

**PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – ORGANIZATION MEETING – VIRTUAL
February 13, 2024 at 7:00 P.M.**

**Planning and Zoning Commission
Feb 13, 2024, 7:00 – 10:00 PM (America/New_York)**

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

<https://meet.goto.com/489092533>

You can also dial in using your phone.

Access Code: 489-092-533

United States: [+1 \(224\) 501-3412](tel:+12245013412)

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REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. January 23, 2024 – Regular Meeting
- III. Recognition of Guests / Public Comments (non-Agenda items)

The Planning and Zoning Commission will accept public comment regarding the 2024 Plan of Conservation and Development Draft, available for review at
<https://hebronct.com/town-departments/planning-development/2014-plan-update/>
- IV. Action on Pending Applications
 - A. **Petition 2023-10** – Petition of Roderic A. McCorrison to create a five (5) lot resubdivision of a 26.98-acre split lot owned by David G. Ellenberg, Parcel #12-18 Church St, Neighborhood Commercial and Residence-1 District – *Public Hearing rescheduled for March 12, 2024.*
 - B. **Petition 2024-01 and 2024-02** – Petition of Town of Hebron to construct a pedestrian bridge and sidewalk connection between the Douglas Library of Hebron and Pendleton Drive. Application is filed pursuant to Sections 3.A.3.4.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts – *Public Hearing Scheduled for March 12, 2023*

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – ORGANIZATION MEETING – VIRTUAL
February 13, 2024 at 7:00 P.M.

V. Old Business

- A. Continue Discussion re: Commercial - Technology District with Jim Celio, Associate Broker, CENTURY 21 AllPoint Realty

VI. New Business

A. New Applications

- 1. **Petition 2024-04** – Petition of JonNic Enterprises LLC to modify the approved Site Plan of an existing motor vehicle repair facility for the construction of a building addition, and driveway and parking improvements at 24 Wall St, Main Street District.
- 2. **Petition 2024-03** – Petition of John A. Bond, Jr., for a Special Permit to install a temporary storage structure in accordance with 2.D.11.3 of the Hebron Zoning Regulations on premises located at Parcel #35-15 East St, Residence-1 District

B. Set Public Hearing Date

- 1. **Petition 2024-03** – Petition of John A. Bond, Jr., for a Special Permit to install a temporary storage structure in accordance with 2.D.11.3 of the Hebron Zoning Regulations on premises located at Parcel #35-15 East St, Residence-1 District

C. Other New Business

- 1. Review of Revised Draft Municipal Infrastructure Sections of the 2024 POCD Update
- 2. Discussion of Draft Referral to Board of Selectmen under CGS Section 8-24 for Disposition of Town-owned Parcel #10-10 Church St associated with the swap of 594 Church St owned by Savy Brothers LLC

VII. Correspondence

- A. Salmon River Watershed Partnership 2023 Accomplishments flyer
- B. Town of Bolton: CGS 8-7d(f) Notification dated January 24, 2024
- C. 80 Birch Hill Stone Wall

VIII. Public Comment (non-Public Hearing applications)

IX. Adjournment

**PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – ORGANIZATION MEETING – VIRTUAL
February 13, 2024 at 7:00 P.M.**

ORGANIZATIONAL MEETING

I. Review of By-Laws

Next Meeting: February 27, 2024 Regular Meeting / Workshop
 March 12, 2024 Public Hearing / Regular Meeting

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: February 7, 2024

RE: Planner's Report for February 13, 2024 Meeting

Action on Pending Applications

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

The Commission received a new application for resubdivision at their December 12, 2023 meeting. The application remains under review by Town staff. A public hearing was tentatively scheduled for February 13, 2023 however the Conservation Commission continued a public hearing on the associated Inland Wetlands Permit to their February 8, 2024 meeting, so I decided not to advertise to hold the Public Hearing until at least March 12, 2024.

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

The project has been referred to the Hebron Historic Properties Commission and an Inland Wetlands Permit will be considered by the Conservation Commission at their February 8, 2024 meeting. The Planning and Zoning Commission tentatively scheduled a Public Hearing for March 12, 2024.

Old Business

Discussion with James Celio re: Commercial - Technology District

It is Mr. Celio's intent to continue the conversation with the Commission about the viability of the Commercial - Technology District and the applicable Zoning Regulations. At the Commission's request, I've drafted a summary of some options for the Commission to consider to amend the code applicable to this District. Please see attached memo dated February 7, 2024.

New Business

New Applications

Petition 2024-04 – Petition of JonNic Enterprises LLC to modify the approved Site Plan of an existing motor vehicle repair facility for the construction of a building addition, and driveway and parking improvements at 24 Wall St, Main Street District.

Please see the attached memo in review of the proposed modification of the approved Site Plan for the motor vehicle repair facility. Minor review comments were conveyed to the applicant. I anticipate responses and revised plans will be available at the meeting.

Petition 2024-03 – Petition of John A. Bond, Jr., for a Special Permit to install a temporary storage structure in accordance with 2.D.11.3 of the Hebron Zoning Regulations on premises located at Parcel #35-15 East St, Residence-1 District.

The Special Permit application will require a Public Hearing. I recommend the Commission schedule a Public Hearing for March 12, 2024. The applicant is also requesting a waiver of the Site Plan application.

Other New Business

2024 POCD Update - Municipal Infrastructure Drafts - Revised

At the Commission's direction, Michael K. O'Leary made revisions to the Municipal Infrastructure Sections of the 2024 POCD Draft. Specifically, please find revised drafts of the Education, Emergency Services, Public Works, Town Offices and Library. Also included is a minor amendment to the Recreation Section to include additional details regarding the Park Operations Building. Once the Commission is satisfied with the "final drafts", I will include them on the Town website for the public to view.

Discussion of Draft Referral to Board of Selectmen under CGS Section 8-24 for Disposition of Town-owned Parcel #10-10 Church St associated with the swap of 594 Church St owned by Savy Brothers LLC

I believe I've introduced the idea of a land swap between Savy and Sons and the Town of Hebron, however I do not recall the date. As I continue to review the proposal with other Hebron Boards and Commissions, I recommend the Commission take this opportunity to consider some of the factors applicable to an 8-24 referral that would ultimately be required for both the disposition and acquisition of property.

Please find the attached draft referral memo to begin the review. This is a work in progress.

Correspondence

Salmon River Watershed Partnership 2023 Accomplishments flyer

Town of Bolton: CGS 8-7d(f) Notification dated January 24, 2024

Email dated 2/8/2024 Re: Stone wall at 80 Birch Hill Rd - I'd like to hold a brief discussion regarding the property owner's request to remove a stone wall interfering with the construction of his new home.

MRB

H:\Matt\Boards & Commissions\PZC\2024\02-13-2024\Planners Report.docx

Attachments

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING – VIRTUAL
January 23, 2024 at 7:00 P.M.**

RECEIVED
2024 FEB -5 A 8:10
HEBRON TOWN CLERK

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

Alternate Members Present: T. McManus

Members Absent: D. Garner, B. Franzese

Staff: Matt Bordeaux- Town Planner

Guests: Mike O'Leary- POCD Consultant

REGULAR MEETING

I. Call to Order / Roll Call: F. Zitkus called the meeting to order at 7:00pm.

F. Zitkus sat T. McManus as a voting member in place of D. Garner.

II. Approval of Minutes

A. December 12, 2023 Public Hearing/Regular Meeting:

The motion to accept the December 12, 2023 Public Hearing/ Regular Meeting and January 9, 2024 Regular Meeting minutes as presented was made by T. McManus, seconded by J. Fodaski; the motion passed unanimously.

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

Lilli Rhodes- L. Rhodes would like to express her disappointment in the ruling in October on the 103 Burrows Hill Rd. Property, where Mr. Fichera was seeking permission to put a huge commercial building on a breathtakingly beautiful piece of property and surrounding properties. Although it can't be discussed much during public comments, she is curious why the PZC didn't stick to the regulations, and if the property owner still objects, can he take it up with the ZBA?

The PZC has the ability to approve an accessory building excessively permitted if there are certain standards. And there were a lot of conditions on that approval.

IV. Action on Pending Applications

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

B. Petition 2024-01 and 2024-02 – Petition of Town of Hebron to construct a pedestrian bridge and sidewalk connection between the Douglas Library of Hebron and Pendleton Drive. Application is filed pursuant to Sections 3.A.3.4.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts – Public Hearing Tentatively Scheduled for March 12, 2024

V. Old Business – No Old Business

VI. New Business

A. New Applications – No New Applications

B. Set Public Hearing Date:

Petition 2023-10- Tentatively Scheduled for February 13, 2024

Petition 2024-01 and 2024-02- Tentatively Scheduled for March 12, 2024

C. Other New Business

1. Workshop Discussion: 2024 Plan of Conservation and Development

i. Review Section 4. Municipal Infrastructure

M. O'Leary is considering the sections on state regulated public utilities, sustainability, water and future land use, cemeteries and areas of historical narratives finalized. M. Bordeaux has those sections as well as all of the conservation sections and business and residential sections up on the Hebron Town Website for public review.

M. O'Leary reviewed the draft of the Municipal Infrastructure sections

Library:

M. O'Leary reached out to the Douglas Library Director, Drusilla Carter, and got the BOT feedback and a copy of their new Strategic Plan.

- Second and third sentence: "The association *received* income from the trust" "The income *was* insufficient"
- Change Policy 3 to Action Item 1.
- Action Item 2: Repaving, Landscaping and Walkway with the grant that was received.

Emergency Services:

- Possibly add in response times and which town responded.
- Change "lower" with "better" or "improved" ISO rating.
- Public Services: Clarify that one of the school resource officers is for the High School and one is for the Middle School.
- Future Needs or Action Items: Add in that the project to get a generator of some capacity to have a fully functioning emergency shelter at the High School is underway.

Public Works:

- M. Bordeaux is going to reach out to K. Hershey and get a comment about the Swap Shack.
- Remove reference to the schools in Policy 5.

Town Offices:

- Add in electric charging stations as an accomplishment.
- M. Bordeaux is going to write something up on the Horton House Facilities Assessment and have M. O'Leary review.

Education:

- Remove the table on projected classroom numbers and modify the text above it.
- Policies: Remove number 2. Encourage and support the connection of school facilities to centralized Town infrastructure to promote sound future planning and growth. Consideration should be given to 'phasing in' (completing small portions at a time) or 'roughing in' future innovations for full construction at a later date.
- Add: All the pipes were redone at Hebron Elementary School.

There will be advertisements in the River East for the public to comment on the POCD during the PZC Regular Meetings Public Comment Section and on the Town Website.

2. Request for interpretation of provisions related to Accessory Apartments:

M. Bordeaux is going to discuss the interpretation of a regulation with the PZC Chairperson. If it warrants more discussion it will come back to the Board.

VII. Correspondence – No New Correspondence**VIII. Public Comment (non-Public Hearing applications): None****IX. Adjournment:**

The motion to adjourn the January 23, 2024 Regular Meeting was made by N. Wood, seconded by D. Sousa; the motion passed unanimously.

The meeting was adjourned at 11:10pm.

Next Meeting:

February 13, 2024 Public Hearing (Tentative) / Regular Meeting

February 20, 2024 Special Meeting

February 27, 2024 Regular Meeting / Workshop

Respectfully Submitted,
Catharine Brinkman
Board Clerk

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: February 7, 2024

RE: Options for amendment of Commercial - Technology District (CT)

Based on the expressed intent of Mr. Celio's clients, the Santoro family, property owners of Parcel #38-5 Old Hartford Rd, to have the opportunity to market their property for Single-family residential purposes. The following are a few options that the Commission may consider to amend the Hebron Zoning Regulations:

Change the Zoning District from Commercial – Technology to Residence 2. The CT District has 5 parcels.

- | | |
|--------------------------------------|--|
| • Parcel 38-6 | Open Space, Fish & Game Club |
| • Parcel 38-4A | Land-locked, privately owned |
| • Parcel 38-5.1 (14 Old Hartford Rd) | Single-family residential |
| • Parcel 38-5 | Undeveloped |
| • Parcel 38-4 (60 Old Hartford Rd) | Former excavation operation, single-family |

As there has been no interest in low-density technology or commercial uses in the zone, the Commission could consider eliminating the district in its entirety and reverting to the surrounding R-2 District.

Add Single-Family Residential Uses to the list of Principal Uses and Structures in Section 3.F.2. Section 3.F.2.4. is already reserved for this purpose. If the Commission were to consider this approach, I'd recommend specifically listing "A single family dwelling" for consistency with language used in the Amston Village (AV) District and others. Section 3.F.4 outlines "Dimensional Standards" for proposed development in the CT District. It is apparent that these standards are oriented to uses other than single-family residential uses. The Commission discussed applying the standards applicable to the Residence-2 District (R2) because it is the district that surrounds the CT District and is likely to share some of the physical characteristics that led to the provision of larger lot sizes in the R2 District. One simple solution would be to add language to Section 3.F.2.4 referencing the standards of the R2 District. For example, "A single family dwelling subject to the provisions of Section 2.E applicable to the Residence 2 (R-2) District".

Double down on Commercial – Technology District. One thing that caught my attention about the viability of future development in the CT District is the tone of the descriptions we enunciate in the Hebron Zoning Regulations “Purpose” statement in Section 3.F.1 and in the 2014 Hebron Plan of Conservation and Development. Care for our natural environment is paramount and is acknowledged as such in many places throughout Hebron’s Comprehensive Plan. Our current descriptions of the CT District seems to over-emphasize caution and under-emphasize opportunity. Prospective developers weighing the risks associated with a project are not likely to interpret this narrative as “development-friendly”.

Mr. Celio’s clients are therefore left in a lurch, unable to find anyone interested in commercial development as outlined in the Regulations, and unable to market the property for residential development because it is not permitted.

One point of caution however, and part of the reason I am leaning toward the option to rezone the district as R2, is that by simply adding single-family residential to the list of permitted uses we could potentially open the door to conflict in the future, in the event a commercial/technology use is proposed. This has historically been the function of traditional zoning, to limit conflict and preserve property values by clustering compatible uses in a given district.

MRB

H:\Matt\Boards & Commissions\PZC\Regulation Amendments\CT District\Options for Amendments Memo.docx

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: February 8, 2024

RE: Petition of JonNic Enterprises LLC to modify the approved Site Plan of an existing motor vehicle repair facility for the construction of a building addition, and driveway and parking improvements at 24 Wall St, Main Street District.

Introduction

The applicant, JonNic Enterprises, LLC is requesting to make modifications to the site in accordance with Section 7.C.6.4 of the Hebron Zoning Regulations at 24 Wall St, home of Valvoline Instant Oil Change and Highline Automotive, located in the Main Street District. Motor vehicle repair is a permitted use in the Main Street District with the approval of a Special Permit and in accordance with Section 3.G.2. The design guidelines incorporated in Section 5.A are also applicable.

