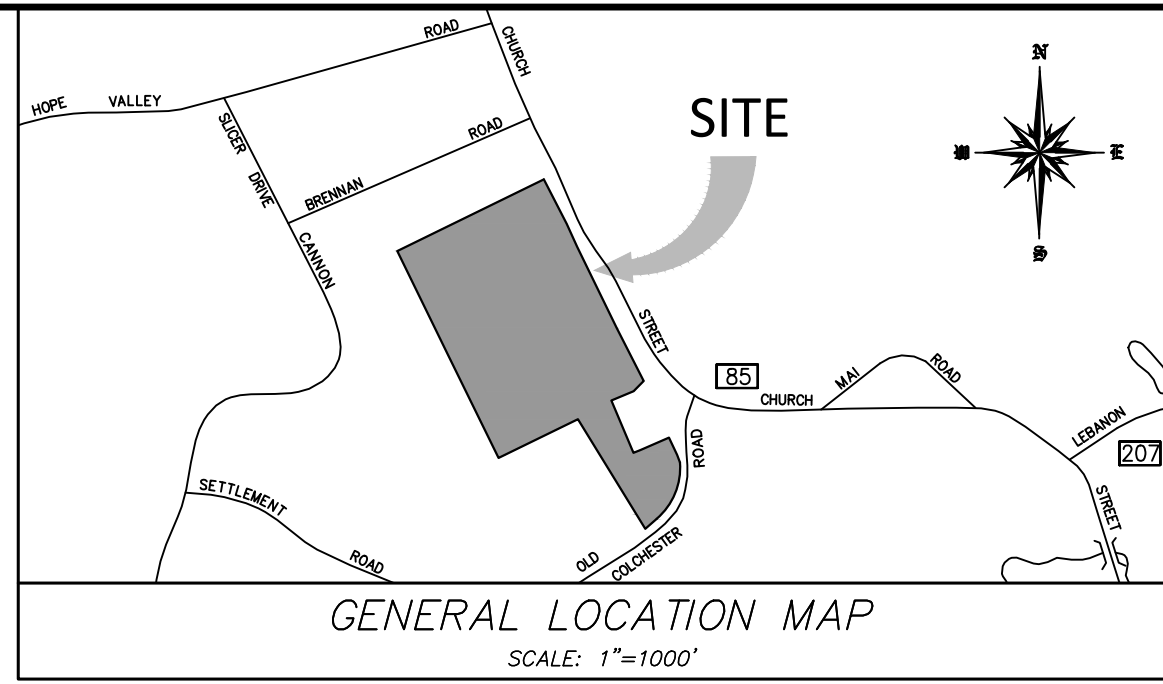
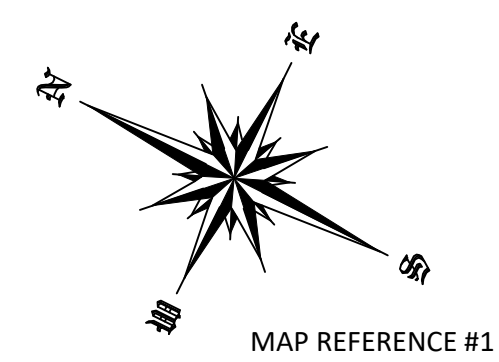
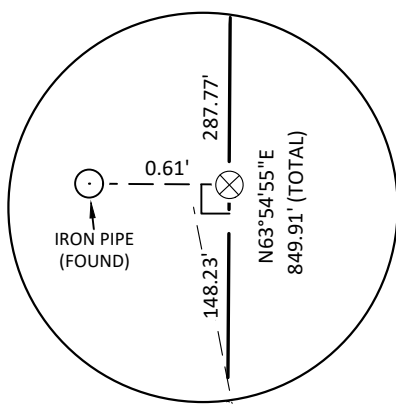
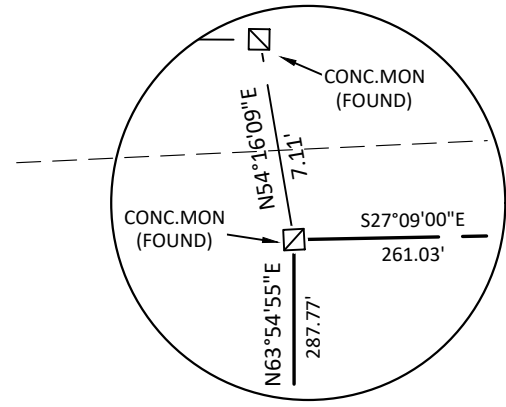
CONNECTICUT

EXISTING CONDITIONS PLAN  
ELLENBERG SUBDIVISION  
- PREPARED FOR -  
DAVE ELLENBERG  
ASSESSORS NO. 12-18 CHURCH STREET

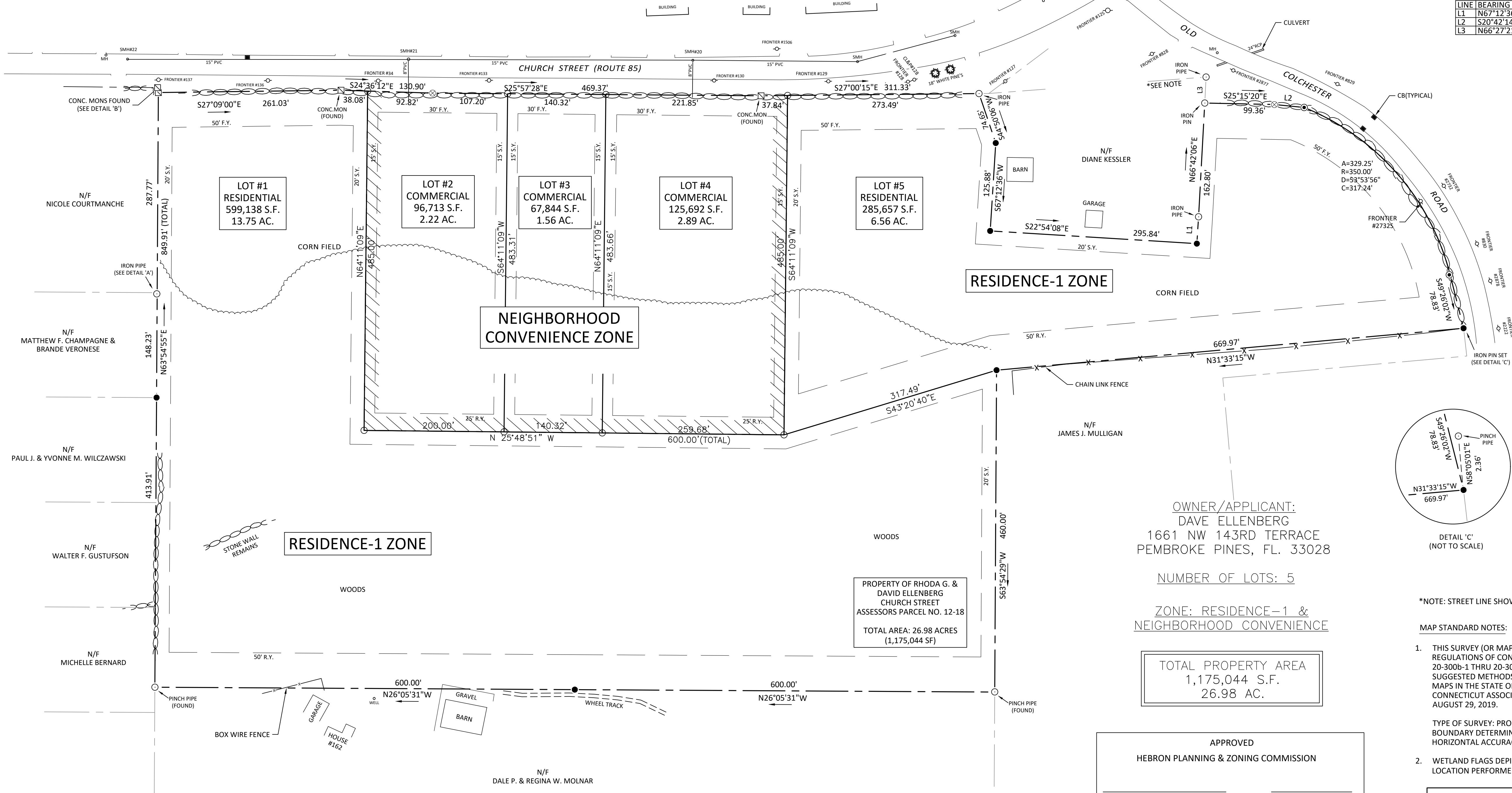


LEGEND

- PROPERTY LINE  
STONE WALL  
WETLAND SOILS  
UTILITY POLE  
PROPOSED IRON PIN  
IRON PIN OR PIPE FOUND  
IRON PIN SET: 5/8" REBAR  
MONUMENT FOUND  
ANGLE POINT  
DRILL HOLE TO BE SET



LINE TABLE	
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OWNER/APPLICANT:  
DAVE ELLENBERG  
1661 NW 143RD TERRACE  
PEMBROKE PINES, FL. 33028

NUMBER OF LOTS: 5

ZONE: RESIDENCE-1 &  
NEIGHBORHOOD CONVENIENCE

TOTAL PROPERTY AREA  
1,175,044 S.F.  
26.98 AC.

APPROVED  
HEBRON PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS APPROVAL WILL EXPIRE ON \_\_\_\_\_

APPROVED  
HEBRON INLAND WETLAND AGENCY

CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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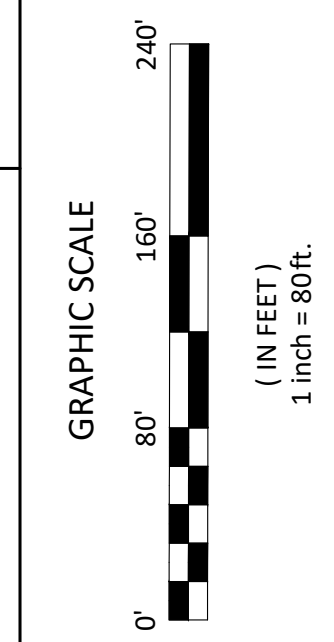
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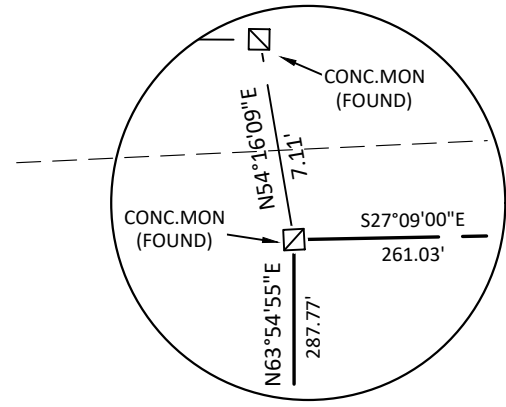


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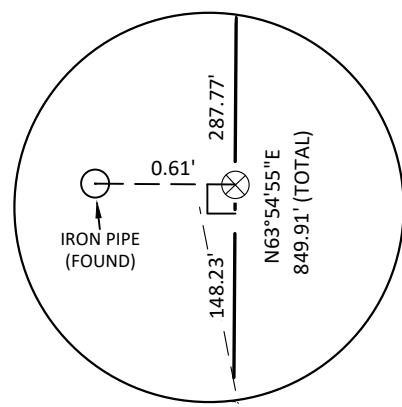


# LEGEND

- PROPERTY LINE
- STONE WALL
- WETLAND SOILS
- UTILITY POLE
- IRON PIN OR PIPE FOUND
- IRON PIN SET: 5/8" REBAR
- MONUMENT FOUND
- ANGLE POINT
- DRILL HOLE TO BE SET
- POSSIBLE DEVELOPMENT AREA
- SILT FENCE

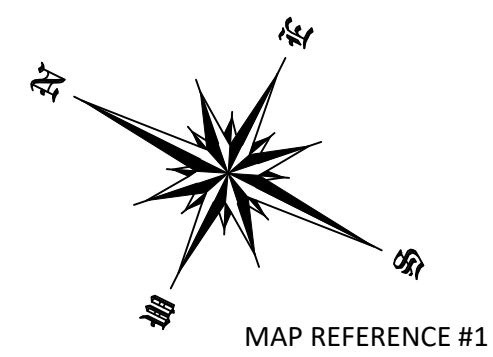


DETAIL 'B'  
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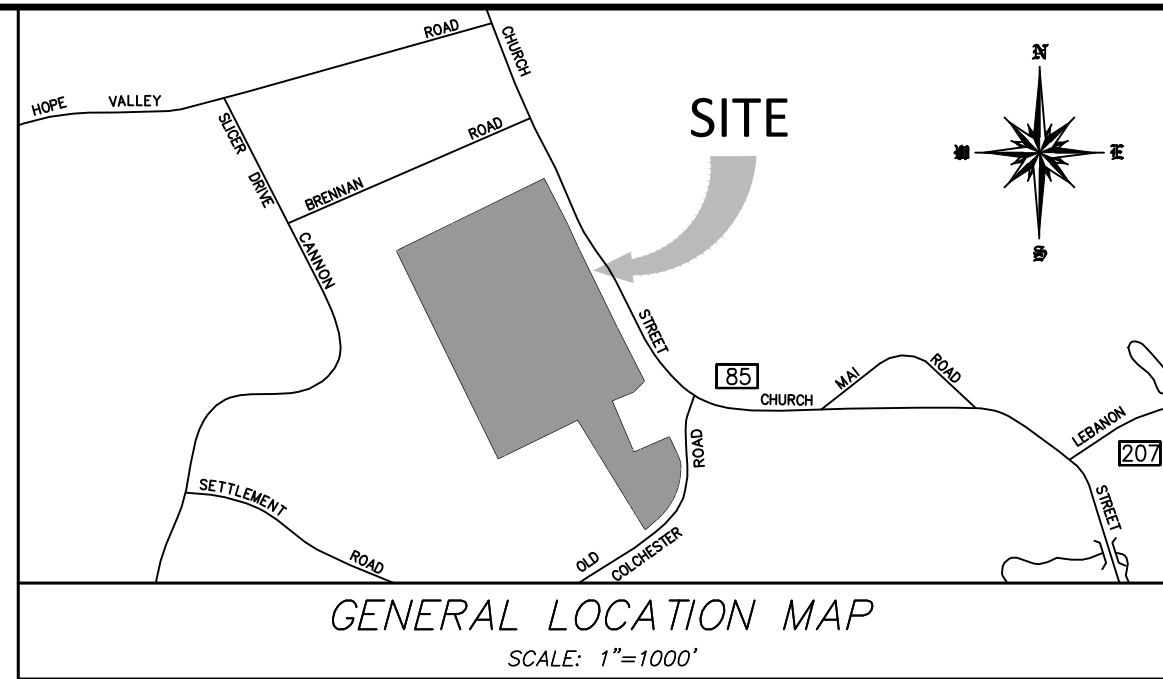


DETAIL 'A'  
(NOT TO SCALE)

STORM WATER MANAGEMENT TO  
BE DESIGNED AT TIME INDIVIDUAL  
LOTS ARE DEVELOPED



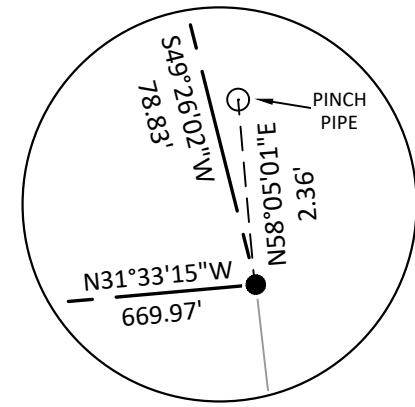
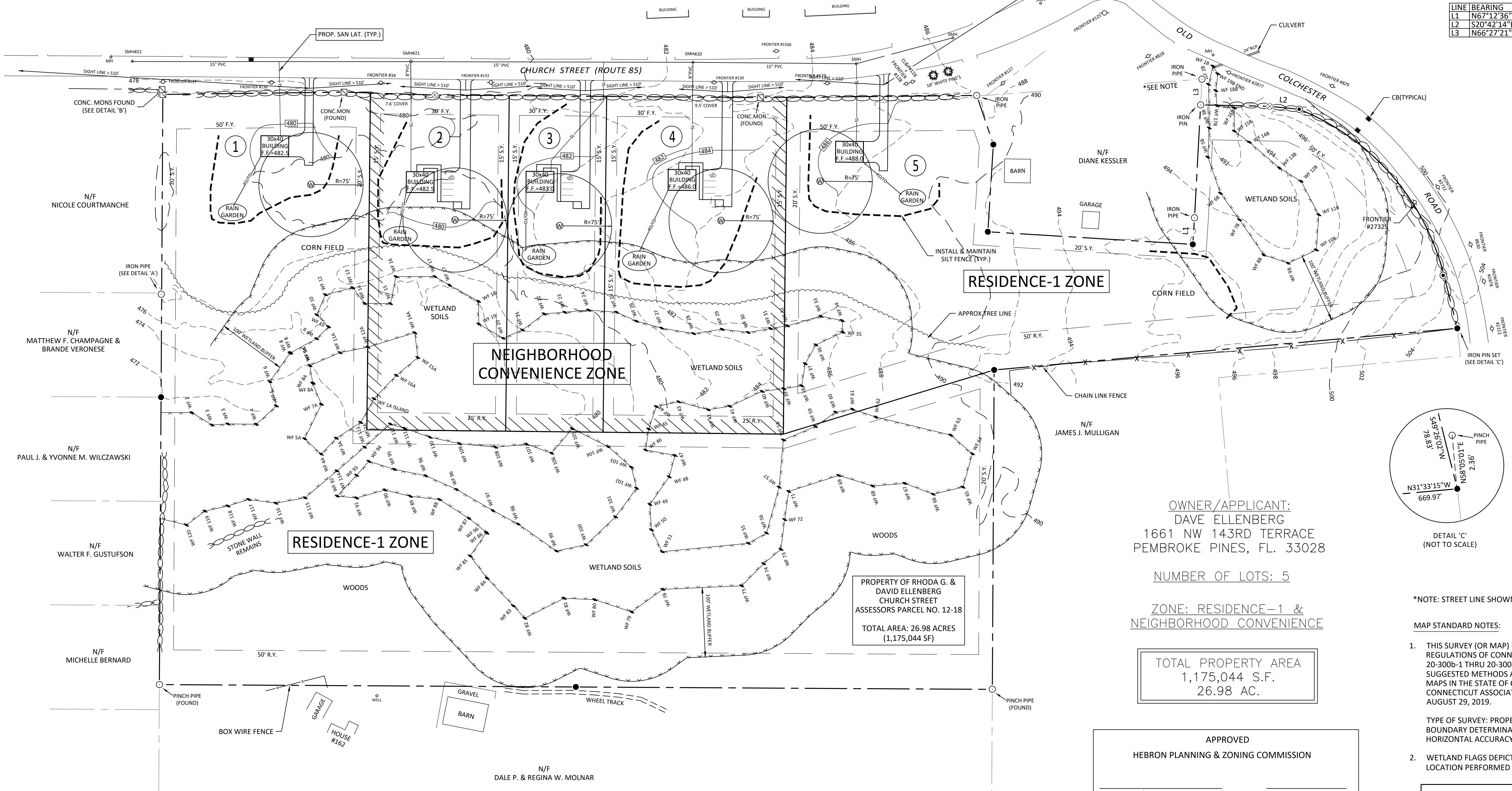
MAP REFERENCE #1



GENERAL LOCATION MAP  
SCALE: 1"=1000'

## LINE TABLE

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APPROVED  
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*Reynolds Engineering Services, LLC*

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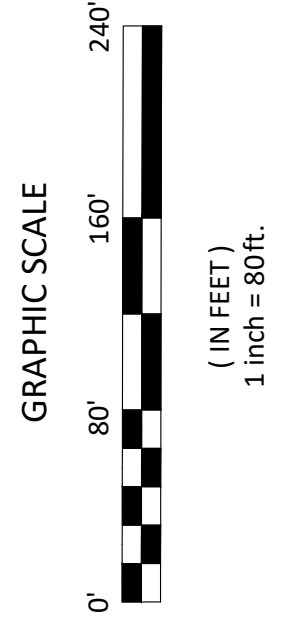
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ROBERT W. HELSTROM, L.S. #13626



(IN FEET)  
1 inch = 80 ft.

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**ROB HELSTROM**  
**LAND SURVEYING LLC**

32 MAIN STREET  
HEBRON, CONNECTICUT  
(860)-228-9863

Mailing Address:  
P.O. BOX 378  
HEBRON, CT 06248

www.rhslct.com  
Email: helstromsurveying@yahoo.com

SITE DEVELOPMENT PLAN  
ELLENBERG SUBDIVISION

- PREPARED FOR -  
DAVE ELLENBERG

ASSESSORS NO. 12-18 CHURCH STREET

HEBRON

CONNECTICUT

3 OF 4

AGS

SCALE: 1"= 80'

FILE NO.: 23-092\_Sub

JOB NO.: 23-092

SHEET NO.:

DATE: DECEMBER 1, 2023

BY:

REVISIONS

DESCRIPTION

DATE

NO.

1. 1/10/24

UPDATE SITE DEVELOPMENT PLAN

NO.

DATE

1. 1/10/24

UPDATE SITE DEVELOPMENT PLAN

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UPDATE SITE DEVELOPMENT PLAN

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DATE

1. 1/10/24

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UPDATE SITE DEVELOPMENT PLAN

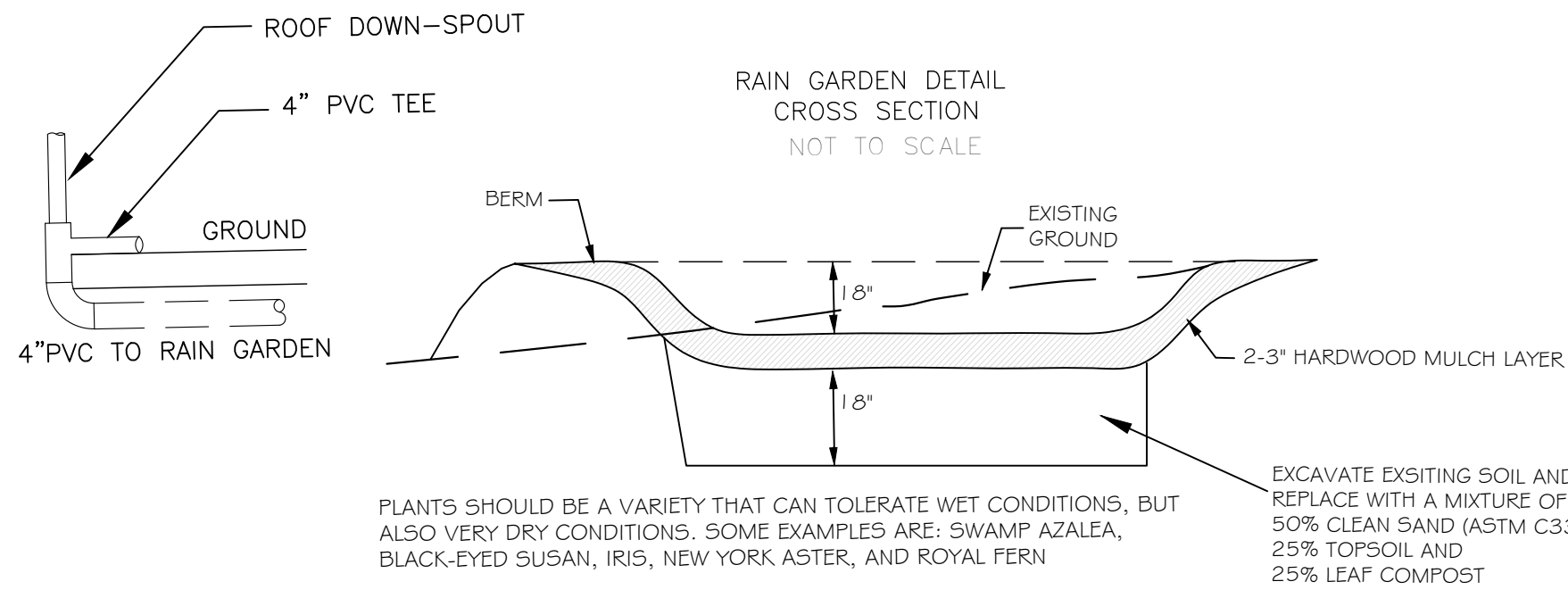
NO.