A series of permits have been granted by the Planning and Zoning Commission for uses at 24 Wall St. An automotive repair facility was approved in 1992. In 2001, the Commission approved the oil change facility and the addition, for which a foundation exists now, was approved in 2014 to replace an existing barn. A Building Permit was approved for the foundation only in 2016.

The proposal seeks to reconfigure the way the flow of customer traffic operates by constructing a new emissions testing area in the approved, but undeveloped building addition depicted on the plan. The proposal includes a dedicated driveway entering and exiting a drive-through garage bay. The building addition will be constructed of materials matching the existing facility. Architectural renderings for building permit purposes are included in your packet.

Regulated Activity in Wetlands Upland Review Area

An Inland Wetlands Permit Application was prepared for activity proposed in the 100' upland review area of a wetlands located to the northeast of the site. The proposed activity includes the reduction or scaling-back of an existing gravel parking area that will be restored to a "natural grassy condition". The applicant is proposing to pave some of the parking spaces at the westerly extent of the regulated upland review area and to construct the entrance lane to the emissions testing area. The Conservation Commission will consider the application at their February 8, 2024 Regular Meeting. An update on the status of that application will be provided at the meeting.

Hebron Zoning Regulations

As stated above, motor vehicle repair is a permitted use subject to Special Permit approval in the Main Street District per Section 3.B.2.1.8. Section 3.G.2.1 includes provisions for Motor Vehicle Limited and General Repair. A copy of this Section is included in your packet for review. Rather than review the provision line by line, as this is an existing operation, I'll bring your attention to a few points:

1. Section 3.G.2.1.2.f - "Any trash or storage area shall be enclosed by a suitable opaque fence not less than eight (8) feet in height."
2. Section 3.G.2.1.4.a requires "Premises used for motor vehicle limited or /or general repair shall be screened from any adjacent residential property and/or residential zone by a suitable opaque fence (which shall bear no advertising), or plant screen, eight (8) feet in height and of sufficient density to provide year-round screening and conforming to Section 5.D of these Regulations." The applicant is proposing to plant 23 Emerald Green Arborvitae bushes, diagonally spaced 4 feet on center to create a year-round screen on the northerly property boundary abutting an existing residential use.
3. Section 3.G.2.1.5.a states "All parking of vehicles shall be in a neat and orderly manner, preferably in individual spaces permanently marked out on the pavement surface." The applicant proposes to bring the site into conformity with this Section.

Staff Review

Minor staff review comments were provided to the applicant. They generally consisted of the request for additional information regarding stormwater management and the navigation of vehicle through the site. Responses have been provided by the applicant so it is anticipated that the applicant will have them prepared for review and discussion at the meeting.

MRB

H:\Matt\Boards & Commissions\PZC\Applications\2024-04 24 Wall St\Review Memo.docx

Attach.



Town of Hebron, Connec

Petition 2024-4

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



SITE PLAN APPLICATION

☐ New Site Plan Application ☒ Amendment to Approved Site Plan

Applicant Information

Name: Jonnic Enterprises LLC
Address: 11 Princess Pine Path Southampton CT. 06489
Phone: 860-915-0214 Fax: 860-276-8267
Email: jonnicenterprises@cox.net
Legal Interest: Contractor

JAN 22 2024

Owner Information

Name: Expet LLC
Address: 8 Two Mile Rd, Farmington CT. 06032
Phone: 860-729-2517 Fax: _____
Email: Tcooper@synpower.net

Town Planner

☐ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel

Address: 29 WALL ST, HEBRON CT 06248
Size: 1.24 ACRES Zone: MS Assessor's Map and Lot #: 70-12

Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

Is the subject parcel within a designated "Village District"? ☐ yes ☒ no

Requested Use

Application is made under Section 7.C.6.4 of the Hebron Zoning Regulations, requesting approval of the following use: REDUCTION OF EXISTING REAR PARKING

AREA AND CONSTRUCT NEW DEDICATED ENTRANCE
AND EXIT TO EMISSIONS LANE

emailed to Matt's folder on 2/1/2024

Parties of Interest*

Engineer/ Architect Name: MECHAN + GOODIN, PC
Address: 387 N. Main ST, MANCHESTER CT 06042
Phone: 860-643-2520 Fax: _____
Email: bdahn@mechangoodin.com

Developer/ Builder Name: Jon Nic Enterprises LLC
Address: 11 Princess Pine Path, Southwinton CT 06489
Phone: 860-919-0214 Fax: 860-276-8267
Email: jonnicenterprises@cox.net

*Complete information in this section as applicable.

Taxes

Are all real estate, sewer use, and sewer assessment taxes current? ☒ yes ☐ no

☒ Attached is proof of payment. (required)

Fees

\$150 + \$ 50.00 + \$10 Processing Fee + \$60 (State Fee) = \$ 270.00
(\$ 50 / ea. 1,000 sf of new construction) (Payable to the Town of Hebron)

Pd. 1/22/2024 ck. #2979 Dmg.

Signatures

Signature of Owner(s) [Signature] Date: 1/5/24

Signature of Applicant(s) [Signature] Date: 5 Jan 24

Town of Hebron

Receipt for Payment

Date Monday, January 22, 2024

Receipt No.: 7748

Address **24 WALL STREET**

Notes PZC Petition #2024-4 - Site Plan - Reduction of existing rear parking area & construct new dedicated entrance & exit to emissions lane

Land Use Agency Fees

Planning and Zoning Commission Fees	\$200.00
Zoning Board of Appeals Fees	\$0.00
Sign Application Fees	\$0.00
Fee-In-Lieu of Open Space	\$0.00
Engineering Fees	\$0.00
Inland Wetlands Commission Fees	\$0.00
State Conservation Fund Fee	\$60.00
Letter or Legal Size	\$0.00
Tabloid Size	\$0.00
Black and White Print	\$0.00
Color Print	\$0.00
Zoning Regulations	\$0.00
Subdivision Regulations	\$0.00
Inland Wetlands Regs.	\$0.00
Plan of Development	\$0.00
Application Processing Fee:	\$10.00

Amount Due: \$270.00

Payments

Cash	\$0.00
Check	\$270.00

Check No: 2979

Credit Card:	\$0.00
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Payment \$270.00

Cashier D. Godbout



Town of Hebron

Account info last updated on Jan 5, 2024



0 BILL(S) - \$0.00

[Home](#) [Shopping Cart](#) [Checkout](#)

TAX BILLS

SEWER/WATER/MISC

Click on Sewer/Water/Misc if you want to search Sewer/Water/Misc bills only.

Click on Tax Bills if you want to search your Real Estate, Personal Property, Motor Vehicle or Supplemental Bills.

SEARCH BY

Name



Enter the search criteria below:

EXPCT LLC

Search



[See Example](#)

Enter Last Name then space then 1st Initial (example SMITH J) or Business Name (No comma)

☒ All ☐ Due Now ☐ Balance Due ☐ IRS Payment Records for Year 2023

01 - REAL ESTATE

02 - PERSONALPROPERTY

03 - MOTOR VEHICLE

04 - MOTOR VEHICLE SUPP

06 - SEWER USE

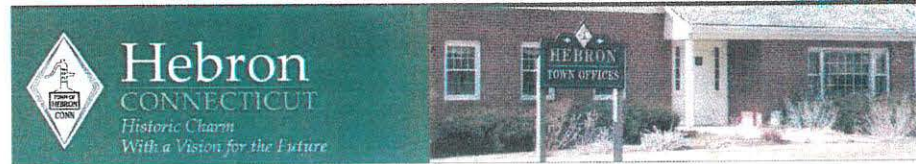
BILL #	NAME/ADDRESS	PROPERTY/VEHICLE	TOTAL TAX	PAID	OUTSTANDING	OPTIONS	PAY
2021-01-0001206 1206	EXPCT LLC C/O GALENA ASSOCIATES LLC	24 WALL ST 70-12	\$8,476.58	\$8,476.58	\$0.00	    	
(REAL ESTATE)							
2022-01-0001206 1206	EXPCT LLC C/O GALENA ASSOCIATES LLC	24 WALL ST 70-12	\$8,875.02	\$8,875.02	\$0.00	    	
(REAL ESTATE)							

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©2024
277564 visitors

ASSESSORS CARD

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



Information on the Property Records for the Municipality of Hebron was last updated on 1/4/2024.



Parcel Information

Location:	24 WALL ST	Property Use:	Automotive	Primary Use:	Service Garage
Unique ID:	1206	Map Block Lot:	70-12	Acres:	1.2400
490 Acres:	0.00	Zone:	MS	Volume / Page:	0608/0354
Developers Map / Lot:		Census:	5261		

Value Information

	Appraised Value	Assessed Value
Land	139,400	97,580
Buildings	230,200	161,140

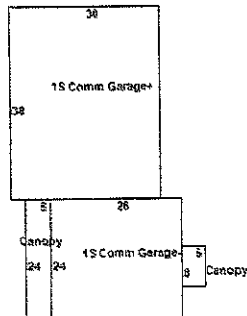
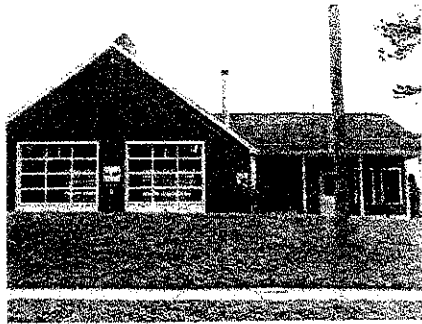
	Appraised Value	Assessed Value
Detached Outbuildings	12,400	8,680
Total	382,000	267,400

Owner's Information

Owner's Data

EXPCT LLC
C/O GALENA ASSOCIATES LLC
8 TWO MILE RD
FARMINGTON, CT 06032

Building 1



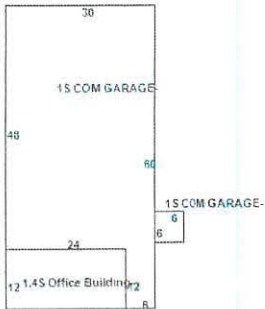
Category:	Automotive	Use:	Commercial Garage	GLA:	1,764
Stories:	1.00	Construction:	Wood Frame	Year Built:	2002
Heating:	Forced Hot Air	Fuel:	Oil	Cooling Percent:	0
Siding:	Vinyl Siding	Roof Material:	Asphalt	Beds/Units:	0

Special Features

Attached Components

Type:	Year Built:	Area:
Canopy	2002	120
Canopy	2002	40

Building 2



Category:	Automotive	Use:	Commercial Garage	GLA:	1,951
Stories:	1.00	Construction:	Wood Frame	Year Built:	1993
Heating:	Radiant Ceiling	Fuel:	Natural Gas	Cooling Percent:	0
Siding:	Vinyl Siding	Roof Material:	Asphalt	Beds/Units:	0

Special Features

Attached Components

Type:	Year Built:	Area:
Mezzanine	1993	208

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Asphalt Paving	1998	0.00	0.00	5,800
Frame Shed	2015	0.00	0.00	192

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
EXPCT LLC	0608	0354	02/15/2023	Warranty Deed	\$600,000
TARCA RICHARD C &	0154	0005	10/02/1992		\$134,000

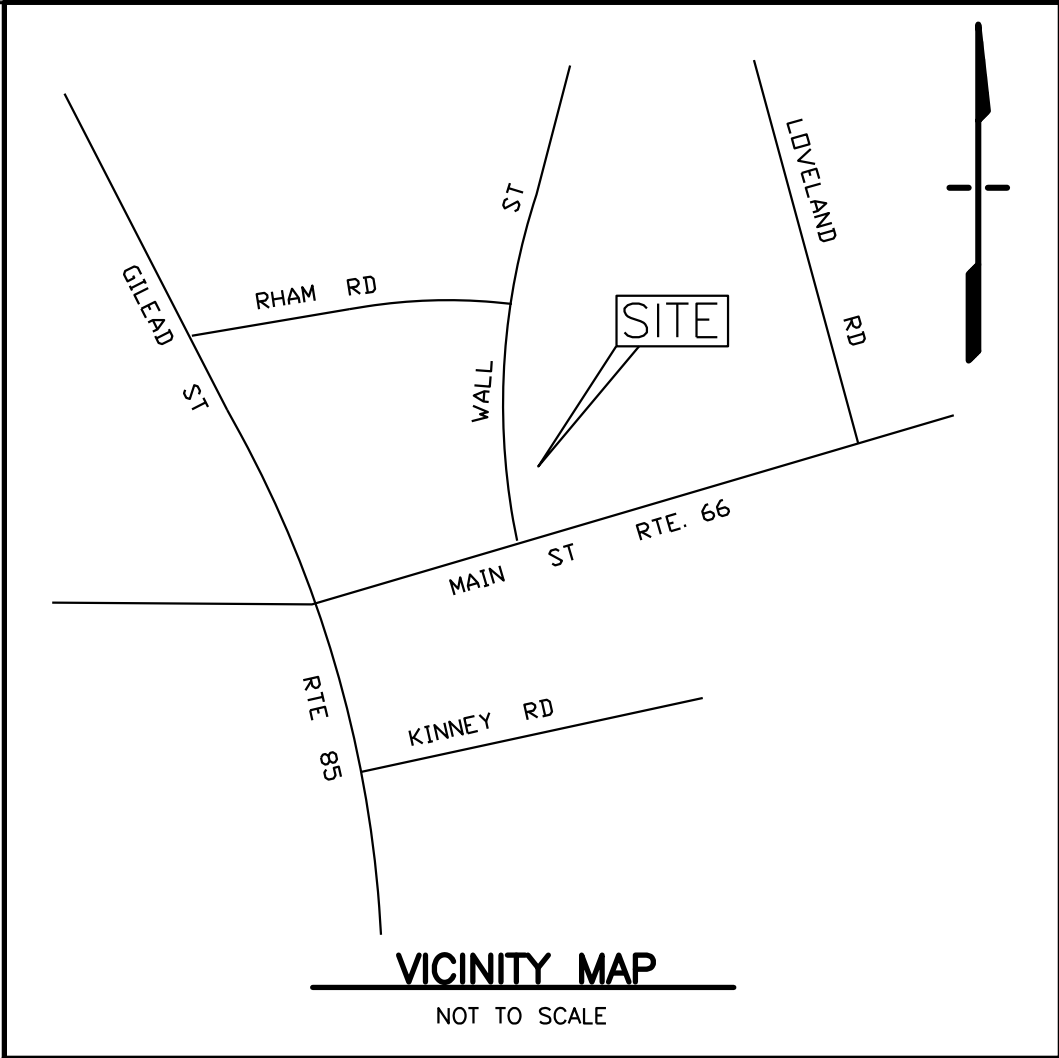
Building Permits

Permit Number	Permit Type	Date Opened	Reason
23-13	Comm Renovations	03/16/2023	NEW SIGN
2021-0124	Addition	04/23/2021	ADDITION TO EXISTING BUILDING ON EXISTING FOUNDATION
25609	Outbuilding/Yard Item	09/16/2016	FONDATION ONLY - REPLAE OLD BARN WITH NEW; 2X6 FRAMING WITH ENGINEERED FLOOR TRUSSES, CONCRETE FOOTI
14-2D	Commercial Demolition	05/05/2014	CO ISSUED 8/21/14