DATE

1. 1/10/24

UPDATE SITE DEVELOPMENT PLAN





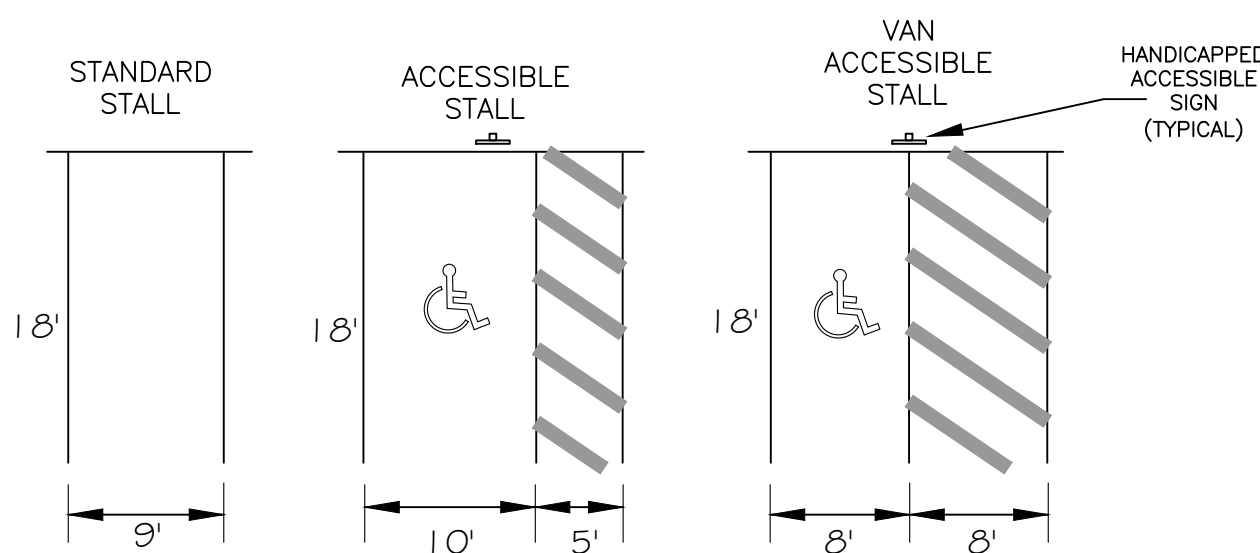
NOTE:  
1. RAIN GARDEN DEPTH IS 18 INCHES.  
2. EXCESS RUNOFF IS CALCULATED AS THE DIFFERENCE IN RUNOFF BETWEEN THE SUBDIVISION PRE - DEVELOPMENT SITE DRAINAGE MODEL RUNOFF CURVE NUMBER (55) AND THE PROPOSED COVER. ROOFS (RCN-98), DRIVEWAYS (RCN-98) AND LAWN(RCN-61) FOR THE 100-YEAR RAINFALL (7.91").

RCN	RUNOFF
55	2.72"
61	3.37"
98	7.67"

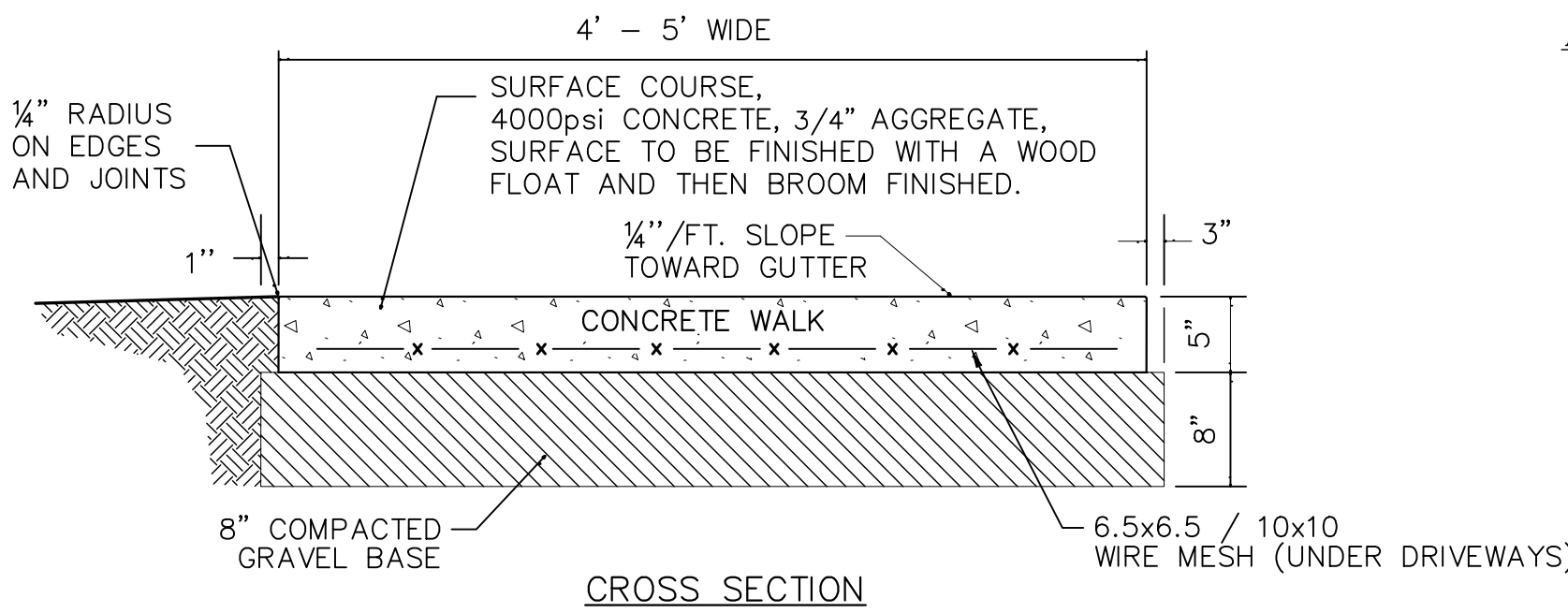
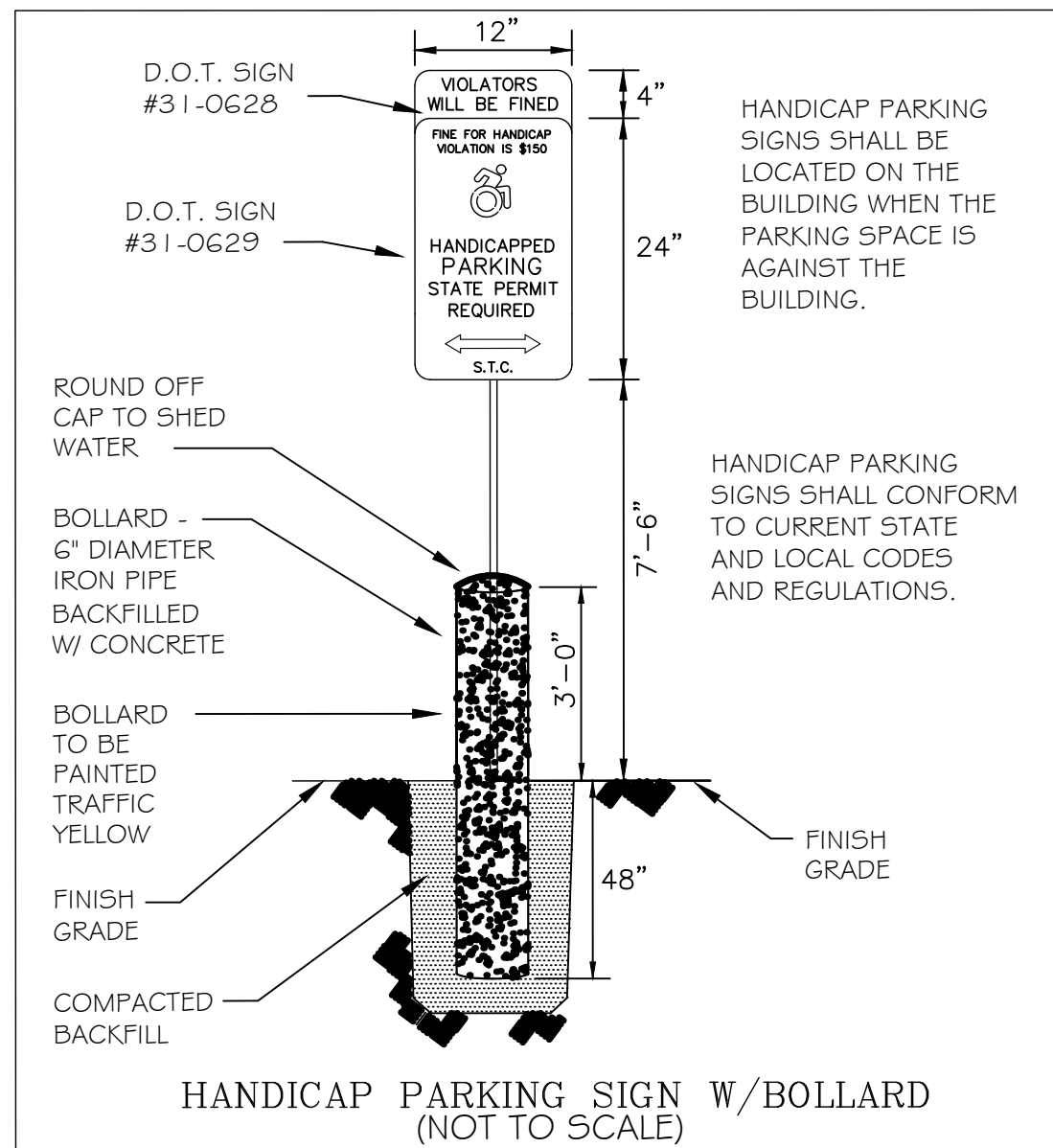
OPERATION AND MAINTENANCE PLAN - RAIN GARDENS

1. THE PROPERTY OWNER SHALL NOT REMOVE A RAIN GARDEN, SEVER OR RE-ROUTE ANY DRAINAGE LINE LEADING TO THE RAIN GARDEN OR TAKE ANY OTHER ACTION WHICH PREVENT SURFACE RUNOFF FROM REACHING THE RAIN GARDEN AND FLOWING THROUGH IT AS DESIGNED.
2. THE PROPERTY OWNER SHALL ANNUALLY REMOVE SEDIMENT, LEAVES, LITTER, OR OTHER MATERIALS WHICH MAY HAVE ACCUMULATED IN THE RAIN GARDEN.

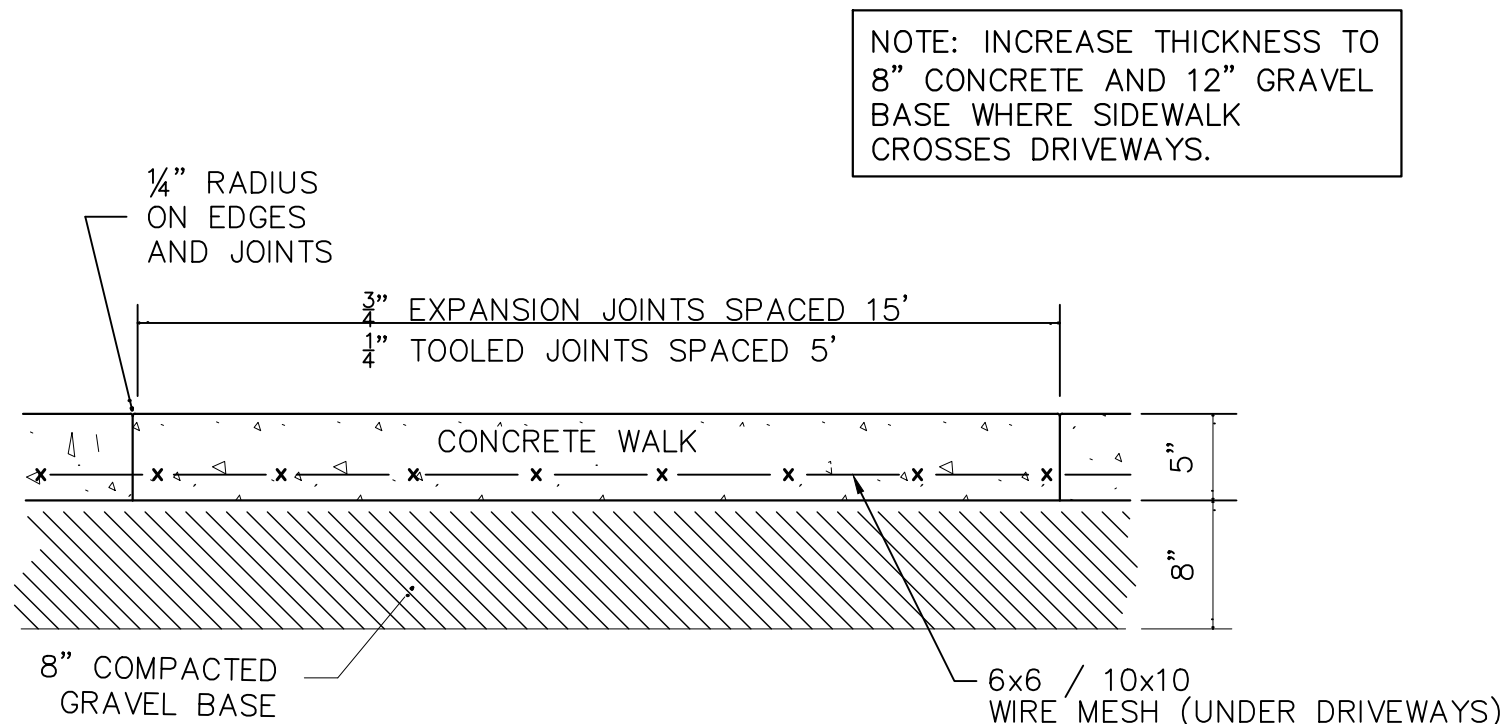
RAIN GARDEN SIZING TABLE									
LOT	ROOF (SF)	DRIVEWAY (SF)	LAWN (SF)	EXCESS RUNOFF ROOF/DRIVE (INCHES)	EXCESS RUNOFF LAWN (INCHES)	EXCESS RUNOFF (CF)	PROPOSED RAIN GARDEN DIMENSIONS		RAIN GARDEN VOLUME
							WIDTH (FT)	LENGTH (FT)	(CF)
1	1,200	1,984	N/A	4.95	N/A	1,313	24	38	1,368
2	1,200	4,270	N/A	4.95	N/A	1,802	28	45	1,890
3	1,200	4,270	N/A	4.95	N/A	1,802	28	45	1,890
4	1,200	4,270	N/A	4.95	N/A	1,802	28	45	1,890
5	1,200	1,984	N/A	4.95	N/A	1,313	24	38	1,368



PARKING STALL DETAILS  
NOT TO SCALE

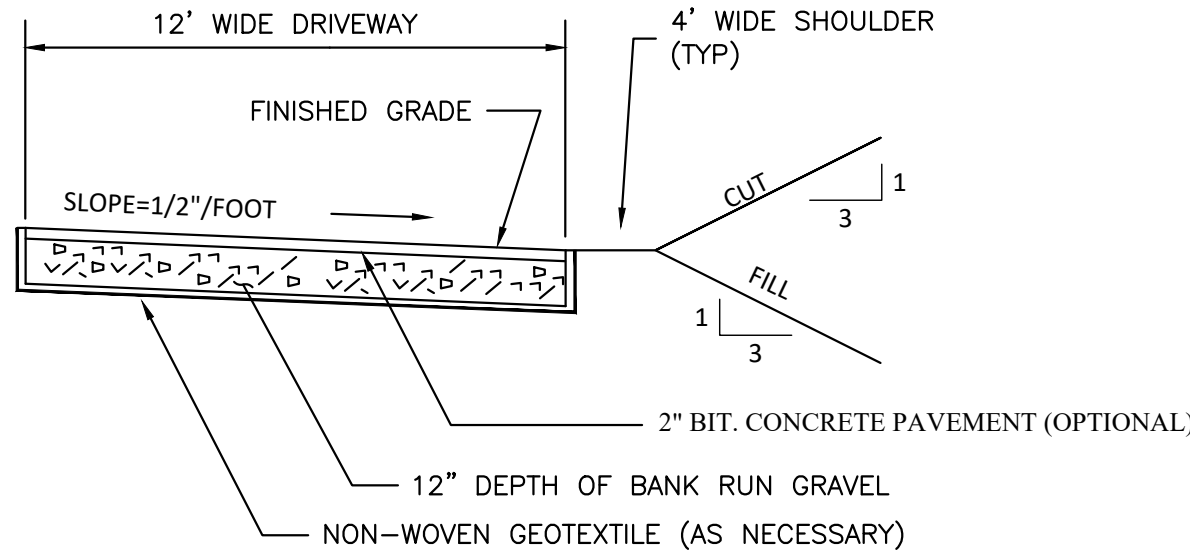


CROSS SECTION



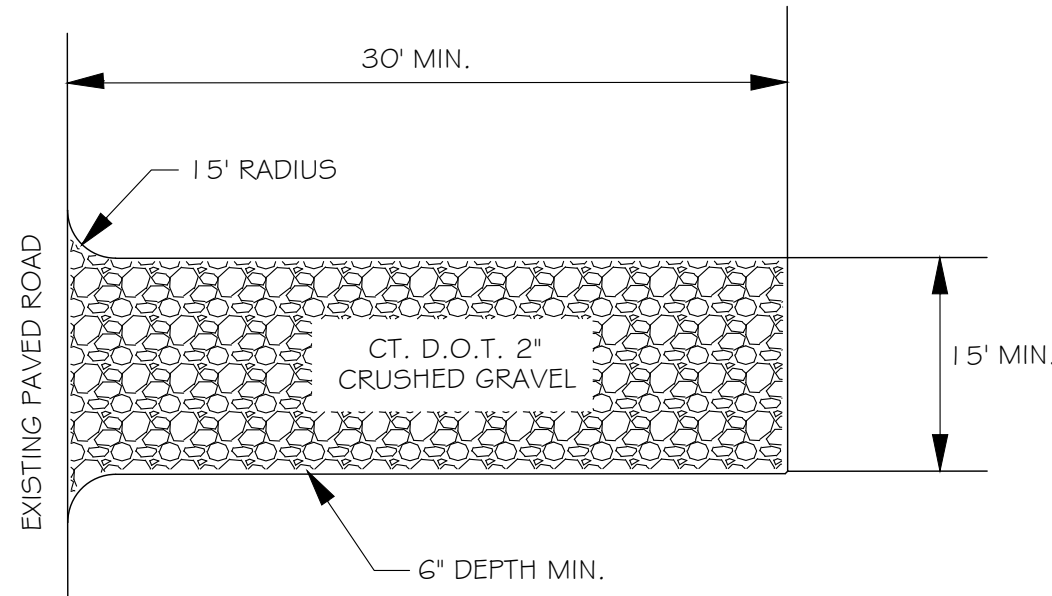
LONGITUDINAL SECTION

SIDEWALK DETAIL  
NOT TO SCALE



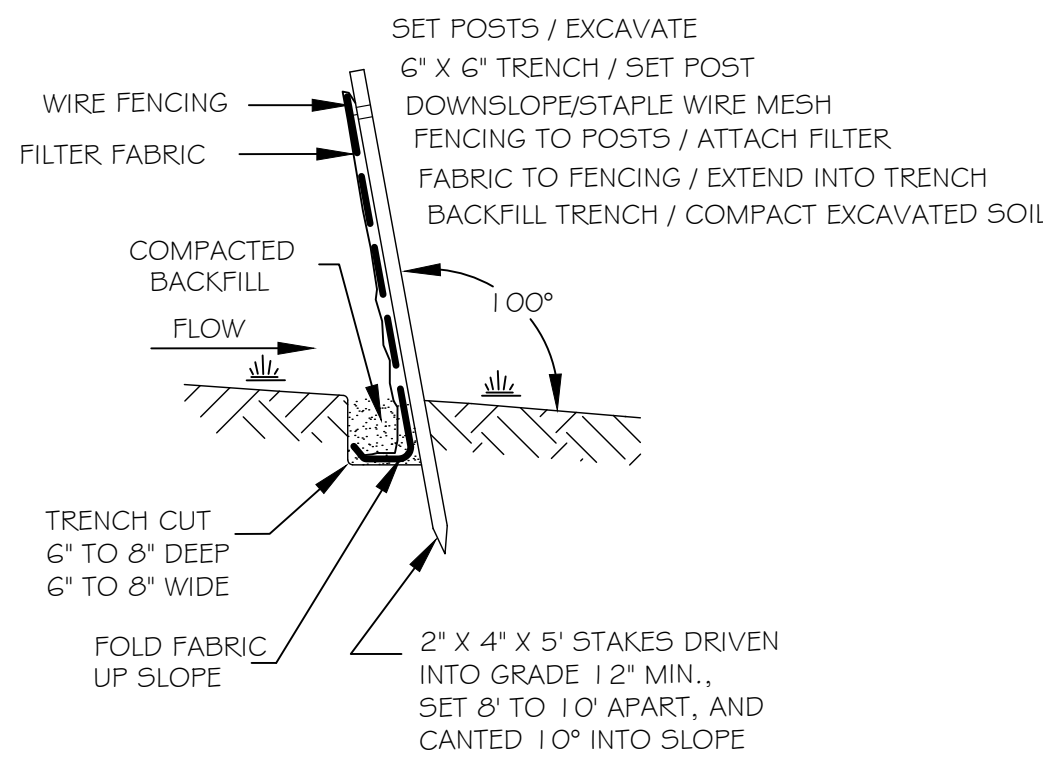
TYPICAL DRIVEWAY INSTALLATION DETAIL

NOT TO SCALE



ANTI - TRACKING PAD DETAIL

NOT TO SCALE

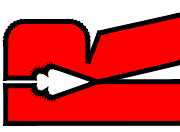


SILT FENCE DETAIL

(NOT TO SCALE)

EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
2. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF HEBRON OR ITS DESIGNATED AGENT(S).
3. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
4. THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
5. SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
6. SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
7. ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:  
KENTUCKY BLUEGRASS 20 LBS/ACRE  
CREEPING RED FESCUE 20 LBS/ACRE  
PERENNIAL RYE GRASS 5 LBS/ACRE  
TOTAL 45 LBS/ACRE  
THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
8. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.



**ROB HELLSTROM**  
**LAND SURVEYING LLC**  
32 MAIN STREET  
HEBRON, CONNECTICUT  
(860)-228-9853

Mailing Address:  
P.O. BOX 378  
HEBRON, CT 06248  
www.rhllsct.com  
Email: hellstromsurveying@yahoo.com

DATE: DECEMBER 1, 2023

OWNER/APPLICANT:  
DAVE ELLENBERG  
1661 NW 143RD TERRACE  
PEMBROKE PINES, FL. 33028

NUMBER OF LOTS: 5

ZONE: RESIDENCE-1 &  
NEIGHBORHOOD CONVENIENCE

TOTAL PROPERTY AREA  
1,175,044 S.F.  
26.98 AC.

APPROVED	
HEBRON PLANNING & ZONING COMMISSION	
CHAIRMAN / SECRETARY _____	DATE _____
THIS APPROVAL WILL EXPIRE ON _____	

APPROVED	
HEBRON INLAND WETLAND AGENCY	
CHAIRMAN / SECRETARY _____	DATE _____



CIVIL ENGINEERING CONSULTANTS  
63 NORWICH AVENUE  
COLCHESTER, CT  
(860) 516-0033

Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E.

CT LIC.# 19789

Certification is not valid without live signature and embossed (impression) type seal.

NOTES & DETAILS  
ELLENBERG SUBDIVISION  
- PREPARED FOR -  
DAVE ELLENBERG  
ASSESSORS NO. 12-18 CHURCH STREET

CONNECTICUT

HEBRON

JOB NO.: 23-092

FILE NO.: 23-092\_Sub

SHEET NO.: 4 OF 4

SCALE: AS NOTED

AGS

BY: DECEMBER 1, 2023

DESCRIPTION

REVISIONS

DATE

NO.

1. 1/10/24

UPDATE SITE DEVELOPMENT PLAN



January 26, 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  
Engineering Review-Revised Submission  
NLJA #0647-0289

Dear Mr. Bordeaux:

As requested, in addition to the items previously noted in our January 3, 2024 review letter, we have reviewed the following information for the subject project received at our office by email attachment through January 23, 2024:

- Item 1: 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, and revised 1/10/24, prepared by Rob Hellstrom Land Surveying, LLC and Reynolds Engineering Services, LLC.
- Item2: 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, and revised 1/10/24, prepared by Rob Hellstrom Land Surveying, LLC and Reynolds Engineering Services, LLC.
- Item 3: 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, and revised 1/10/24, prepared by Rob Hellstrom Land Surveying, LLC and Reynolds Engineering Services, LLC.
- Item 4: 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, and revised 1/10/24, prepared by Rob Hellstrom Land Surveying, LLC and Reynolds Engineering Services, LLC.
- Item 5: Letter Report from Mark Reynolds P.E to David Ellenberg titled "Final Drainage Design Report, Ellenberg Subdivision Church Street Hebron, CT project no. 23-092," dated January 12, 2024 with attachments including Drainage Area Map, Pre-Development Drainage Analysis, Post Development Drainage Analysis, Web Soil Survey Soil Mapping, NOAA Precipitation frequency Estimates and Depth-Duration-Frequency Curves.