Information Published With Permission From The Assessor

JonNic ENTERPRISES

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



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SEAL & SIGNATURE:

NOTE:
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MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

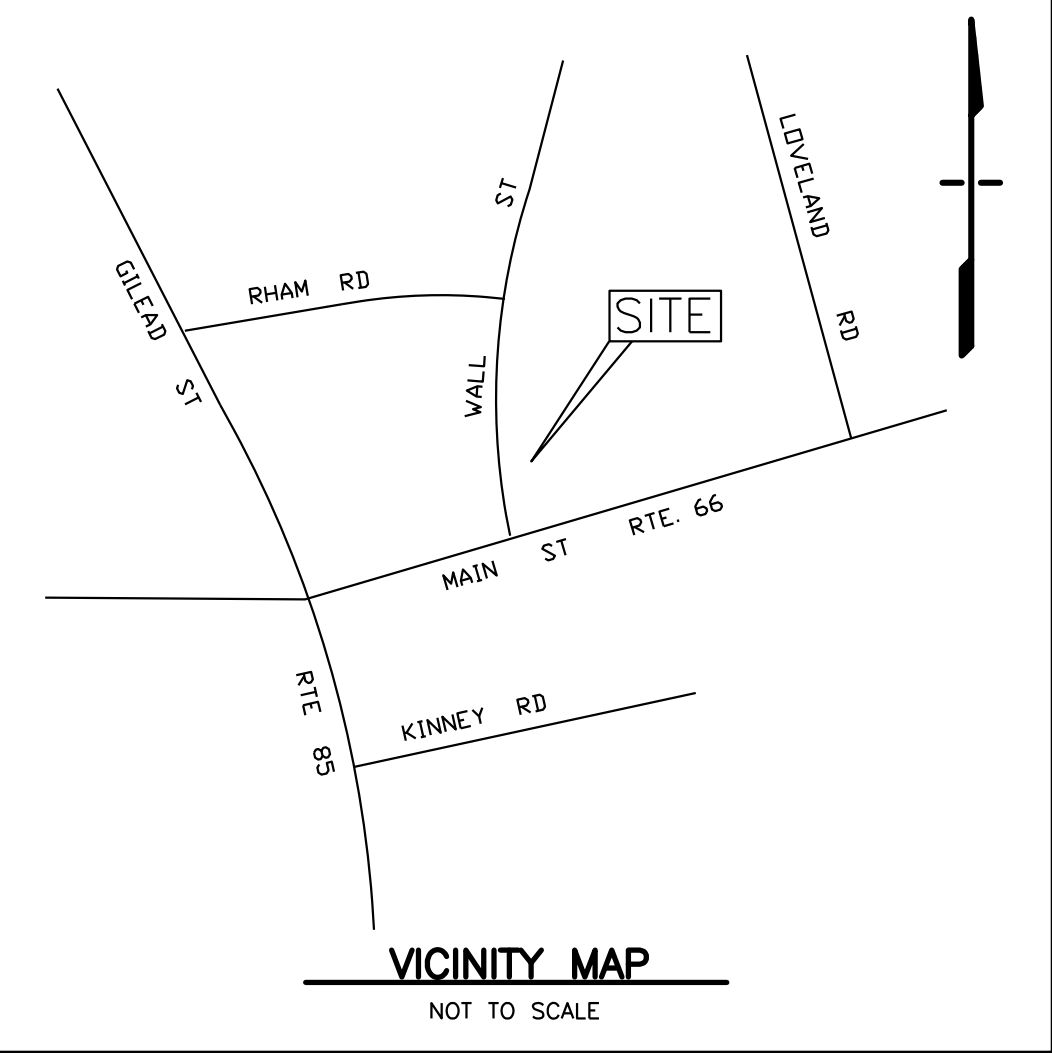
- "SITE PLAN 24 WALL STREET PREPARED FOR RICK & SARA TARCA HEBRON, CONN. DATE: 5-6-92 REV. 6-23-92 REV. 7-29-92 REV. 10-2-92 SCALE: 1"=20" BY MEGSON & HEAGLE
- "SITE PLAN FOR HEBRON PLAZA ASSOCIATES MAIN STREET & WALL STREET SCALE: 1"=40' DATE 10-13-81 REV. 10-27-81 REV. 11-6-81 SHEET 1 OF 1" BY RICHARD F. MIHOK CONSULTING ENGINEER
- "PROPERTY MAP PROPOSED DIVISION OF LAND NOW OR FORMERLY OF ANNIE L. & JOHN KULYNYCK 44 WALL STREET HEBRON, CONNECTICUT DATE: 1-5-88 SCALE: 1"=40" SHEET 1 OF 1" BY DECARLO & DOLL, INC.
- "SITE PLAN FOR HEBRON PLAZA ASSOCIATES MAIN STREET & WALL STREET HEBRON, CONNECTICUT SCALE: 1"=40' DATE: 09-27-83 REV. 09-29-83 REV. 11-04-83 SHEET 1 OF 1" BY RICHARD F. MIHOK CONSULTING ENGINEER.
- "SITE PLAN 24 WALL STREET PLAN PREPARED FOR RICK AND SARA TARKA HEBRON, CONNECTICUT DATE: 1-9-01 SCALE: 1"=20" SHEET 3 OF 6" BY MEGSON & HEAGLE

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

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

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

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



GENERAL NOTES

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: MAP REFERENCE NO. 1
- VERTICAL INFORMATION BASED ON N.A.V.D. 88 DATUM.
- WELL AND WELL PUMP LOCATION COULD NOT BE FIELD VERIFIED, APPROXIMATE LOCATION IS BASED ON MAP DEPICTION.
- SANITARY SEWER SYSTEM COULD NOT BE FIELD VERIFIED, LOCATION BASED ON MAP REFERENCE NO.5.

SURVEY CERTIFICATION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, THE HORIZONTAL ACCURACY CONFORMS TO A-2 AND VERTICAL ACCURACY T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

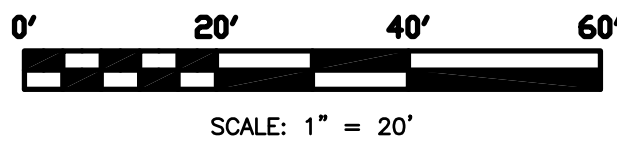
I HEREBY DECLARE TO THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

ZONING DATA

ZONE: MS (MAIN STREET)	REQUIRED	PROVIDED
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	
SEAL & SIGNATURE:		NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.	
24 WALL STREET		HEBRON, CONN.	
Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06042 (860) 643-2520 FAX (860) 649-8806			
PLAN PREPARED FOR JonNie ENTERPRISES			
PROPERTY/BOUNDARY SURVEY TOPOGRAPHIC SURVEY			
SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-91	ACAD: 2023-91.DWG
DATE: 11-7-2023	DRAFT: KRN	DISK NO.:	SHEET NO. 2 OF 5

LEGEND

—	PROPERTY LINE
S	SANITARY SEWER
—	OHW
W	WATER SERVICE
—	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

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

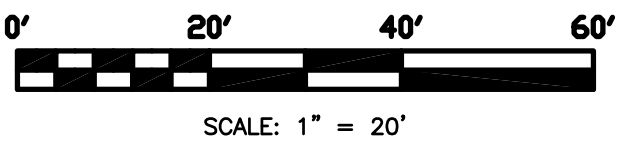
LEGEND


---	PROPERTY LINE
---	SANITARY SEWER
---	OHW
---	W
---	EXISTING CONTOUR
x 31.25	EXISTING SPOT GRADE
CONC	CONCRETE
IP	IRON PIN
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SOURCE OF DATA HEBRON PLANNING AND ZONING OFFICE



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SCALE: 1" = 20'		DESIGN: OT	PROJECT: 2023-91	ACAD: 2023-91.DWG
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SEDIMENTATION AND EROSION CONTROL PLAN

A. INTENT: IT IS THE INTENT OF THIS SEDIMENTATION AND EROSION CONTROL PLAN TO PROVIDE THE SITE CONTRACTOR THE MEANS TO CONTROL EROSION AND SEDIMENTS INTO EXISTING WATERCOURSES AND DRAINAGE SYSTEMS, AND ON TO SURROUNDING PROPERTIES AND ROADWAYS. THE CONTRACTOR SHALL USE THIS PLAN ALONG WITH THE GUIDELINES PROVIDED TO CONTAIN SEDIMENTS WITHIN SPECIFICALLY NOTED AREAS AS LISTED ON THIS PLAN.

B. DESIGN CRITERIA: THE DESIGN CRITERIA USED TO PREPARE THIS PLAN WAS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED, WHILE TAKING INTO CONSIDERATION THE EXISTING NATURE AND TOPOGRAPHY OF THE SITE, AS WELL AS THE SPECIFICS OF THE PROPOSED PROJECT.

C. APPROXIMATE STARTING DATE OF CONSTRUCTION: APRIL, 2024

D. APPROXIMATE COMPLETION DATE OF CONSTRUCTION: JULY, 2024

E. AGENT RESPONSIBLE FOR IMPLEMENTATION OF PLAN: OWNER.

F. DISCUSSION OF SITE AND DEVELOPMENT:

THE SITE IS LOCATED ON WALL STREET IN THE TOWN OF HEBRON, CONNECTICUT.

THE DEVELOPMENT, AS PROPOSED, INVOLVES THE CONSTRUCTION OF A DRIVE THRU DRIVEWAY.

THE SITE PRESENTLY DRAINS TO THE EAST.

THE FOLLOWING ARE DEEMED POTENTIAL AREAS REQUIRING PROPER SEDIMENTATION AND EROSION CONTROL MEASURES:

- LOWER SLOPE OF EXCAVATION AREAS
- BOTTOM OF SLOPE WITH EXCAVATION AREAS
- STORM SEWERS, INCLUDING EXISTING AND PROPOSED CATCH BASINS
- DUST AND MUD CONTROL ON SURROUNDING STREETS AND PROPERTIES

THIS PLAN DEALS WITH THESE POTENTIAL SOURCES OF SEDIMENTS BY PROPOSED SILTATION FENCES AND CHECKS, AND REQUIRING PROMPT STABILIZATION OF EXPOSED SLOPES.

ORGANIC MULCH ANCHORING WITH STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WIND BLOWING. THE FOLLOWING METHODS AND/OR PROCEDURES SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND THE STATE OF CONNECTICUT SEDIMENTATION AND EROSION CONTROL GUIDELINES....

- MULCH ANCHORING TOOL
- TRACKING
- LIQUID MULCH BINDERS
- MULCH NETTING
- PEG AND TWINE
- CHEMICAL MULCHES
- MATS

1. ALL EMBANKMENT SLOPES, DISTURBED OR REGRADED DURING CONSTRUCTION SHALL BE SODDED OR SEEDDED AND MULCHED (AS REQUIRED), AS SOON AS PRACTICAL AFTER COMPLETION OF SLOPES.

2. SYNTHETIC FILTER FABRIC BARRIERS OR HAY BALES SHALL BE PLACED AS SHOWN ON THIS PLAN TO CONTROL SEDIMENTATION AND EROSION. REFER TO DETAIL FOR PROPER INSTALLATION REQUIREMENTS.

3. ALL PERIMETER SYNTHETIC FILTER CHECKS OR BARRIERS SHALL BE PLACED PRIOR TO STARTING OF ANY SITE CONSTRUCTION.

4. PRIOR TO CONSTRUCTION, ALL AREAS TO BE DISTURBED IN A PARTICULAR LOCATION SHALL BE STRIPPED OF TOPSOIL AND STOCKPILED IN AN APPROPRIATE LOCATION. HAY BALES OR SYNTHETIC FILTER BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF THE PILE. TOPSOIL SHALL BE IMMEDIATELY SEEDED WITH A TEMPORARY COVER OF ANNUAL RYE GRASS.

5. HAY BALES OR SYNTHETIC FILTER BARRIERS SHALL BE PLACED AT ENDS OF ALL SWALES, EITHER PERMANENT OR TEMPORARY, IMMEDIATELY AFTER SWALE HAS BEEN COMPLETED.

6. HAY BALE CHECKS SHALL BE PLACED AROUND CATCH BASINS AFTER COMPLETION TO PREVENT SILTATION OF SUMPS. REFER TO DETAIL FOR PROPER INSTALLATION REQUIREMENTS.

7. AREAS SHALL BE SODDED OR SEEDDED IMMEDIATELY AFTER FINAL GRADING BETWEEN APRIL 1 AND JUNE 15, AND BETWEEN AUGUST 15 AND SEPTEMBER 30.

8. WHEN GRADING IS NOT COMPLETED BY SEPTEMBER 30, OR AREAS TO BE EXPOSED FOR EXTENDED PERIODS OF TIME, A TEMPORARY COVER OF ANNUAL RYE GRASS SEEDED AT THE RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET SHALL BE ESTABLISHED AND HAY SPREAD.

9. THE CITY/TOWN ENGINEER OR THEIR AGENT SHALL BE NOTIFIED BEFORE CONSTRUCTION BEGINS AND UPON COMPLETION.

10. ALL CONTROL MEASURES SHALL BE INSPECTED WEEKLY FOR EXCESSIVE ACCUMULATIONS OF SILT. THESE INSPECTIONS SHALL BE INCREASED TO DAILY DURING PERIODS OF RAIN OR WHEN EXCESSIVE EROSION WITHIN A PARTICULAR PORTION OF THE SITE IS OCCURRING WITH REGULARITY.

11. CONTROL MEASURES SHALL BE CLEANED OF SILT WHEN DEPTH ACCUMULATIONS REACH 1/2 THE OVERALL HEIGHT.

12. ALL CONTROL MEASURES ARE TO BE REMOVED FROM SITE IMMEDIATELY AFTER WORK HAS BEEN COMPLETED AND GROUND COVER HAS BEEN ESTABLISHED. PERIODIC REVIEW OF THE SITE MAY BE REQUIRED TO INSPECT THE SITE TO INSURE THAT GRADED EMBANKMENTS MAINTAIN VEGETATION AS ESTABLISHED IN A PARTICULAR AREA. ADDITIONAL MEASURES MAY NEED TO BE TAKE TO REESTABLISH THE GROUND COVER.

13. EXISTING STORM SEWERS, WATERCOURSES, AND CATCH BASINS SHALL BE CLEANED OF ANY ACCUMULATION OF SILT DUE TO CONSTRUCTION.

14. CONTRACTOR TO KEEP ROADWAY FREE AND CLEAR OF ANY ACCUMULATED MUD OR SILT DURING CONSTRUCTION. MEASURES TO BE USED MAY INCLUDE EITHER SWEEPING, APPLICATION OF WATER SPRAYS, OR MULCHING TECHNIQUES.

15. DISTURBED AREAS SHALL BE SEEDED WITH THE FOLLOWING SEEDING MIXTURE: KENTUCKY BLUEGRASS 45%, CREEPING RED PERSUUE 45%, AND PERENNIAL RYE GRASS 10%. SEED TO BE APPLIED AT A RATE OF 4 LBS./1,000 SF. PLANTING SEASONS ARE FROM APRIL 1 TO JUNE 1 AND FROM AUGUST 15 TO SEPTEMBER 15.

16. MULCHING SHALL BE REQUIRED IN ADDITION TO SEEDING AFTER SEPTEMBER 30TH.

17. SEED BED PREPARATION:
A) APPLY FERTILIZER AT THE RATE OF 300 POUNDS PER ACRE OF 7.5 LBS/1,000 SF OR 10-10-10 OR EQUIVALENT.
B) APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 2 TONS / ACRE OR 135 LBS/ 1,000 SF AS PER EXISTING SOIL CONDITIONS. FOR SOIL CONDITIONS TEXTURES (CLAY, CLAY LOAM AND HIGH ORGANIC SOIL).

18. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. MULCH ANCHORING WILL BE USED ON SLOPES GREATER THAN 3 PERCENT AND CONCENTRATED FLOW AREAS SUCH AS DIVERSIONS AND OUTLET WATERWAY CHANNELS.

19. ORGANIC MULCH MAY BE USED IN AN AREA WHERE MULCH IS REQUIRED. THE USE OF STRAW OR HAY AT THE RATE OF 1.5 - 2 TONS/ACRE OR 70-90 LBS/1,000 SF, AND BE FREE OF WEEDS AND COARSE MATTER. IT MUST BE ANCHORED AND SPREAD WITH A MULCH BLOWER OR BY HAND.

20. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR FILL EROSION. WHERE EROSION IS OBSERVED ADDITIONAL MULCH SHOULD BE APPLIED. NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL NET AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE(S). INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSED AREAS ARE FIRMLY ESTABLISHED TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS.

21. WHERE SLOPES HAVE ERODED, AND SUBSEQUENT REPAIR MEASURES HAVE FAILED TO PROVIDE A STABILIZED EMBANKMENT, USE OF EROSION CONTROL BLANKETS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.

22. INSTALLATION OF ALL CONTROL MEASURES TO BE DONE IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED. ADDITIONAL CONTROL MEASURES MAY HAVE TO BE ADDED TO THE SITE CONSTRUCTION AREAS WHERE SURFACE EROSION OR SEDIMENT CONTROL IS A PROBLEM. THE ABOVE REFERENCED MANUAL SHALL BE USED AS THE BASIS FOR THESE ADDITIONAL CONTROL MEASURES.

WATER POLLUTION CONTROL PLAN

A. SITE DISCRPTION

1. NATURE OF THE CONSTRUCTION ACTIVITY:
A DRIVE-THRU LANE IS BEING INCORPORATED INTO THE SITE.

2. SEQUENCE OF MAJOR SOIL DISTURBANCE ACTIVITIES:

ACTIVITY	APPROXIMATE SCHEDULE 2024
INSTALL INITIAL EROSION CONTROL MEASURES	APRIL
CLEARING AND GRUBBING	APRIL
EXCAVATE AND INSTALL NEW PARKING	APRIL
INSTALL STORM SYSTEM	MAY
SITE GRADING	MAY
SITE PAVING	JUNE
TOPSOIL AND FINAL GRADING	JUNE
STABILIZE EMBANKMENTS	JUNE
LANDSCAPING	JUNE
CLEANING	JULY

3. SITE CONSTRUCTION AREA

A PORTION OF THE WESTERN SIDE OF THE SITE.

4. RUNOFF COEFFICIENT

THE AVERAGE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION IS APPROXIMATELY 0.60.

5. SITE MAP

THE PLAN INCLUDED HEREIN PROVIDES ALL INFORMATION ON SLOPES AND GRADING REQUIRED.

6. RECEIVING WATERS

THE RUNOFF FROM THE SITE WILL BE DISCHARGED TO THE EAST.

G. SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.

2. DRIVEWAY CONSTRUCTION TO BEGIN.

3. INSTALL ASSOCIATED UTILITIES. PROTECT INSTALLED CATCH BASINS/YARD DRAINS WITH SILT FENCE AND HAY BALES.

4. INSTALL FINAL GRADING AND PAVEMENT. SILTATION CHECKS TO BE REINSTALLED AFTER PAVEMENT IS INSTALLED.

5. FINAL GRADING OF SLOPES TO BE COMPLETED, INCLUDING PLACING AND FINAL GRADING OF TOPSOIL AND SEEDING.

6. INSTALL FINAL LANDSCAPED AREAS AS REQUIRED BY OWNER.

7. SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.

8. ROADWAYS, SIDEWALKS, AND ABUTTING PROPERTIES TO BE CLEARED OF SILT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED AND CLEANED OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

B. CONTROLS

1. EROSION AND SEDIMENT CONTROLS ARE SHOWN ON THIS PLAN.

2. STRUCTURAL PRACTICES
THE PROPOSED STORM SYSTEM IS DESIGNED AS A MAIN SYSTEM OF MANHOLE TO MANHOLE WITH THE CATCH BASINS GOING TO MANHOLES ONLY. THE CATCH BASINS ARE EQUIPPED WITH TRAPS T ALLOW THE HEAVY SOILS AND SILT TO FALL OUT. FLOATABLES TO BE TRAPPED AND OILS TO REMAIN IN THE CATCH BASINS.

3. MAINTENANCE PLAN DURING CONSTRUCTION
ALL CATCH BASINS SHALL BE CLEANED AND CLEARED OF DEBRIS, SAND OR SILT ON A BIWEEKLY BASIS. DEBRIS SHALL BE REMOVED FROM THE SITE ALONG WITH OTHER CONSTRUCTION DEBRIS. SILT OR SAND MAY BE SPREAD IN FLAT OR LEVEL AREAS LATER TO BE TOP SOILED OR GRADED. SILT FENCE OR HAY BALE PROTECTION SHALL BE REPAIRED AS NEEDED AND NOTED ABOVE. ACCUMULATED SILT SHALL BE REMOVED OR SPREAD PER THE EROSION CONTROL PLAN ELSEWHERE ON THIS SHEET.

4. DEWATERING WASTE WATERS
ANY DEWATERING ON SITE SHALL BE TO A CONTROLLED FLAT AREA OR AN EXCAVATED SUMP AREA ENCLOSED WITH HAY BALES OR SILT FENCE. NO WATER SHALL BE ALLOWED TO ENTER THE STORM SYSTEM WITHOUT BEING DETAINED TO LET SILT DROP OUT.

5. POST CONSTRUCTION STORMWATER MANAGEMENT

CATCH BASIN SUMPS WILL BE CLEANED ON A SIX MONTH BASIS. REMOVED MATERIAL WILL BE TAKEN OFF SITE. OILS WILL BE SKIMMED OFF THE WATER SURFACE ON A SIX MONTH BASIS OR A PROBLEM MAY DICTATE. PROPER REMOVAL OF OILS WILL BE CONDUCTED AS REQUIRED.

6. OTHER CONTROLS

ALL CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE. NO DEBRIS WILL BE ALLOWED TO ENTER THE STORM SYSTEM. THE CONTRACTORS WILL REMOVE ANY DEBRIS ACCIDENTALLY OR OTHERWISE DEPOSITED IN THE STORM STRUCTURES.

WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES SHALL BE CHECKED FOR DAMAGE, DISREPAIR, OR REPLACEMENT BY AN INSPECTOR AT A MINIMUM INTERVAL OF ONCE A WEEK UNTIL THE SITE IS STABILIZED. AFTER THE SITE IS STABILIZED, INSPECTIONS SHALL BE CONDUCTED ONCE A MONTH FOR THREE MONTHS.

C. CONTRACTORS

ALL CONTRACTORS AND SUBCONTRACTORS WORKING ON THIS PROJECT WHICH MAY REASONABLY BE EXPECTED TO CAUSE OR HAVE THE POTENTIAL TO CAUSE POLLUTION OF THE WATERS OF THE STATE, SHALL SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF THE LAW THAT I HAVE READ AND UNDERSTAND THE TERMS AT THE SITE. I AM COVERED BY THIS GENERAL PERMIT, AND MUST COMPLY WITH THE GENERAL CONDITIONS OF THIS PERMIT, INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF THE STORMWATER POLLUTION CONTROL PLAN PREPARED FOR THIS SITE AND CONDITIONS OF THE GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY"