Mr. Mathew Bordeaux  
Re: PZC Petition 2023-10  
Ellenberg Subdivision  
Church Street Map 12, Lot 18  
Engineering Review-Revised Submission  
NLJA #0647-0289  
January 26, 2024  
Page 2

As previously noted, 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. Since our initial review, the plans have been updated to show proposed improvements on the Site Development Plan and a Drainage Design Report has been provided. It is understood that each of the three commercial lots will require future applications to the Planning & Zoning Commission for site plan and special permit review; and that development plans for individual lots which exceed the level of activity currently shown within regulated (wetland and upland review) areas will require separate applications to the Conservation Commission.

In addition to reviewing the submitted information, we viewed the video recording of the Conservation Commission Public Hearing which was conducted on January 18, 2024. We are aware that the subject project currently has applications before both the Planning and Zoning and Conservation Commissions. In this regard, we have not segregated our comments below with respect to issues under each Commission's purview, but rather our comments are intended as a general engineering review of project information and documentation provided to date.

At this time, we have the following comments:

1. The Site Development Plan should delineate the limits of land disturbance. At this point, it would seem this is best defined on the plans by the limits of grading (proposed contours) and/or the location of silt fence shown. However, a comparison of the pre-development and post development land uses in the Drainage Design Report shows that there are 7.69 acres of row crops in the pre-development condition and zero in the post development condition, indicating that all the row crop land use will be changed to either developed surfaces or grass. If the existing row crops extend up to the wood line as shown on the plans, then this area should be included within the disturbance limits and silt fence should be located downgradient of the land disturbance.
2. The Legend on the Site Development Plan identifies a Possible Development Area. It would seem that this is no longer relevant (and not shown on the plan) since a conceptual development plan is now shown.
3. A single drainage area Map was submitted, presumably to represent both pre-development and post development conditions. The map delineates a drainage area from the property line along Church Street on the easterly side to a line extending approximately along the back of the commercial lots on the west. However, a review of the Existing Conditions Plan indicates that is an area within the property along the Church Street frontage which appears to drain to the northeast to the swale along Church Street. Similarly, since existing contours are not extended to the western part of the site, it is not clear that the drainage area delineation on the westerly side is based on the actual contours in that area. To support the drainage analysis, full scale drainage area maps should be provided for both



Mr. Mathew Bordeaux  
Re: PZC Petition 2023-10  
Ellenberg Subdivision  
Church Street Map 12, Lot 18  
Engineering Review-Revised Submission  
NLJA #0647-0289  
January 26, 2024  
Page 3

the pre and post development condition based on existing contours and proposed conditions respectively.

4. It was noted in the Public Hearing that the future development on each lot will require separate new wetland permit applications to the Conservation Commission for further review. As a point of clarification, it is our understanding that this would be the case only if the Site Development Plan for a lot included changes to the proposed activities within the regulated area.
5. It was stated by the Applicant's Engineer during the Public Hearing that development of the lots, and specifically impervious coverage, will ultimately be limited by Zoning Regulations. Presumably this refers to maximum lot building coverage requirements or Neighborhood Convenience Zone maximum building size. Since this point was raised, it seems relevant to indicate what the maximum development footprint could be relative to what is now shown on the plan.
6. We understand that the detailed design of stormwater practices for each lot is anticipated to be done with future site development plans. However, in that a Rain Garden Detail is included in the plans, given the nature of the soils on the site as poorly drained (Hydrologic Soil Group D) with seasonal high groundwater, the design would presumably need to be consistent with the Connecticut Stormwater Quality Manual for bioretention systems with underdrains. If so, the detail should reflect that, and the underdrain discharge should be shown on the Site Development plan.

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.



## James Cordier

---

**From:** Loto, Tom <tom.loto@aecom.com>  
**Sent:** Tuesday, January 30, 2024 12:24 PM  
**To:** Matthew Bordeaux; James Cordier  
**Cc:** Joanna Chester; Christopher Frey; jasmin okugic; Seremet, Daniel  
**Subject:** Questions for the Town Attorney

**Importance:** High

Hi Matt/Jim,

We have the following questions that we would like to be forwarded to the Town attorney for clarification **prior** to the public hearing we have scheduled for February 8<sup>th</sup>. I understand that there has been a number of iterations back and forth between the applicant and the Town Engineer so I will not repeat any of the questions related to engineering issues. I along with other commission members have some different opinions on some of the answers we received from the applicant during the public hearing hopefully those issues have been worked out. Matt please review the recording of the public hearing if you have not already done so.

- Please clarify if this is an application for parcel subdivision as written on the application form, or is this an application for a permit to conduct a regulated activity? What is being requested from this Board? Are we being asked for a recommendation to P&Z that they approve or deny the subdivision of the parcel or is the Inland Wetlands Agency being asked to approve or deny a permit for regulated activity including subdivision and development of 5 parcels? ***The commission has been told two different things we are not clear on this.***
- What changes to the plans shown / submitted would constitute a requirement for the applicant to submit a new wetlands application or modification? I.e., what would they have to come back to us for? The applicant has suggested they would have to come back for any specific development plans on the convenience zone parcels but would not have to come back for the residential parcels if the only planned activity within the buffer is stabilization (seeding/planting grass) of the current agricultural field. Is this true? What if there are changes to the residential parcels, such as increase in structure or impermeable surface size?
- Upon reading the Town of Hebron Wetland Regulations stormwater is included as one of the criteria for evaluating the impact to wetlands however there is some confusion as to what extent the impact of stormwater can be used in any decision by our commission. Many of the residents brought up concerns about storm water runoff/ flood related hazards. ***Please confirm if it is within this commission's purview to comment on stormwater runoff to adjacent residential properties.***
- The submitted stormwater runoff calculations for the convenience zone parcels are based on a hypothetical or example development plan showing a limited portion of the parcel being developed with a small building ( 30x40 ft ) , ~ 6 parking spots and driveway. If a potential future applicant were to propose a larger or different development, 1) please confirm that any change or how much of a change would have to be submitted to Inland Wetlands Agency as a new application, 2) would they have to redo stormwater runoff calculations and add controls as necessary to show there would not be an increase in quantity or timing of peak runoff? ***The general consensus of the commission is the proposed impact is way understated from what will ultimately be proposed for this site. In addition the applicant in the public hearing even stated that they have letters of interest about a plant nursery and a veterinarian office for large animals however these impacts are not shown on the plans.***
- The residential property plans show a rain garden on each property, would an approval of this application mean that the residential property developers would be required to install that rain garden as shown? ***The applicant did state that the groundwater is very high and that rain gardens would not work on this site so not sure why they are showing rain gardens?***
- Please clarify the timing requirement for a decision on this application. Our understanding is the public hearing portion must be closed within 35 days of being opened unless the applicant grants us an extension. Also a decision must be made within 35 days of the closing of the public hearing, again unless the applicant grants us an extension. ( Section 11.2 of the Hebron wetland regs). ***What happens if the board does not make a decision in the allotted time, i.e. there is no motion to approve or deny? At this point there seems to be a lot of unknowns***

*and we as a commission can not make a decision on this application until we have clear answers to all of our questions.*

Thanks,  
**Thomas A. Loto** PE, BCEE

Municipal Market Lead NE/Upstate NY  
Senior Project Manager, AECOM, Northeast  
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M +18608301418  
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## James Cordier

---

**From:** Matthew Bordeaux  
**Sent:** Thursday, February 1, 2024 12:28 PM  
**To:** Loto, Tom; James Cordier  
**Cc:** Joanna Chester; Christopher Frey; jasmin okugic; Seremet, Daniel  
**Subject:** Re: Questions for the Town Attorney  
**Attachments:** Conservation Commission Responses.pdf; Hebron Zoning Regulations - Effective 040918.pdf

Tom and members of the Conservation Commission,

Please see the memo I've drafted dated January 31, 2024 in response to the Commission's questions regarding the pending wetlands permit application associated with the proposed resubdivision on land referred to as the Ellenberg Property. I've asked Jim Cordier to make this correspondence part of the record to be included in Agenda Packet for the continuation of the Public Hearing on February 8, 2024.

Regards,

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](#)

---

**From:** Loto, Tom <tom.loto@aecom.com>  
**Sent:** Tuesday, January 30, 2024 12:23 PM  
**To:** Matthew Bordeaux <mbordeaux@hebronct.com>; James Cordier <jcordier@hebronct.com>  
**Cc:** Joanna Chester <joanna@chesterenv.com>; Christopher Frey <cfrey@hebronct.com>; jasmin okugic <jasmin.okugic@gmail.com>; Seremet, Daniel <Dan.Seremet@aecom.com>  
**Subject:** Questions for the Town Attorney

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Thanks,  
Thomas A. Loto PE, BCEE

Municipal Market Lead NE/Upstate NY  
Senior Project Manager, AECOM, Northeast  
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M +18608301418  
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**TOWN OF HEBRON  
PLANNING AND DEVELOPMENT DEPARTMENT**

**TO:** Hebron Conservation Commission

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

**DATE:** January 31, 2024

**RE:** Ellenberg Subdivision

In an email dated January 30, 2024, Conservation Commission, Chairman Tom Loto requested Town staff consider a series of questions regarding the pending Wetlands Permit application related to the proposed Ellenberg Subdivision located on the corner of Church St and Old Colchester Rd. After consultation with Thomas Fenton, P.E., consultant Town Engineer, I offer the following responses:

***Question:*** Please clarify if this is an application for parcel subdivision as written on the application form, or is this an application for a permit to conduct a regulated activity? What is being requested from this Board? Are we being asked for a recommendation to P&Z that they approve or deny the subdivision of the parcel or is the Inland Wetlands Agency being asked to approve or deny a permit for regulated activity including subdivision and development of 5 parcels? ***The commission has been told two different things we are not clear on this.***

***Response:*** The Hebron Subdivision Regulations state that one of the application requirements for subdivision approval is “Approval of Inland Wetlands Commission of regulated activity”. The Conservation Commission is being asked to issue a permit on proposed regulated activity associated with a potential development.

***Question:*** What changes to the plans shown / submitted would constitute a requirement for the applicant to submit a new wetlands application or modification? I.e., what would they have to come back to us for? The applicant has suggested they would have to come back for any specific development plans on the convenience zone parcels but would not have to come back for the residential parcels if the only planned activity within the buffer is stabilization (seeding/planting grass) of the current agricultural field. Is this true? What if there are changes to the residential parcels, such as increase in structure or impermeable surface size?

***Response:*** The Conservation Commission’s jurisdiction pertains to “regulated activity” proposed in the “regulated area”. The applicant’s statement that any proposed activity on the proposed commercial lots would require a subsequent application or modification is not entirely accurate because the Commission is permitting activity, and if a future developer wished to conduct regulated activity the way it was permitted, there would be no reason for a new application or modification. Further, should the site be developed in a manner different from what is being presented outside of the regulated area, no subsequent permit or modification would be required unless the proposal resulted in an impact to the wetlands different from what was approved. Admittedly, an intensification of activity proposed outside of the regulated area

that necessitated a meaningful alteration of the stormwater management measures proposed in the regulated area could warrant a new permit or modification.

I think it is important to note here, that while the Wetlands Regulations include “discharging of stormwater” in the list of regulated activities to be considered by the Commission, it is the potential that an alteration of the existing flow of stormwater could have an impact on the wetlands that the Commission should be considering. For example, will the flow of stormwater be altered in a way that could lead to erosion and sedimentation that impacts the wetlands? All sites must be developed in accordance with the CT Stormwater Quality Manual and the Connecticut Guidelines for Soil Erosion and Sediment Control, by which the applicant’s engineer must prepare plans and the Town’s consultant Town Engineer will review plans. Preparation of a Stormwater Management Plan is a requirement of the Subdivision Application administered by the Planning and Zoning Commission.

***Question:*** Upon reading the Town of Hebron Wetland Regulations stormwater is included as one of the criteria for evaluating the impact to wetlands however there is some confusion as to what extent the impact of stormwater can be used in any decision by our commission. Many of the residents brought up concerns about storm water runoff/ flood related hazards. ***Please confirm if it is within this commission's purview to comment on stormwater runoff to adjacent residential properties.***

***Response:*** Please see my last response. Again, every proposed site development plan must be prepared in accordance with the CT Stormwater Quality Manual and the Connecticut Guidelines for Soil Erosion and Sediment Control. What’s being presented will be reviewed by the Town Engineer for its compliance with those Guidance Documents. In the event that a future developer wishes to develop the site differently than what gets approved now, a new evaluation of the proposed development will be undertaken. If the new development cannot satisfy the standards, it cannot be approved. Further, if the new development proposal requires meaningful changes to the approved activity in the regulated area, a new or modified permit from the Conservation Commission will be required. NOTE: I say “meaningful” because realistically a de minimis change in an approved plan is typical and may in some cases be considered a field change or activity that can be reviewed and approved administratively by the Wetlands Agent.

***Question:*** The submitted stormwater runoff calculations for the convenience zone parcels are based on a hypothetical or example development plan showing a limited portion of the parcel being developed with a small building ( 30x40 ft) , ~ 6 parking spots and driveway. If a potential future applicant were to propose a larger or different development, 1) please confirm that any change or how much of a change would have to be submitted to Inland Wetlands Agency as a new application, 2) would they have to redo stormwater runoff calculations and add controls as necessary to show there would not be an increase in quantity or timing of peak runoff? ***The general consensus of the commission is the proposed impact is way understated from what will ultimately be proposed for this site. In addition the applicant in the public hearing even stated that they have letters of interest about a plant nursery and a veterinarian office for large animals, however these impacts are not shown on the plans.***

**Response:** Please see my last couple responses. I agree that the proposal may be understated, and perhaps that's a disservice to potential future land owners/developers. However, in response to Item 2 in your comment/question, any future commercial development proposal will need to provide a stormwater management plan and supporting calculations that meet the requirements of Section 5.E.1 of the Hebron Zoning Regulations which generally identifies the purpose and intent of such a plan as:

- *minimize degradation of water resources from pollution from non-point source runoff;*
- *mitigate impacts to the hydrologic system from development, including reduced groundwater recharge and pollutants found in stormwater runoff.*
- *reduce or prevent flooding, stream channel erosion, and/or other negative impacts created by the volume of stormwater runoff resulting from development; and*
- *promote the application of Low Impact Development (LID) strategies for the analysis and design of stormwater treatment systems.*

And includes more specific requirements in Section 5.E.3.

The applicant also referred to the limitations of the Zoning Regulations applicable to development in this District. Section 3.D.5 is attached for your review.

The Conservation Commission's jurisdiction is specific to impacts to regulated resources, and the upland review area is intended to be an area where activity that has the potential to impact a regulated resource should be considered, as the upland review area is not the resource itself.

**Question:** The residential property plans show a rain garden on each property, would an approval of this application mean that the residential property developers would be required to install that rain garden as shown? ***The applicant did state that the groundwater is very high and that rain gardens would not work on this site so not sure why they are showing rain gardens?***

**Response:** Yes, residential property developers would be required to install stormwater management practices as approved as part of this application. The rain gardens proposed are subject to review by the Town Engineer, who has already commented on their current design.

**Question:** Please clarify the timing requirement for a decision on this application. Our understanding is the public hearing portion must be closed within 35 days of being opened unless the applicant grants us an extension. Also a decision must be made within 35 days of the closing of the public hearing, again unless the applicant grants us an extension. ( Section 11.2 of the Hebron wetland regs). ***What happens if the board does not make a decision in the allotted time, i.e. there is no motion to approve or deny? At this point there seems to be a lot of unknowns and we as a commission can not make a decision on this application until we have clear answers to all of our questions.***

**Response:** A public hearing, assuming one is required, must be held with 65 days of receipt of a new application. The Commission received the application on Dec. 14<sup>th</sup> and opened the public hearing on Jan. 18<sup>th</sup>. Once a public hearing is opened, it must be closed within 35 days or an extension must be granted by the applicant. 35 days from Jan. 18<sup>th</sup> is February 22<sup>nd</sup>. So, in the



event that the Commission feels more information is necessary to render a decision, they could continue the public hearing at a Special Meeting on Feb. 15<sup>th</sup> or 22<sup>nd</sup> (just as an example, any date that works for the Commission on or prior to Feb. 22 would work), or request an extension, in which case, the extension shall not exceed an additional 35 days. Finally, once the Commission closes the Public Hearing, it has 35 days to render a decision, or it may request an extension from the applicant, not to exceed another 35 days.

### **3.D.5      ADDITIONAL STANDARDS**

1. Hours of operation shall be limited to the period 6:00 AM to 10:00 PM.
2. To insure limited, low-intensity uses consistent with the intent of this district, no building in this district shall have a gross floor area in excess of five thousand (5,000) square feet with a maximum of 2 buildings per lot except that the Commission may, by Special Permit, approve a building in excess of 5,000 square feet and more than two (2) buildings per lot provided that the Commission shall find that the resulting Site Plan, building design and building placement do not negatively impact the surrounding neighborhood when taking into consideration the Special Permit criteria found in Section 7.D as well as the following specific considerations:
  - a. the overall use, building location(s) and building design are compatible with the surrounding neighborhood;
  - b. type and intensity of proposed use;
  - c. proximity and sufficient buffering to residential neighbors;
  - d. conformance of the proposed architectural design to the design guidelines incorporated in Section 5.A of these Regulations, and where such design is found to lessen impact of the building's size with respect to its compatibility to the neighborhood; and
  - e. quality of site design and landscaping.
3. No new parking spaces in the Neighborhood Convenience District shall be located between the front facade of the principal building and the abutting streets unless approved by the Commission by Special Permit due to special or unique circumstances.

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2024 JAN 11 AM 11:22  
HEBRON TOWN 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



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*ED. Ass.*  
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:** November 9, 2023

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

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Public Hearing (Virtual)  
Thursday, January 18, 2024 - 7:30 PM**

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2024 JAN 23 A 10:58

HEBRON TOWN CLERK

**MINUTES**

**ATTENDENCE:**

**Conservation Commission (Present):** Tom Loto (Chair), Chris Frey (Vice-Chair), Dan Seremet, Joanna Chester

**Staff:** Jim Cordier

**Guests:** Mark Reynolds, Gradine Green, Jim Nelligan, Mac McCarrison, Matthew Champagne, Nicole Courtemanche, Dale Molnar, Paul Wilczawski

**1. Introduction**

Mark Reynolds, engineer representing the applicant, summarized the proposal of Petition 2023-04. An existing 27-acre lot on Church Street, (Map 12, Lot 18) would be subdivided into 5 lots, 2 residential (Zone R-1) and 3 commercial (Zone NC). The lot contains wooded wetlands, which account for roughly 50% of the parcel. The remaining land is partially farmed at this time. Water typically flows in a northerly direction on the parcel before draining westward to the Jeremy River. Consultation with DEEP's Natural Diversity Database shows the parcel does not include any state or federal listed species or critical habitat areas. Maps delineating zoning, wetlands, Open Space and topography, including wetland buffer zones, were shared and discussed. Upland review area disturbance for each proposed site was illustrated, and is roughly 1.38 acres for all sites combined. There is no wetland disturbance area. All sites are served by existing sewer lines. Relevant applications have been made to Planning and Zoning. M. Reynolds noted the individual commercial lots would require further special permits and site plan review by Planning and Zoning, in addition to further Conservation Commission site plan review.

**2. Commission Discussion**

There was discussion on stormwater management and sheet flow. Seeding to grass is planned for bare soil in many spots on the parcel. Possible building and parking lot sizes, and their impact, were discussed. M. Reynolds stated there is ample space on the parcels to support stormwater mitigation efforts for any type of development that would be proposed. J. Chester inquired about groundwater levels on the parcel, and noted the wetland is a big contributor to groundwater recharge in that area.

**3. Public Comment**

- A. Jim Nelligan (34 Old Colchester Road) – Stated he owns 7 acres bordering the cornfield, and the area has much more water when the corn has been cut. He also stated his belief that the land may not be subdivided, per his original deed. He noted available properties in town and expressed frustration at the proposal.

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Public Hearing (Virtual)  
Thursday, January 18, 2024 - 7:30 PM**

- B.** Mac McCarrison – Stated he is the applicant on the parcel, as well as the developer of Joshua Farms, which is the land Mr. Nelligan referred to. He noted every effort has been made to conform with all requirements of every commission, and restated that any future developments would require individual site review and approval from the Commission.
- C.** Gradine Green (257 Church Street) – Is the property owner across the street, and stated the land on that side is higher, resulting in water coming from that side of the street onto her property and under her drain. She has dealt with water in her basement, installing a new system recently, and asked what study has been performed for the side of the street opposite the proposed development. M. Reynolds stated most water flow on the parcel travels north and then west, away from the property in question. He anticipates any further development would grade appropriately, and direct sheet flow away from the right of way (Church Street), as this is standard practice.
- D.** Matthew Champagne (15 Brennan Road, Amston) – Read the following statement:  
“We have lived here since August of 2011. Our property is butted up to the property in the application. We have done a lot of work on our home and property to try and increase its value and make this neighborhood more desirable.

Over the years I have watched the property in our backyard be used for farming. During the last 12 years I have watched the farmers go from tilling the soil to no till planting. They grow corn in the field and cut it down when it has matured and dried out. The no till method requires the use of herbicides and insecticides to help with the growth of the crops. I have concerns that if this land is developed, the chemicals will run off and poison my property.

Another concern I have is with our local aquifer. We, in this area, use wells to get our water. With moving large sections of earth, it disturbs what is happening underground. Along with drilling new wells for this development, our water supply not only will be disturbed, but in drought conditions will make our wells dry out which will cause tens of thousands of dollars in remediation to get water into our homes.

I have observed small streams form on my property due to the current land topography. I can provide video upon request. My neighbors have a stream that crosses under Brennan Rd. This stream is fed by a holding pond on 85 Church St. Lately, with all the historic rain falls we have been having, water has been backing up into my property and I have been having problems with water entering the lower level



**TOWN OF HEBRON**  
**CONSERVATION COMMISSION**  
**Public Hearing (Virtual)**  
**Thursday, January 18, 2024 - 7:30 PM**

of my home. What will the developer do to fix the water flows from that property and how will they insure that manipulating the land topography and adding structures will not effect my home?

Last I would like to make you aware of the wildlife we have in this area. Not only do we have deer and a turkey population that is currently rebounding, there are coyotes, fox, fisher cat, bobcats (which are on the protected list) and bear. I also believe there is a family of New England cotton tail rabbits who are nocturnal. Developing this land will disturb that habitat that these animals need survive. Other mentions are the cardinals, robins, rose breasted grosbeaks, and our local pileated woodpecker.

I believe instead of developing this land and risking the people's health who will leave on this land because of the agriculture on it, the owner should get it cleaned up and invest their money on studying cleaner farming practices and continue leasing to the local farmers.

Thank you for your time.”

- E.** Mac McCorrison – Noted the property owners he represents live in Florida, and the parcel has been in their family for many years. It was zoned entirely commercial for some time. He stated again that no further steps can be taken until the subdivision proposal is approved. He expressed concern that the petition may be denied for reasons outside the purview of the Commission, stating that the site should be developed carefully, with the necessary Commission overview.
- F.** Nicole Courtemanche (250 Church Street) – Is the property owner next door to the cornfield. Noted her concerns regarding water drainage on her property, and the impact of increased development and extra pavement. Also stated her concern for impacts to wildlife and increased traffic in the area.
- G.** Dale Molnar (162 Cannon Drive) –The owner behind the parcel, he has concerns about runoff and flooding, and asked how water would be prevented from running into his property. M. Reynolds reviewed the stormwater considerations previously discussed, stating an anticipated decrease of 10% in peak stormwater runoff.
- H.** Paul Wilczawski (21 Brennan Road) – Stated the high water table results in his yard flooding, and that more grass is unlikely to help. He also expressed concern over pesticide runoff.

**4. Further Discussion**

T. Loto suggested keeping the Public Hearing open until next month’s meeting. J. Cordier confirmed that meeting (scheduled for February 8<sup>th</sup>) still falls within the 65-day window for the Commission’s decision. J. Nelligan asked if the soil would be tested for contamination.