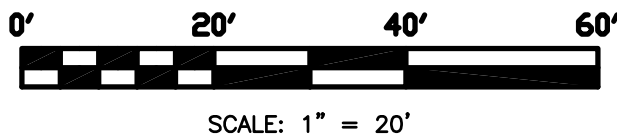
MAP REF. 1


LEGEND

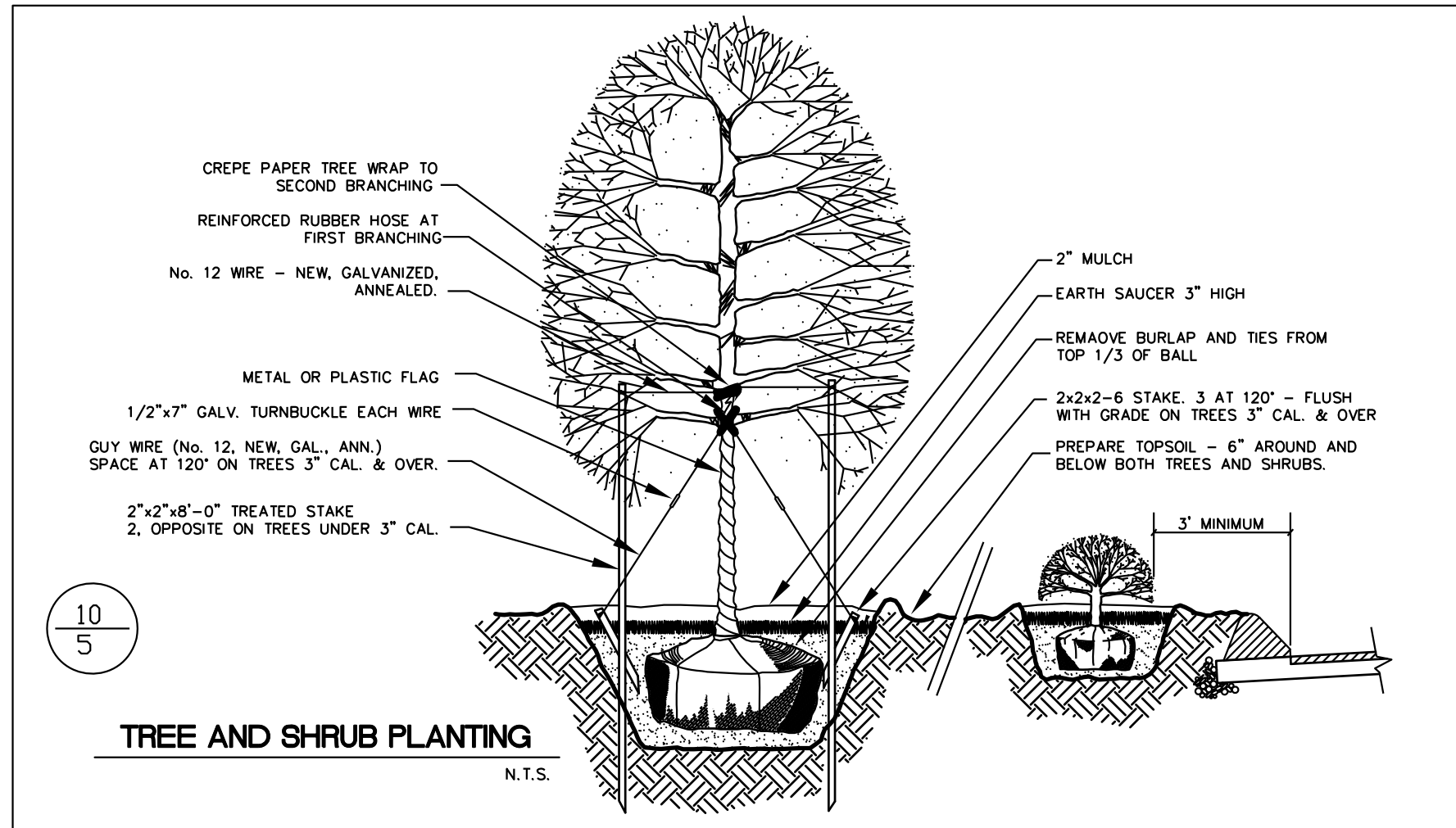
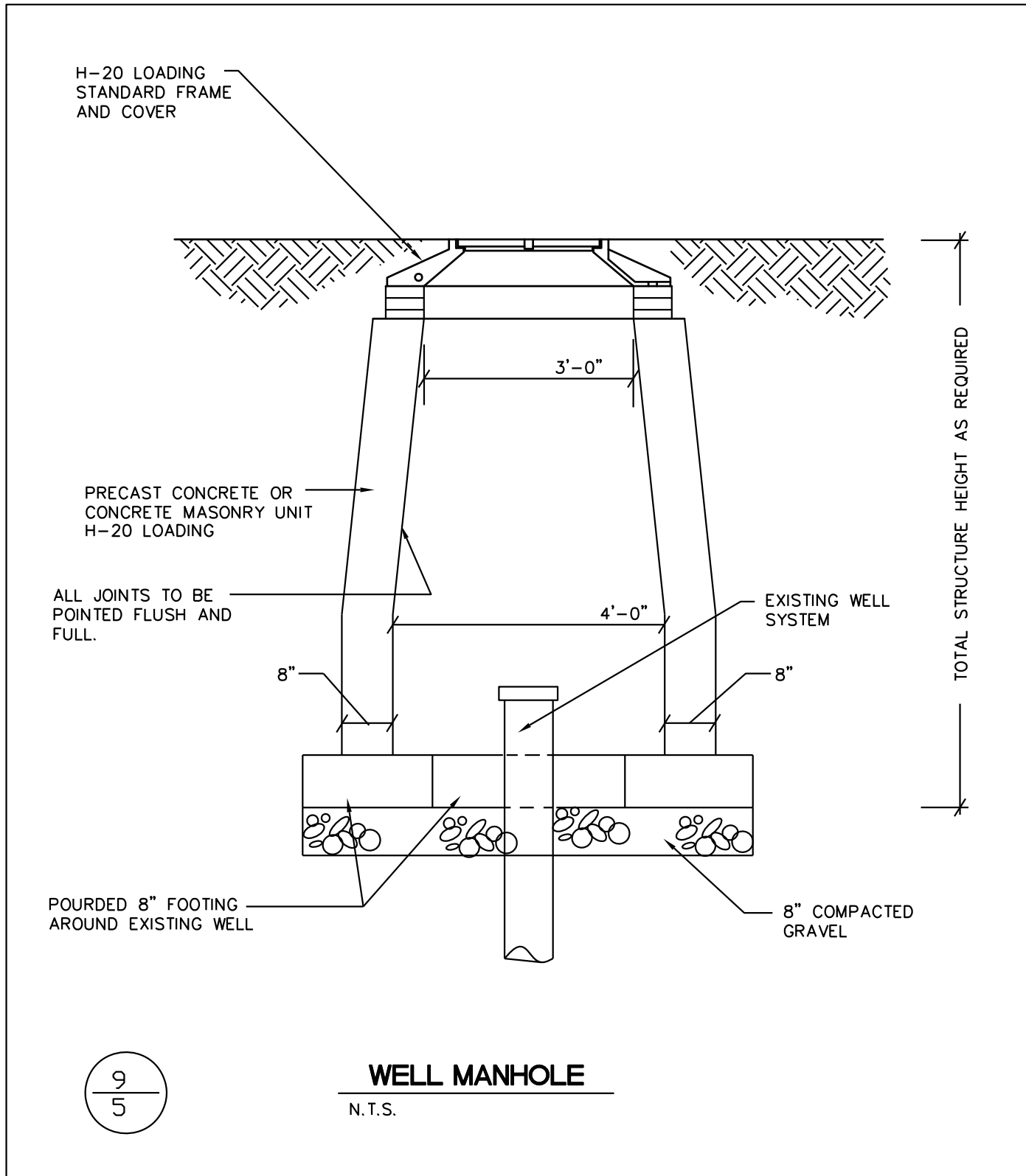
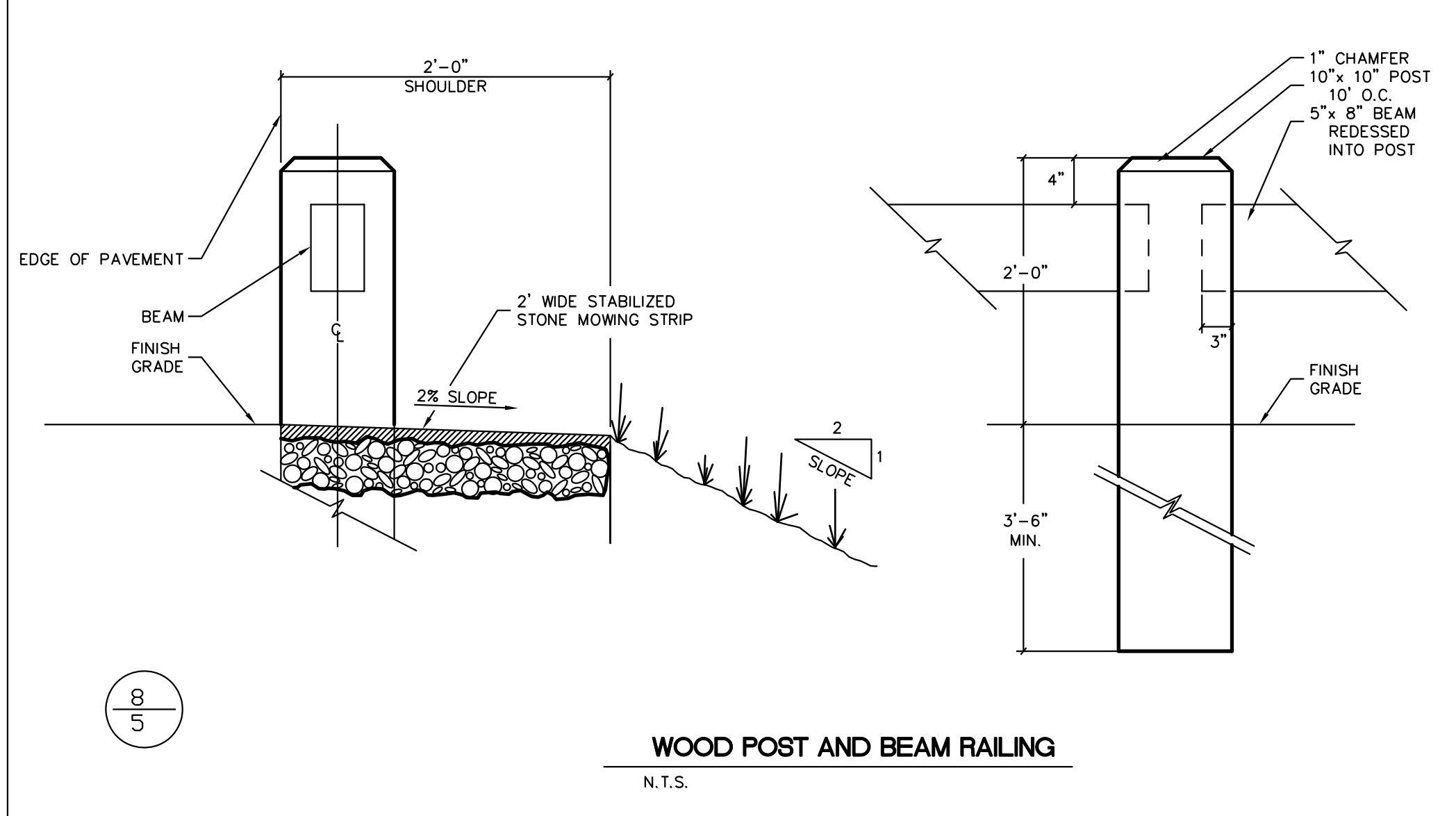
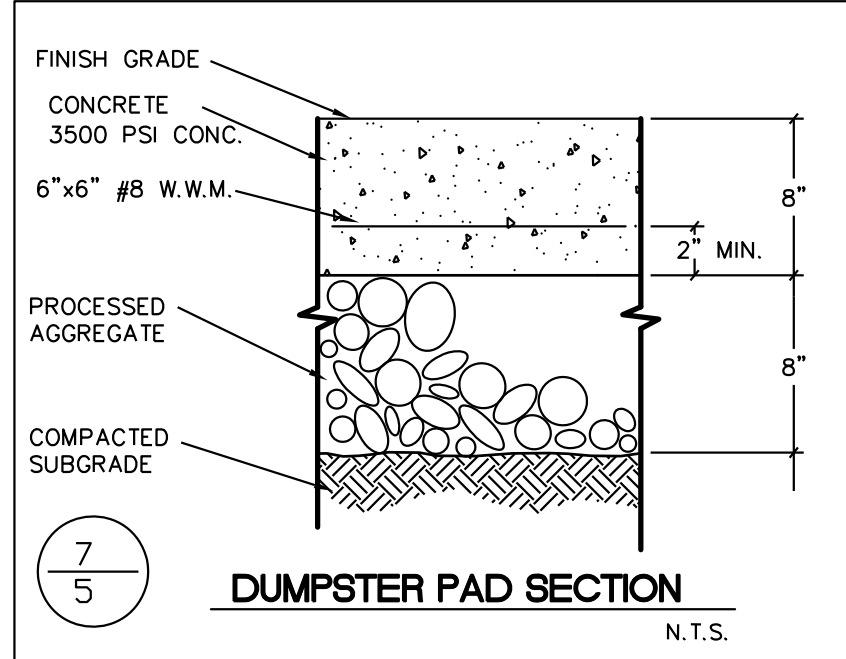
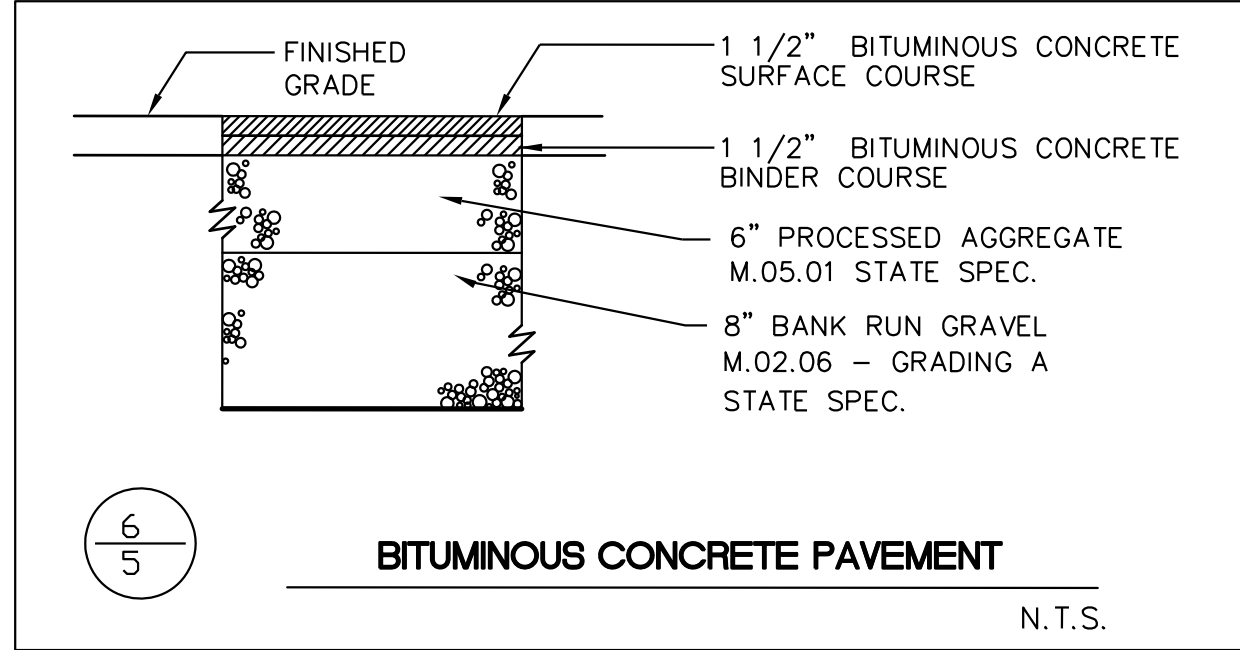
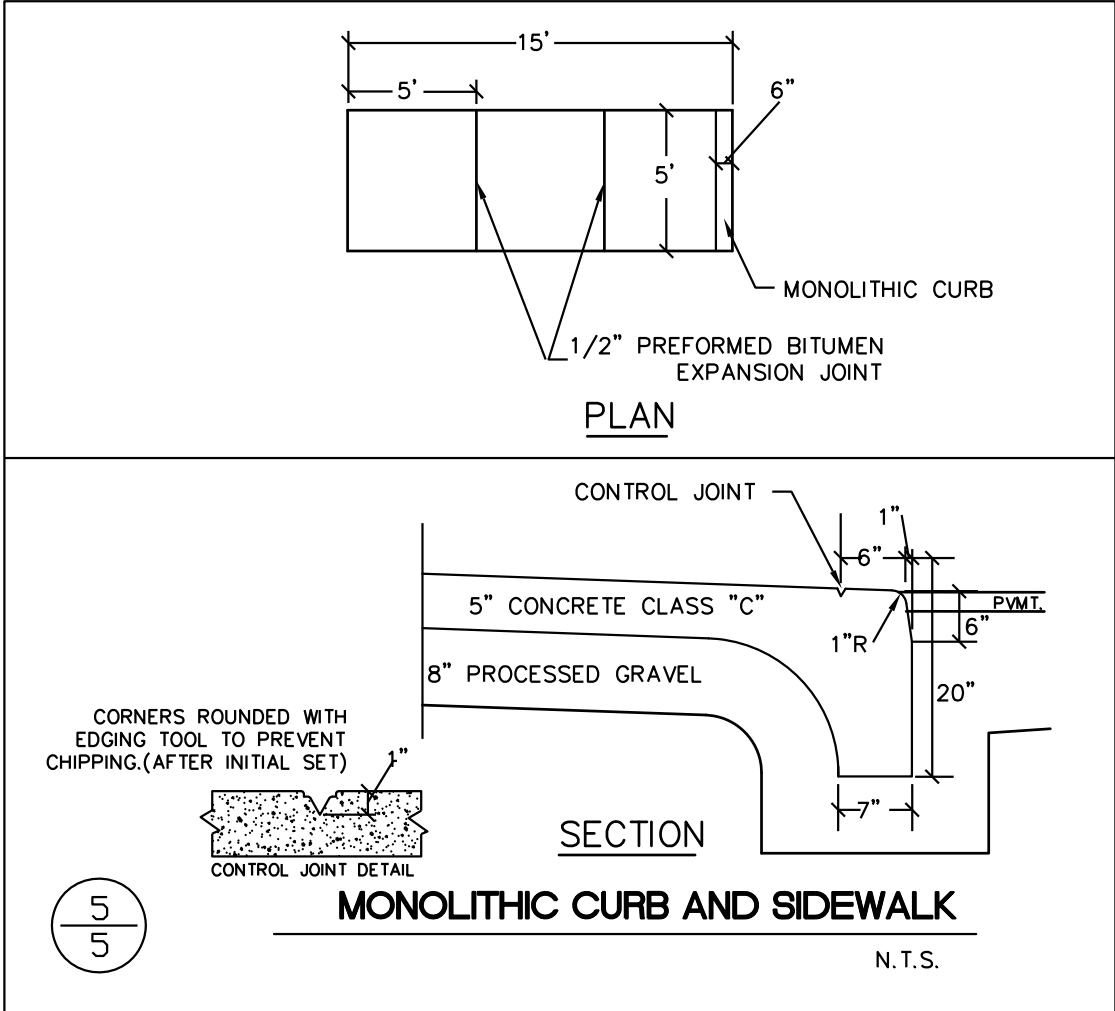
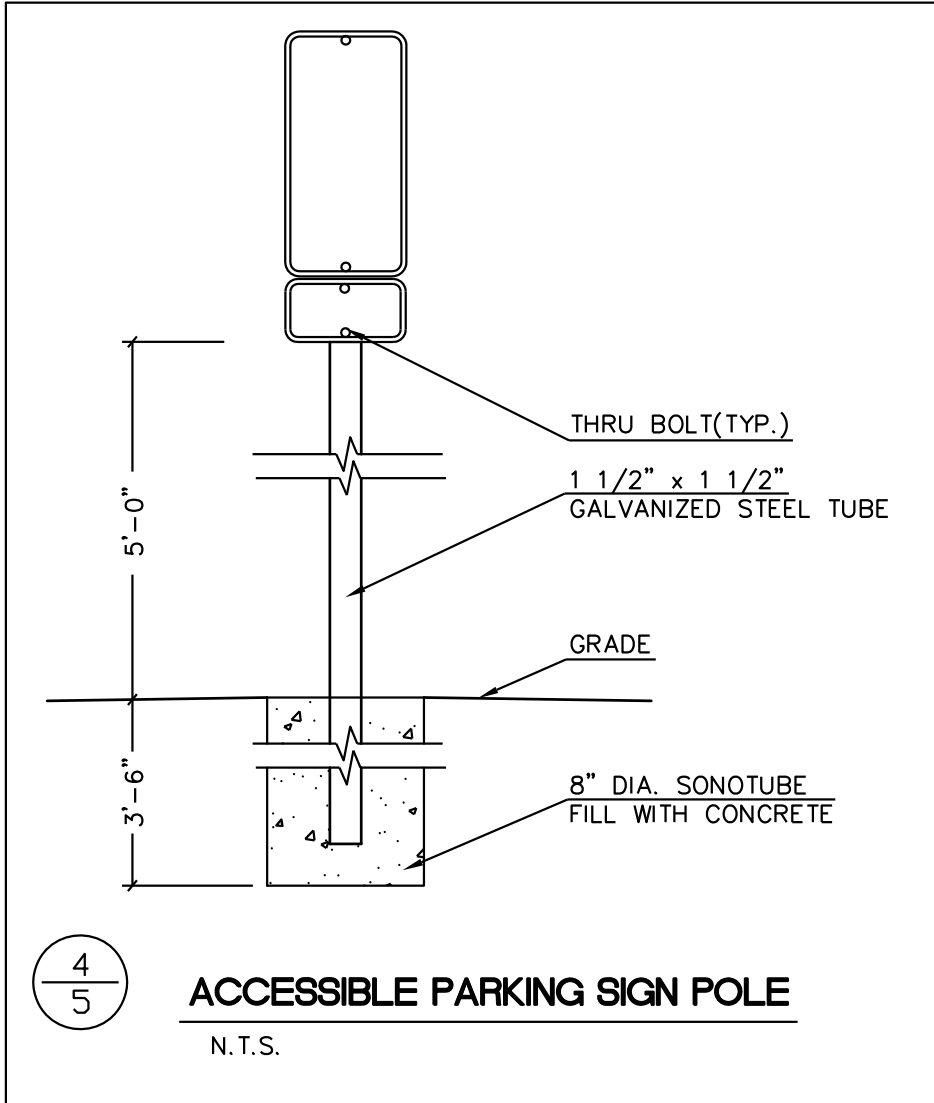
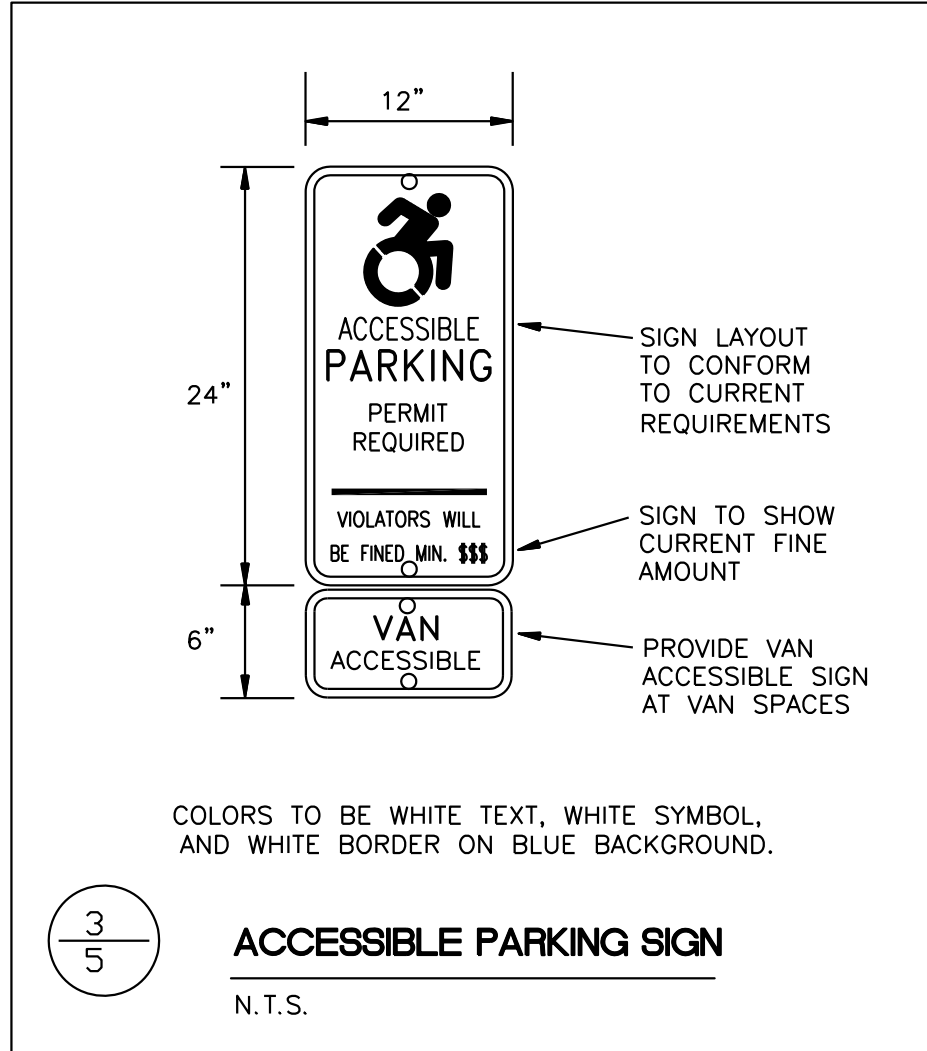
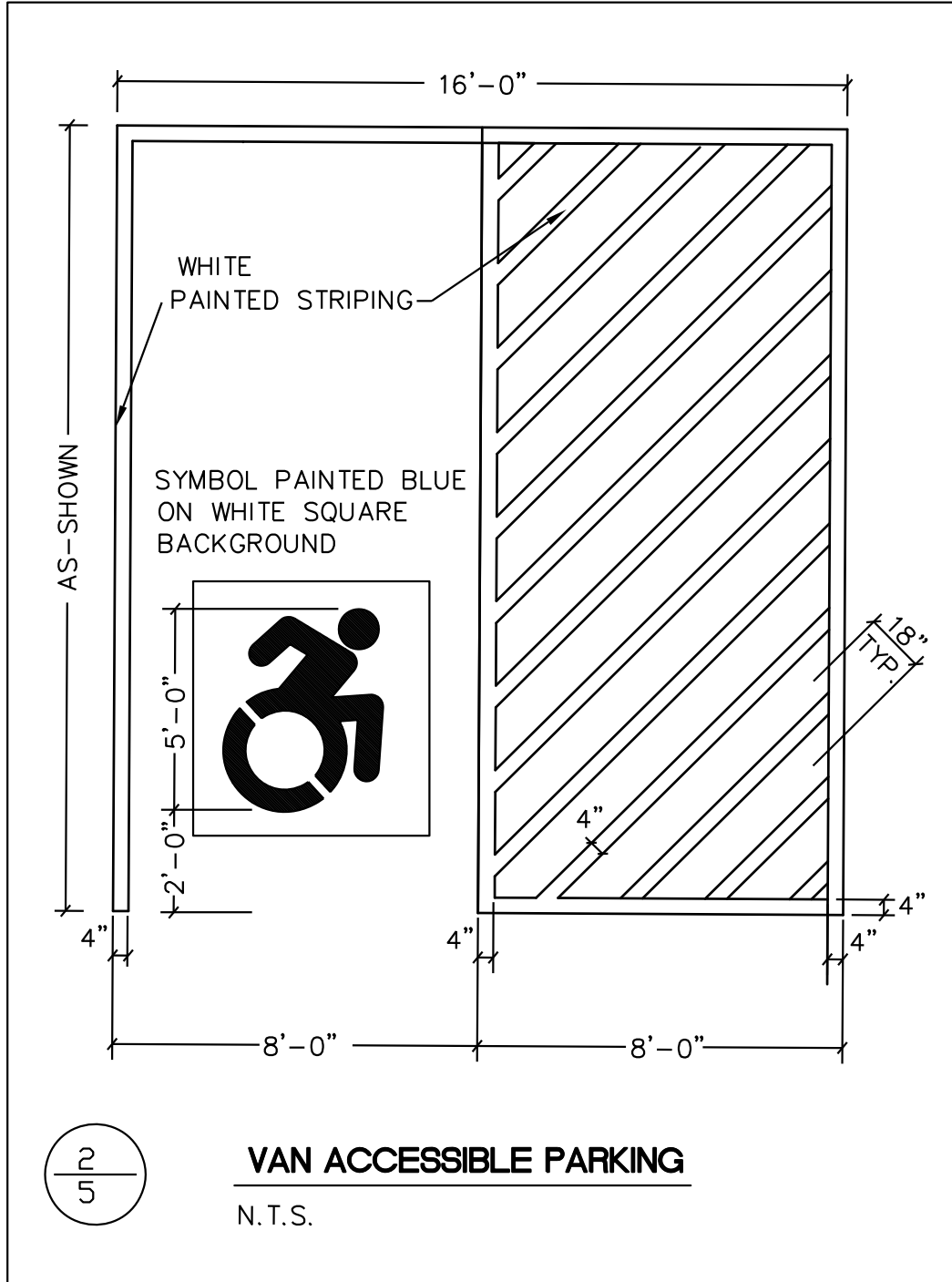
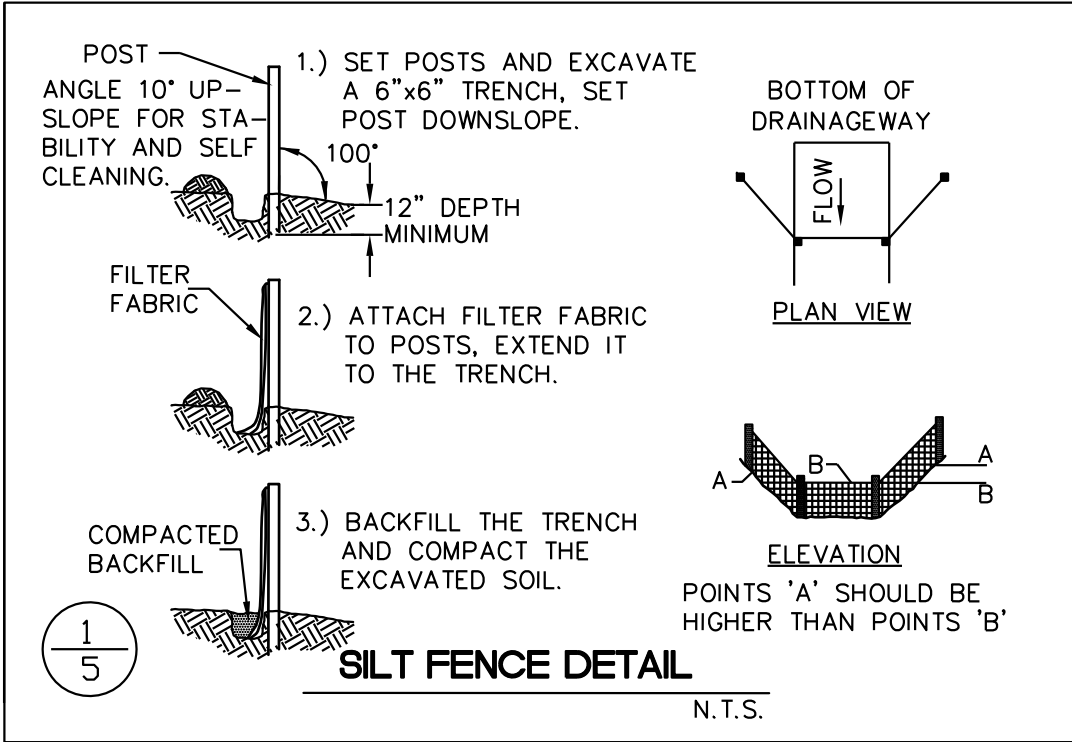
---	PROPERTY LINE
—S—	SANITARY SEWER
—OHW—	OVERHEAD WIRES
—W—	WATER SERVICE
—30—	EXISTING CONTOUR
x 31.25	EXISTING SPOT GRADE
CONC	CONCRETE
IP	IRON PIN
DH	DRILL HOLE
Ø	UTILITY POLE
FRONT.	FRONTIER
REF	REFERENCE (IS MADE TO)
S.F.	SQUARE FEET
AC.	ACRES