**TOWN OF HEBRON**  
**CONSERVATION COMMISSION**  
**Public Hearing (Virtual)**  
**Thursday, January 18, 2024 - 7:30 PM**

M. Reynolds stated there is no regulation requiring such testing, and thus none is planned. G. Green asked if meeting minutes from the 1960s were available, as she recalls a previous planned development for the site that was voted down. M. McCorrison stated following a Public Hearing, the commercial portion of the parcel was reduced to six acres. M. Reynolds requested a list of items requiring further discussion, so next month's meeting will address all concerns. T. Loto stated he would like to see a report from the town's engineer regarding stormwater analysis. D. Seremet noted the residential lots would not require specific site plan approval from the Commission if no activity occurs in the buffer zone. There was discussion on rain gardens and well density.

**5. Conclusion**

The Commission agreed to continue the Public Hearing at next month's meeting, and ended the session for this evening.

Respectfully submitted,  
Hannah Walcott

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Special Meeting (Virtual)  
Thursday, January 18, 2024 - 7:30 PM (Following Public Hearing)  
MINUTES**

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2024 JAN 24 A 11:35  
EDK, ADL  
HEBRON TOWN CLERK

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

Chair Tom Loto called the meeting to order at 9:15 p.m.

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

**Members Absent:** Jasmin Okugic

**Staff Present:** Jim Cordier

**II. Approval of Minutes**

**A. December 14, 2023 (Regular Meeting)**

**Motion by D. Seremet and seconded by C. Frey to approve the Thursday, December 14, 2023 meeting minutes as submitted. The motion passed.**

**B. January 6, 2024 (Special Meeting)**

**Motion by C. Frey and seconded by D. Seremet to approve the minutes as submitted. The motion passed.**

**III. Additions to the Agenda**

None.

**IV. Recognition of Guests**

None.

**V. Violations**

None.

**VI. Pending Applications**

- A. Petition 2023-04:** Church St, Map 12, Lot 18, Zone NC into 3 lots & Zone R-1 into 2 lots, Roderic A. McCorrison, 5-Lot Subdivision. This item was the topic of tonight's Public Hearing, and will be continued at next month's meeting.

**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. Per J. Cordier, the applicant (the Town) is requesting the Commission accept and receive the application and associated materials. Town engineer Tom Fenton will make a full presentation at the next Commission meeting.

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

None.



**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Special Meeting (Virtual)**

**Thursday, January 18, 2024 - 7:30 PM (Following Public Hearing)**

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HEBRON TOWN CLERK

**IX. Pre-Applications**

None.

**X. New Business**

None.

**XI. Other Pertinent Business**

**A. Schedule of Meetings for 2024, as amended**

Proposed meeting dates, included in the agenda:

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

**Motion by D. Seremet and seconded by C. Frey to approve the revised meeting schedule.  
The motion passed.**

**XII. Correspondence**

Relevant correspondence was included in the agenda. J. Cordier noted the CAWS annual meeting is scheduled for March 7<sup>th</sup>. He also highlighted several grants available through that organization. He then noted an email from Ann Zitkus, endorsing Jean Davies for her work on the Air Line Trail Master Plan.

**XIII. Liaison Reports**

- A. Open Space Land Acquisition Committee** – C. Frey mentioned the possible land swap discussed at previous meetings, but noted no additional updates.
- B. Salmon River Watershed Partnership** – no report.

**XIV. Adjournment**

There was continued discussion on the Public Hearing, and other items from tonight's meeting, as well as the timeline for the Commission's decision on an application. The requirements for further site review by the Commission are unclear. The Commission will seek clarification from the town attorney on those issues and potentially schedule a Special Meeting to discuss.

**Motion by C. Frey and seconded by D. Seremet to adjourn.**  
Meeting adjourned.

Respectfully submitted,  
Hannah Walcott (Board Clerk)

## 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 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 \_\_\_\_\_

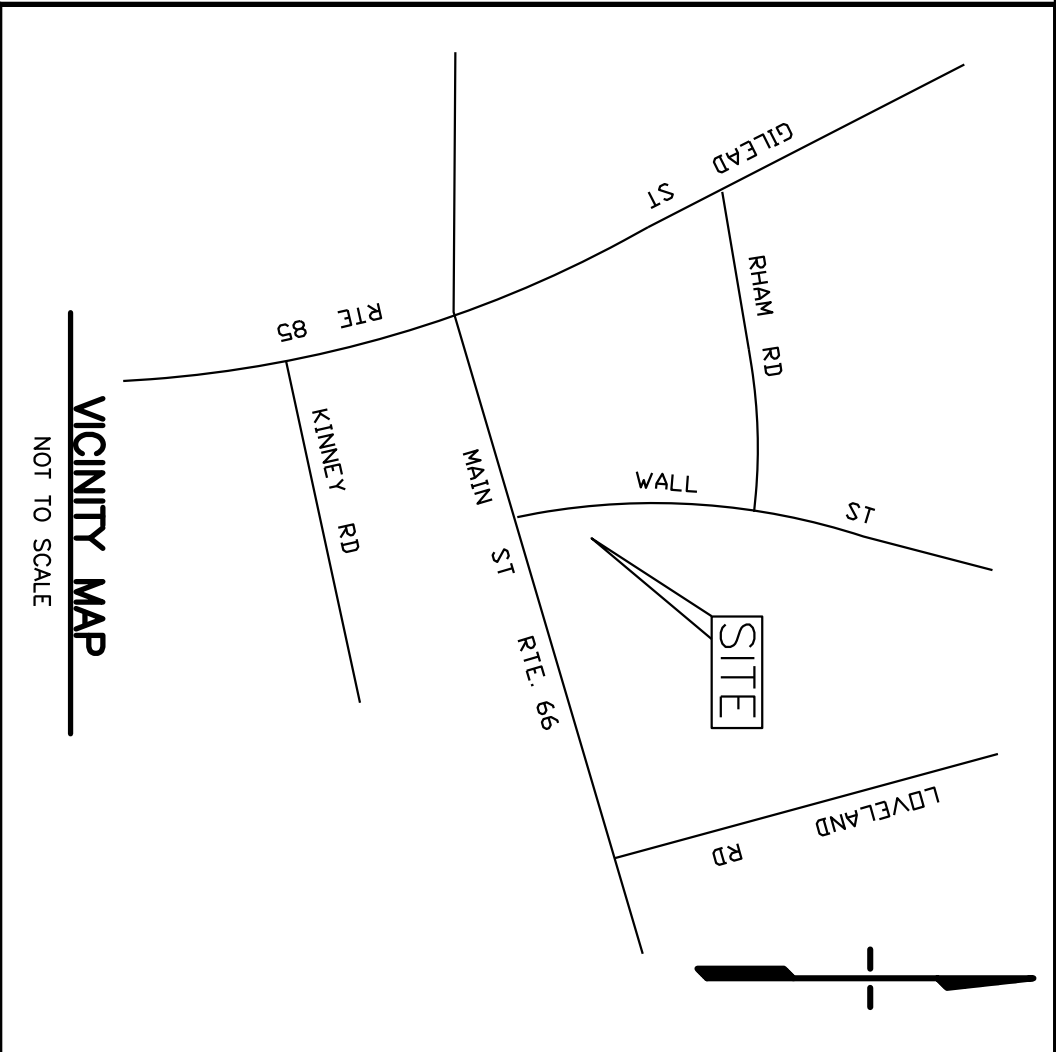
Signature of Applicant \_\_\_\_\_

**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.


# JonNic Enterprises

## SITE IMPROVEMENTS AT 24 WALL STREET IN THE TOWN OF HEBRON, CONNECTICUT

CONTENTS	
1 of 5	TITLE SHEET
2 of 5	SURVEY PLAN
3 of 5	LAYOUT PLAN
4 of 5	GRADING WITH EROSION AND SEDIMENT CONTROL PLAN
5 of 5	DETAILS



REVISION		DATE
SCALE & SIGNATURE:		NOTE:
		THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE SOLE PROPERTY OF MEEHAN & GOODIN, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN, P.C. SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACTS AND MAY BE SUBJECT TO PENALTY. ANY INFRINGEMENT OF THESE RIGHTS SHALL BE THE RESPONSIBILITY OF THE USER AND NOT MEEHAN & GOODIN, P.C.

<div><b>Meehan &amp; Goodin</b> Engineers – Surveyors, P.C. 387 North Main Street, Manchester, CT 06042 (860) 643-2520 FAX (860) 649-8806</div> <div>PLAN PREPARED FOR</div> <div><b>JonNic ENTERPRISES</b></div> <div>HEBRON, CONN.</div>			
<b>TITLE SHEET</b>			
SCALE: 1" = 20'	DESIGN: DT	PROJECT: 2023-91	ACAD: 2023-91.DWG
DATE: 01-10-2024	DRAWN: DT	DISK NO.:	SHEET NO. <b>1</b> OF <b>5</b> .





PARKING

REQUIRED:  
FIVE SPACES + (2 x SIX SERVICE BAYS) = 5+12= 17 PARKING SPACES

PROVIDED:  
18 PARKING SPACES INCLUDING, 1 VAN ACCESSIBLE PARKING SPACE

COVERAGE

EXISTING TOTAL AREA= 54,026 SF  
IMPERVIOUS= 16,900 SF= 31.28% EXISTING  
GRAVEL= 6,508 SF= 12.05% EXISTING  
GRASS= 30,618 SF= 56.67% EXISTING  
IMPERVIOUS & GRAVEL= 23,408 SF= 43.33% EXISTING

PROPOSED TOTAL AREA= 54,026 SF  
IMPERVIOUS PROPOSED= 22,511 SF= 41.67% PROPOSED  
GRASS PROPOSED= 31,515 SF= 58.33% PROPOSED

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. MEEHAN & GOODIN MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

EROSION CONTROL:

SILT FENCE LOCATION IS SHOWN ON THE PLAN. SILT FENCE AND/OR HAY BALES TO BE PLACED AROUND EXISTING DOWNSTREAM CB'S, YD'S, LI'S AND DRAINS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY DIRT, SILT, AND SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION AND AFTER THE PROJECT IS FINISHED. CLEANING SHALL INCLUDE STORM DRAINAGE SYSTEMS AND ADJUTING PARKING AREAS.

SEE GRADING AND UTILITIES PLAN FOR EROSION AND SEDIMENT CONTROL WITH WATER POLLUTION CONTROL PLAN AND NOTES.

SITE DEMOLITION NOTE:

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HEBRON STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

7. RELOCATION/ DISCONNECTION OF THE EXISTING PROPANE TANK SHALL BE IN ACCORDANCE WITH THE ASSOCIATED UTILITY COMPANY.

N/F  
SCOTT A. DOLAN  
VOL. 598 PG. 579

N/F  
NORMA K. MARA  
VOL. 462 PG. 236

N/F  
TOWN OF HEBRON  
VOL. 392 PG. 473

PARCEL AREA  
54026.0 SQ. FT.  
1.24 ACRES

N/F  
41-61 MAIN STREET, LLC  
VOL. 486 PG. 564

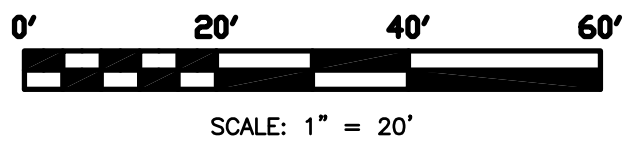
LEGEND


---	PROPERTY LINE
— S —	SANITARY SEWER
— OHW —	OVERHEAD WIRES
— W —	WATER SERVICE
— 30 —	EXISTING CONTOUR
x 31.25	EXISTING SPOT GRADE
CONC	CONCRETE
IP	IRON PIN
DH	DRILL HOLE
Ø	UTILITY POLE
FRONT.	FRONTIER
REF	REFERENCE (IS MADE TO)
S.F.	SQUARE FEET
AC.	ACRES

ZONING DATA

ZONE: MS (MAIN STREET)	REQUIRED	EXISTING
LOT AREA	21780 SF	54026.0 SF
MIN. FRONTAGE	75 FT	170.06 FT
MIN. FRONT YARD	30 FT	33.51 FT (FRONT BLD) 124.33 FT (REAR BLD)
MIN. SIDE YARD	15 FT	30.9 FT (FRONT BLD) 33.9 FT (REAR BLD)
MIN. REAR YARD	25 FT	282.07 FT (FRONT BLD) 204.0 FT (REAR BLD)
MAX. BLD COVERAGE	30%	8.7% (BUILDING/FOUNDATION)
MAX. LOT COVERAGE	??	30.7% (IMPERVIOUS)