UTILITIES NOTES

- ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HEBRON STANDARDS AND REGULATIONS.
- 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.
- STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE TOWN OF HEBRON.
- ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT.
- ACCESS TO THE SITE SHALL DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT ACCUMULATES IN THE DOWNSTREAM OFF-SITE DRAINAGE SYSTEMS AND DOWNSTREAM AS A RESULT OF THE PROJECT. SEE EROSION CONTROL PLAN NOTES.



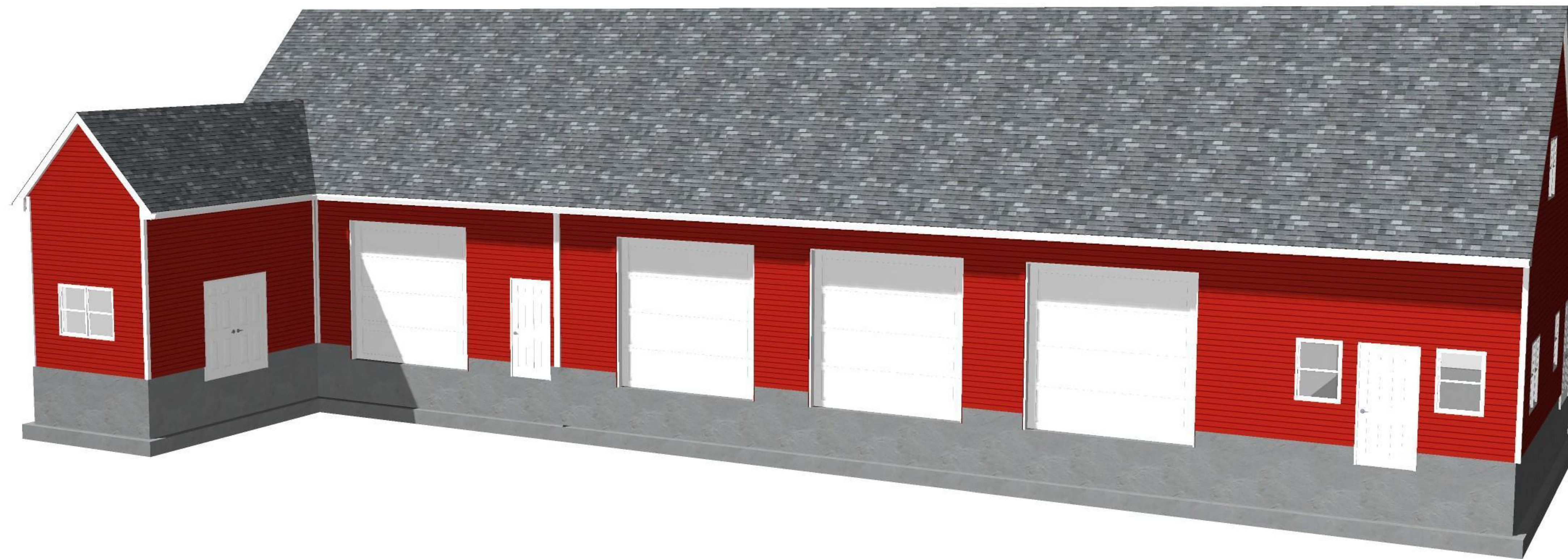
REVISION	DATE
SEAL & SIGNATURE:	NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.
<div><div><div><div>Meehan & Goodin</div><div>Engineers – Surveyors, P.C.</div><div>387 North Main Street, Manchester, CT 06042</div><div>(860) 643-2520 FAX (860) 649-8806</div></div></div><div>PLAN PREPARED FOR JonNie ENTERPRISES</div></div>	
24 WALL STREETHEBRON, CONN.	
GRADING WITH EROSION AND SEDIMENT CONTROL	
SCALE: 1" = 20'	DESIGN: OT
PROJECT: 2023-91	ACAD: 2023-91.DWG
DATE: 01-10-2024	DRAFT: DT
DISK NO.:	SHEET NO. 4 OF 5



REVISION		DATE			Meehan & Goodin Engineers – Surveyors, P.C. 387 North Main Street, Manchester, CT 06042 (860) 643-2520 FAX (860) 649-8806						
SEAL & SIGNATURE:				NOTE:				PLAN PREPARED FOR			
<p>THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.</p>				<p>JonNic ENTERPRISES</p>				24 WALL STREET <			

VALVOLINE AUTO CENTER

24 WALL STREET
HEBRON CT 06248

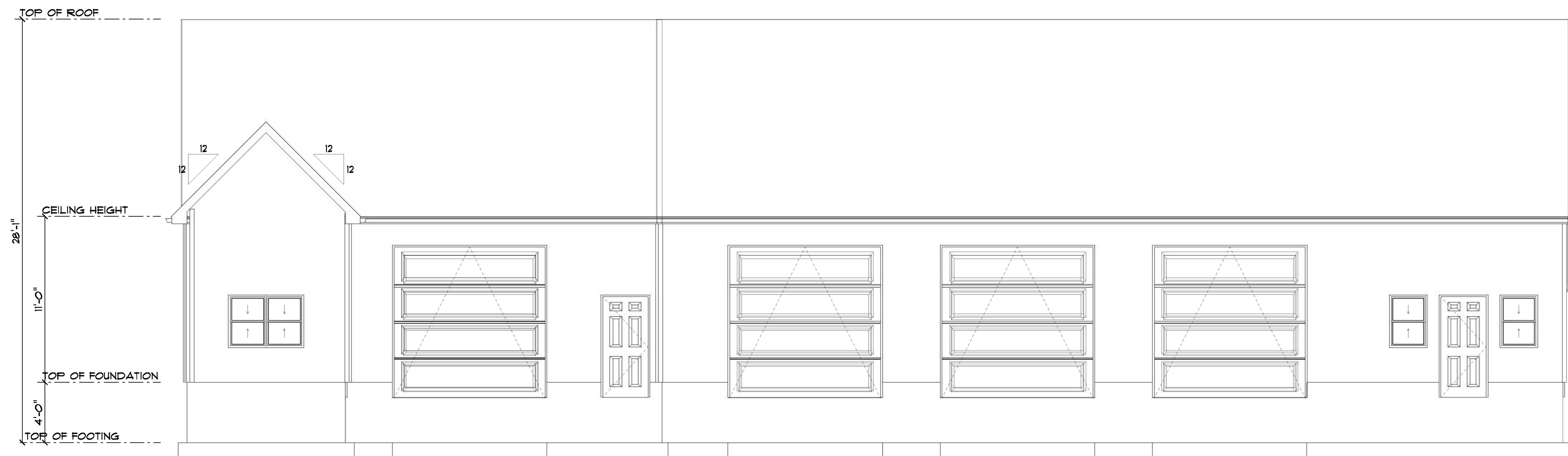


PROPOSAL DATE: 15 JAN 2024

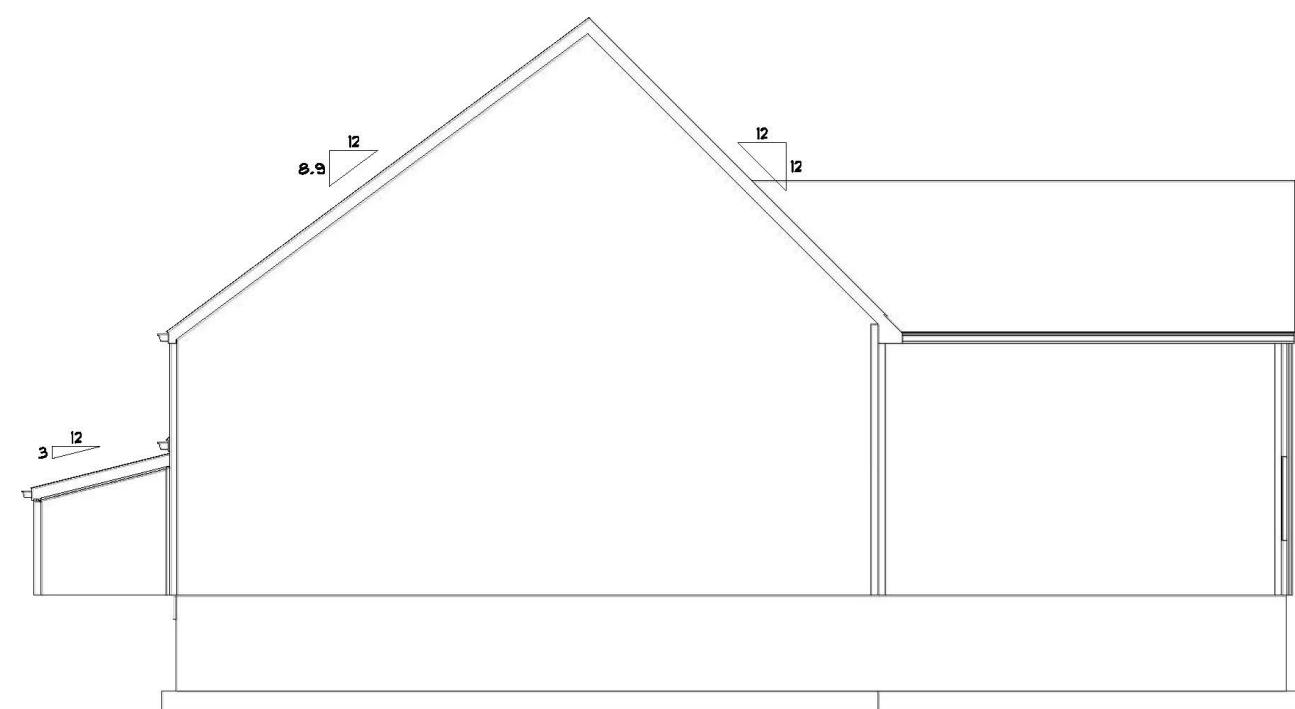
PROPOSED ADDITION: FOUNDATION ALL READY COMPLETED BY PREVIOUS OWNER AND IN ACCORDANCE TO A PREVIOUS PERMIT. PROPOSED FRAMING PER PLANS AND EXTERIOR FINISHINGS TO BEST MATCH EXISTING BUILDINGS LOCATED ON THIS PROPERTY.

Designer:

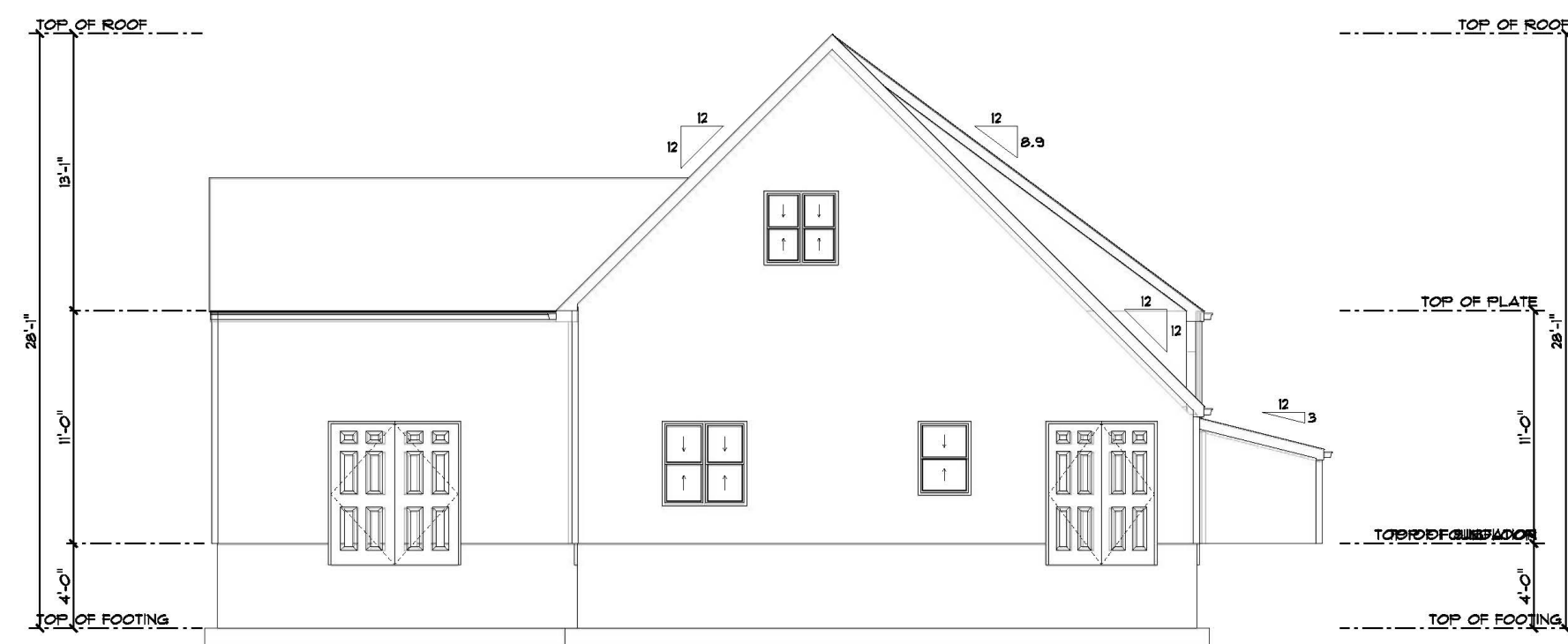
JonNic Enterprises, LLC
11 Princess Pine Path
Southington CT 06489
Jonnic_enterprises@cox.net



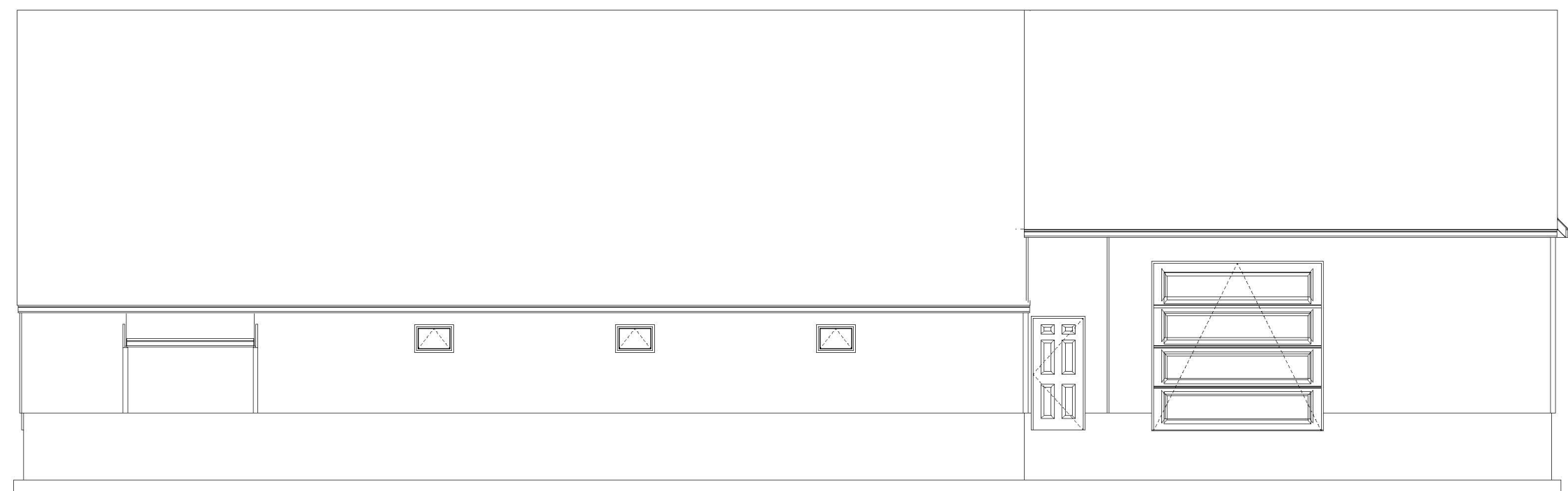
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