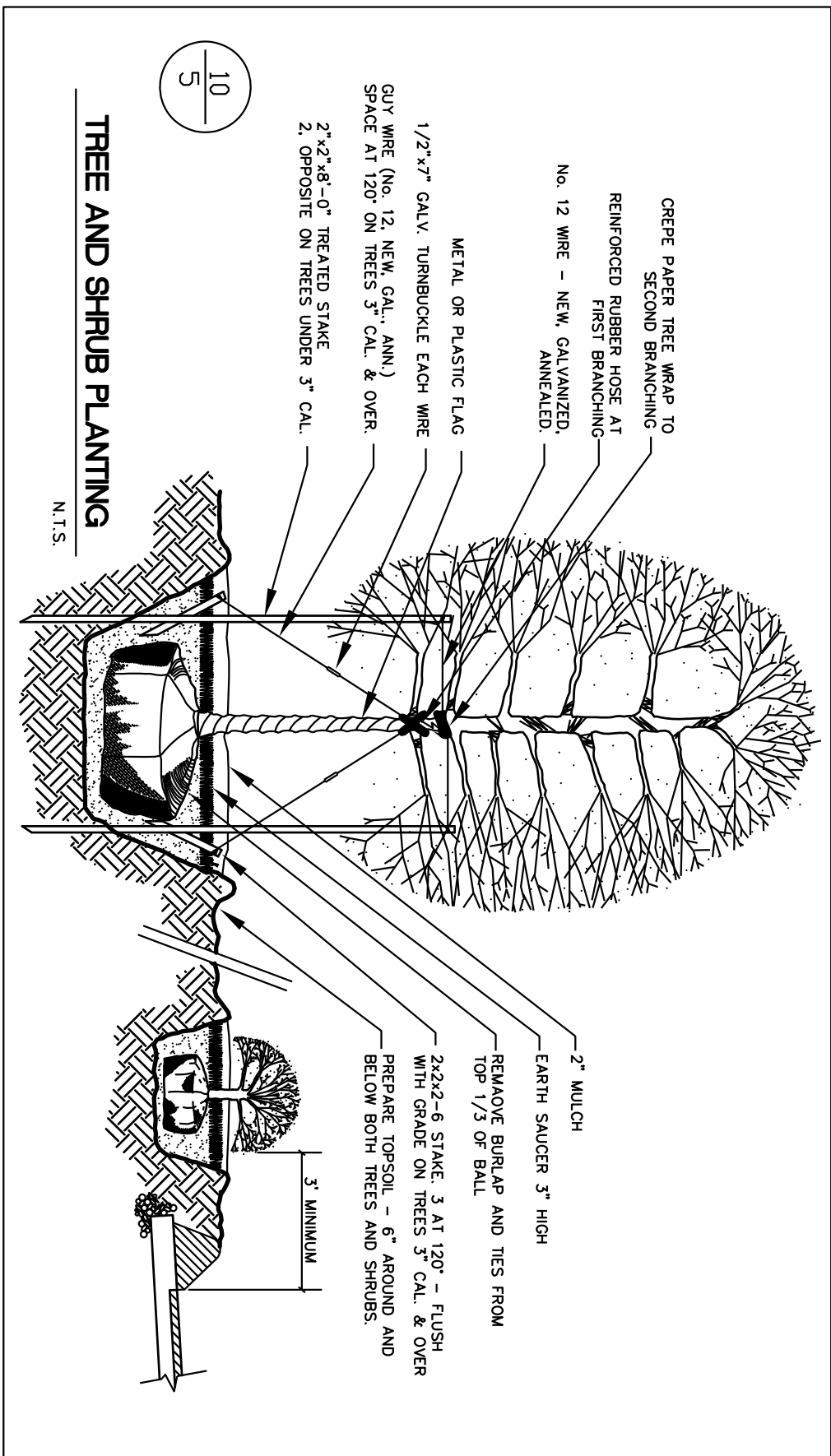
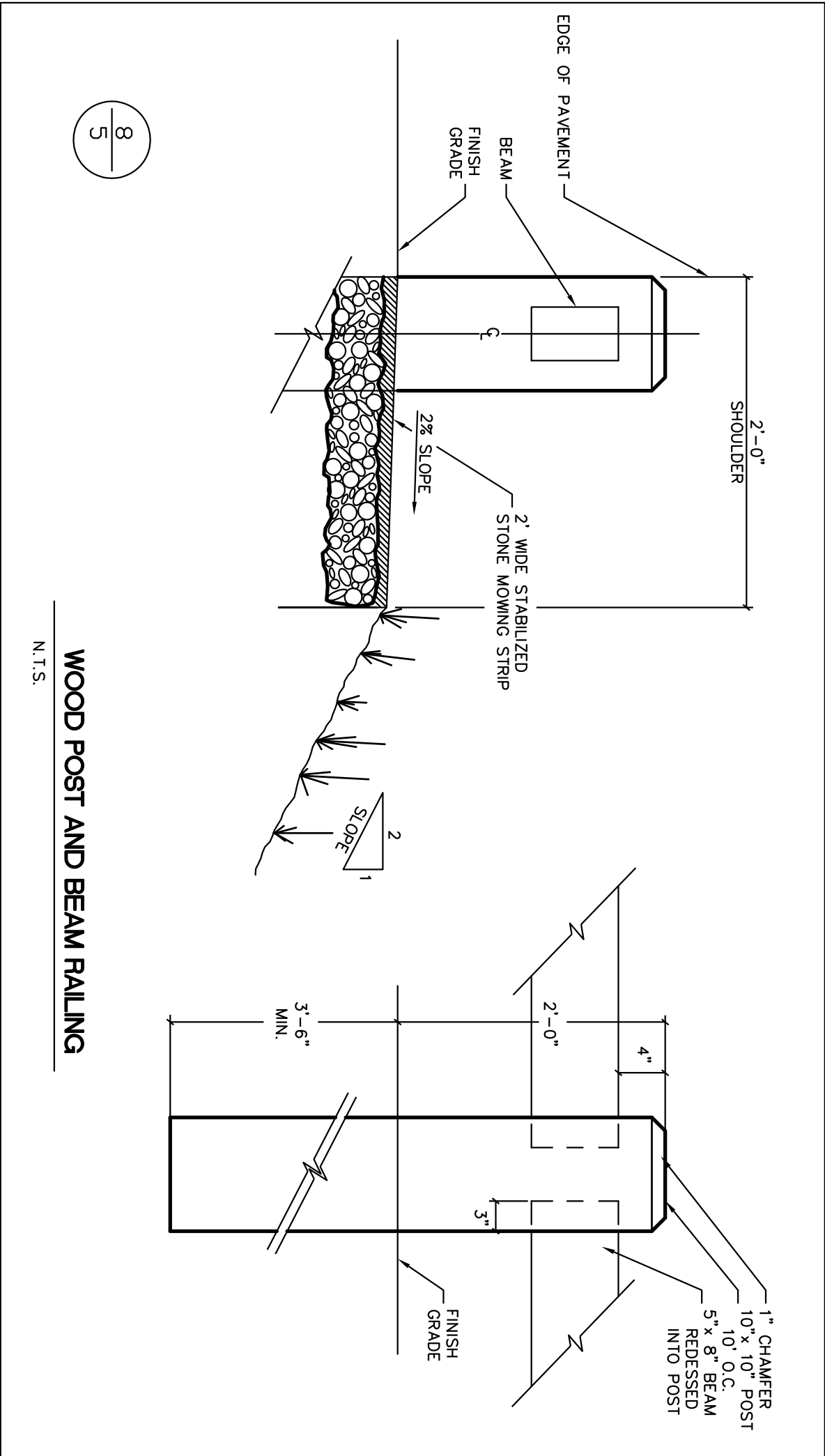
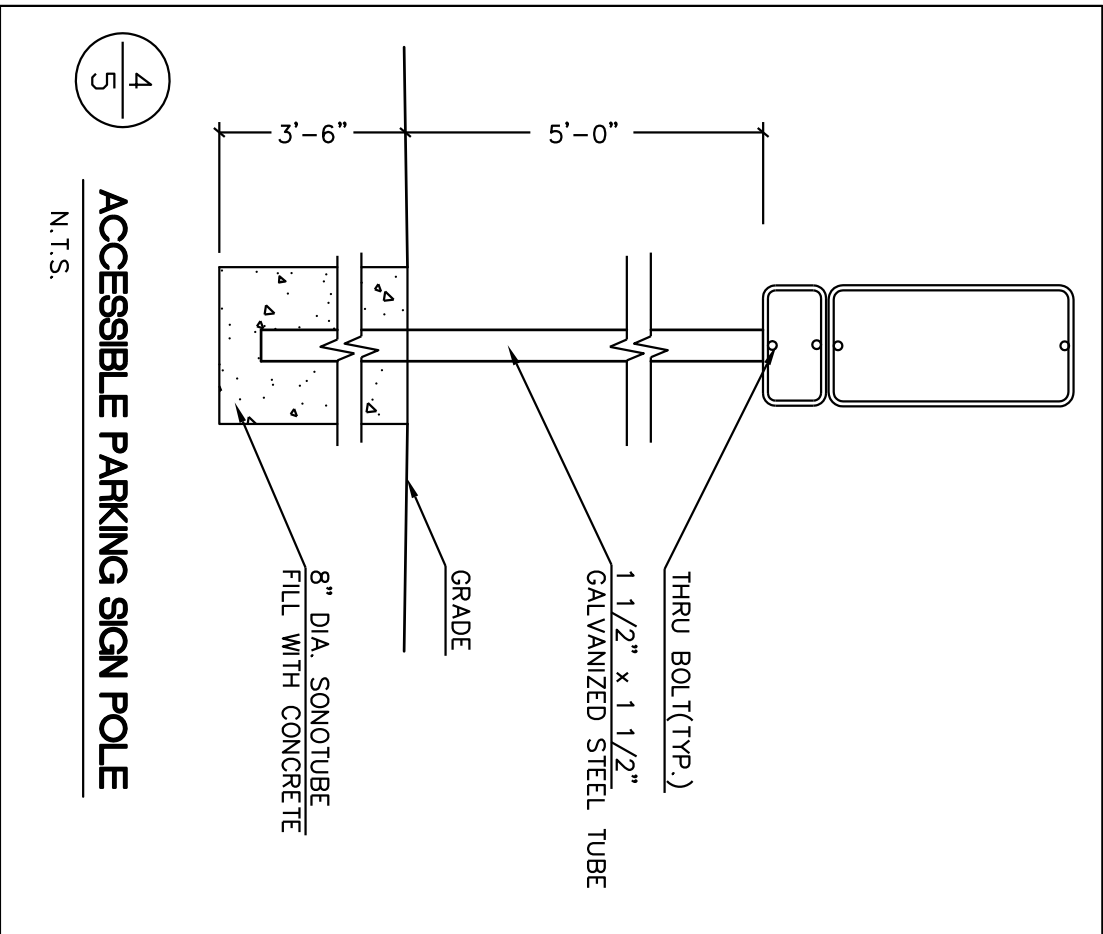
SOURCE OF DATA HEBRON PLANNING AND ZONING OFFICE




REVISION		DATE			<b>Meehan &amp; Goodin</b> Engineers – Surveyors, P.C. 387 North Main Street, Manchester, CT 06042 (860) 643-2520      FAX (860) 649-8806			
					PLAN PREPARED FOR			
					<b><u>JonNic ENTERPRISES</u></b>			
					24 WALL STREET HEBRON, CONN.			
					<b>LAYOUT PLAN</b>			
					SCALE: 1" = 20'      DESIGN: OT      PROJECT: 2023-91      ACAD: 2023-91.DWG			
SEAL & SIGNATURE:		NOTE:		DATE: 01-10-2024      DRAFT: DT      DISK NO.:      SHEET NO. <u>3</u> OF <u>5</u>				
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REVISION			DATE		
SCALE & SIGNATURE:					
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<div style="text-align: center;">  <h1>Meehan &amp; Goodin</h1> <p>Engineers - Surveyors, P.C.</p> <p>367 North Main Street, Manchester, CT 06042</p> <p>(860) 643-2520 FAX (860) 649-8806</p> </div>					
PLAN PREPARED FOR					
24 WALL STREET					
<b>Jonic EnterpriseS</b>					
<b>DETAILS</b>					
SCALE: 1" = 20'	DESIGN: OT	PROJECT: 2023-91	AQCD: 2023-91.DWG		
DATE: 01-10-2024	DRAWN: DT	DISK NO.:	SHEET NO. <u>  3  </u> OF <u>  3  </u>		
HEBRON, CONN.					