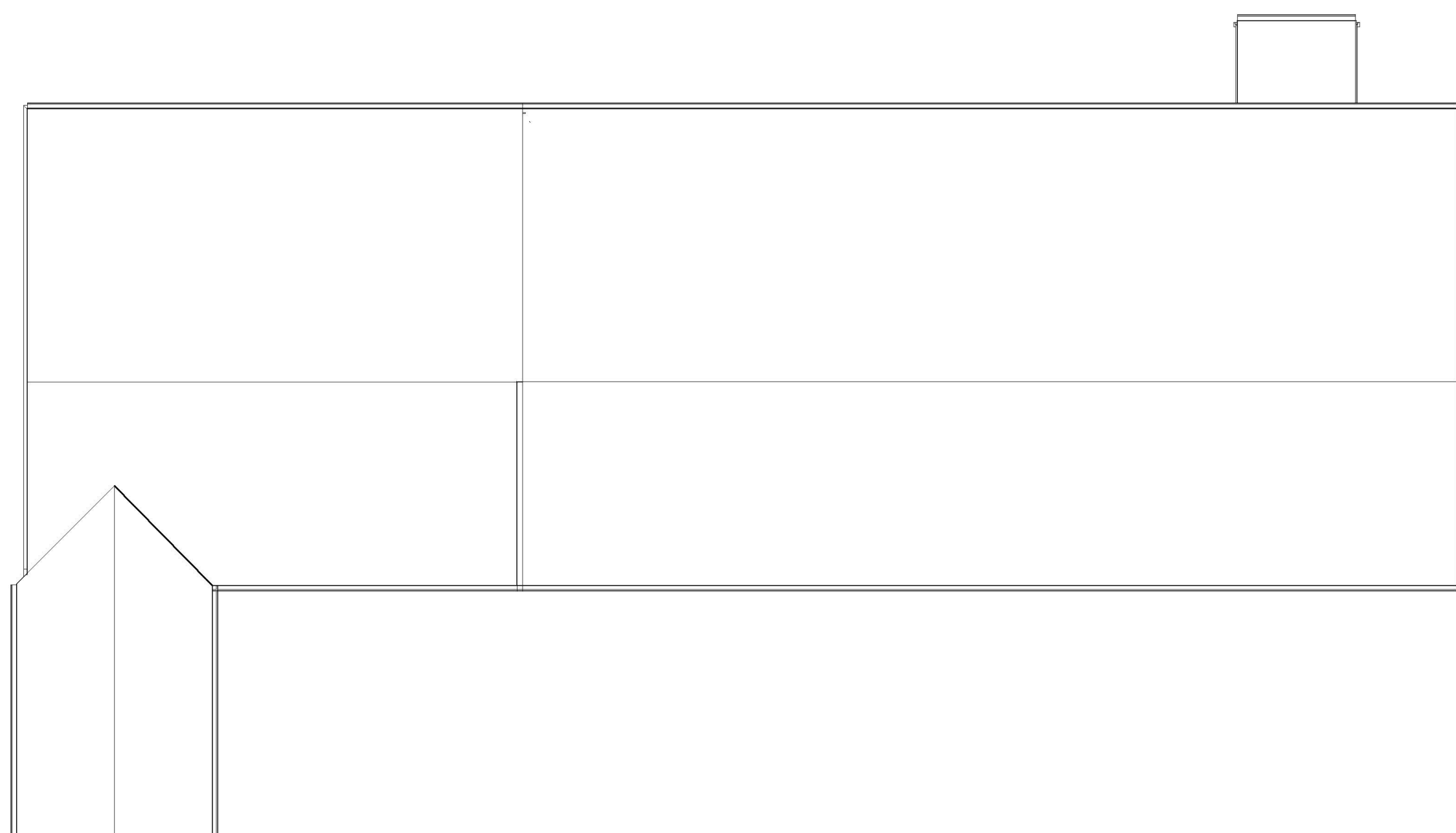
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



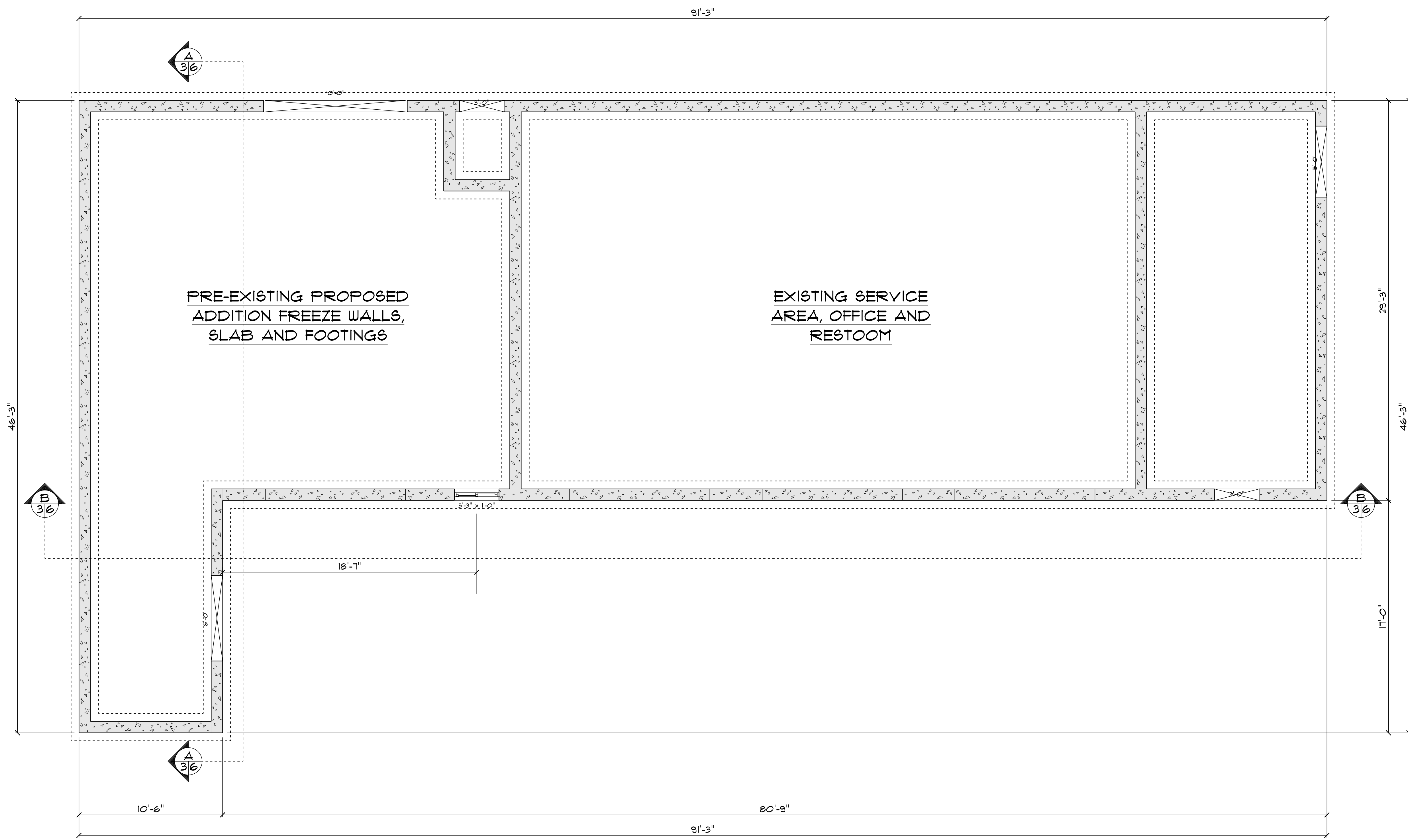
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



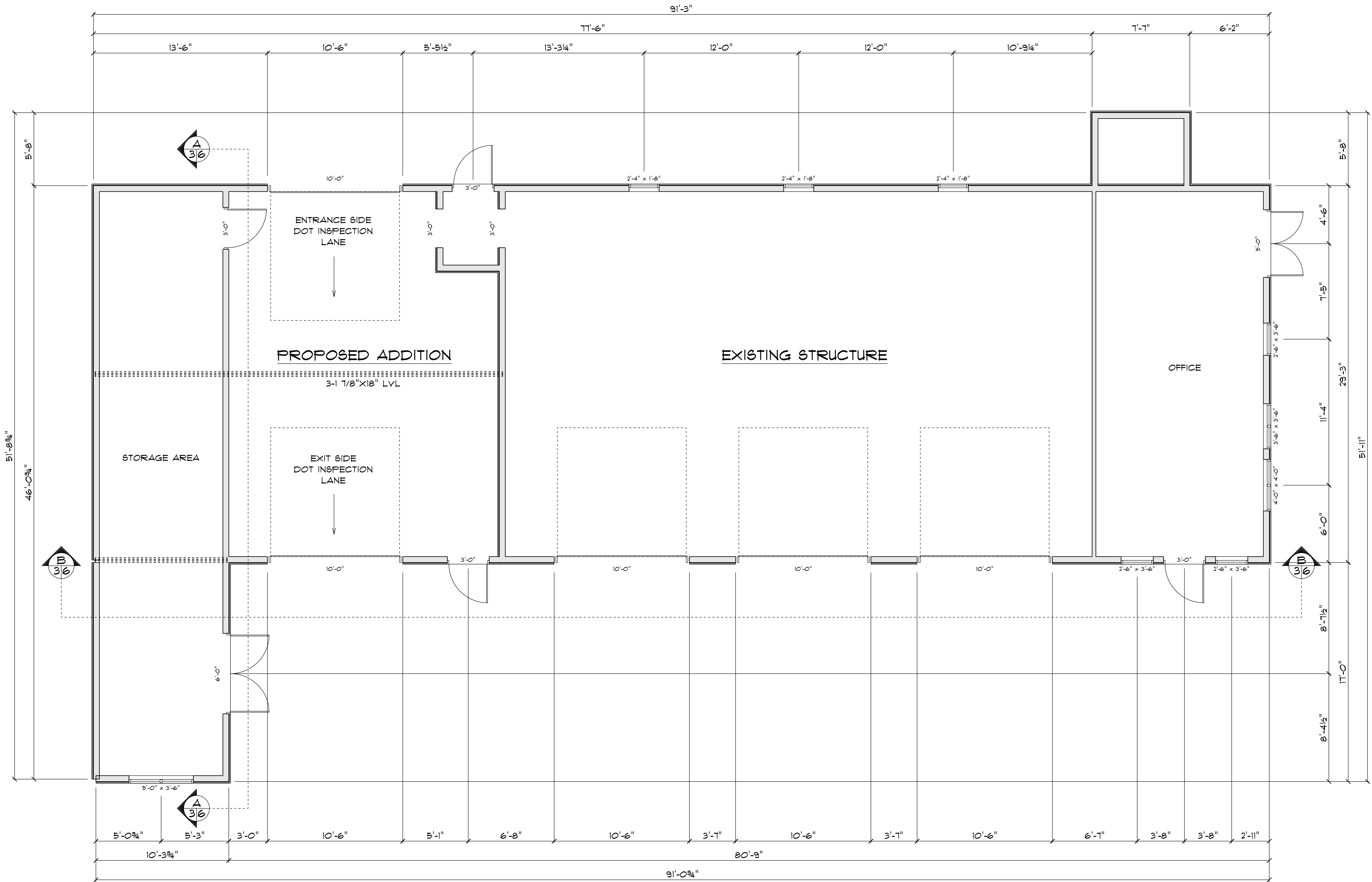
REAR ELEVATION
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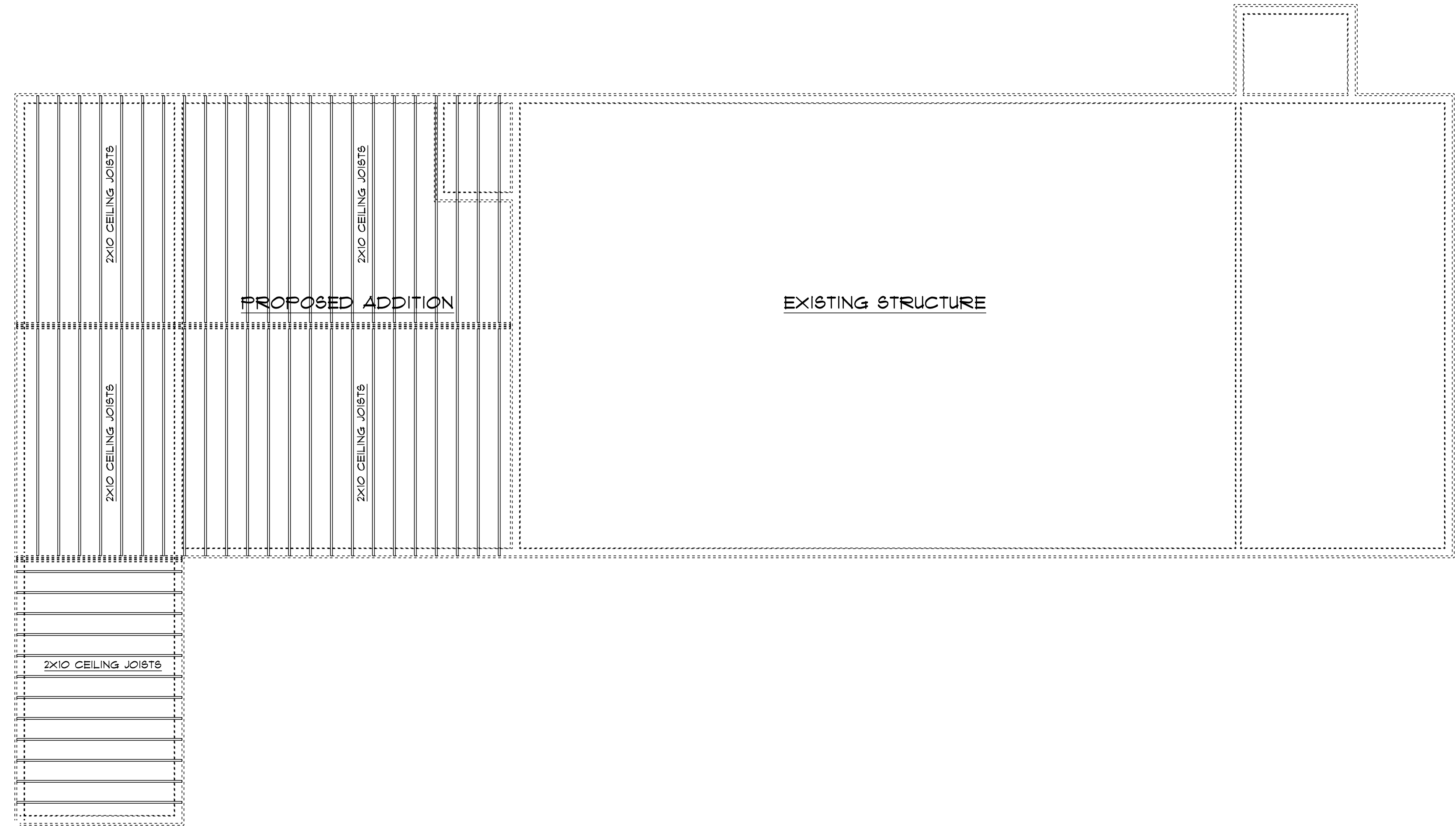
BIRDSEYE VIEW
SCALE: 1/8" = 1'-0"



BASEMENT
SCALE: 1/4" = 1'-0"

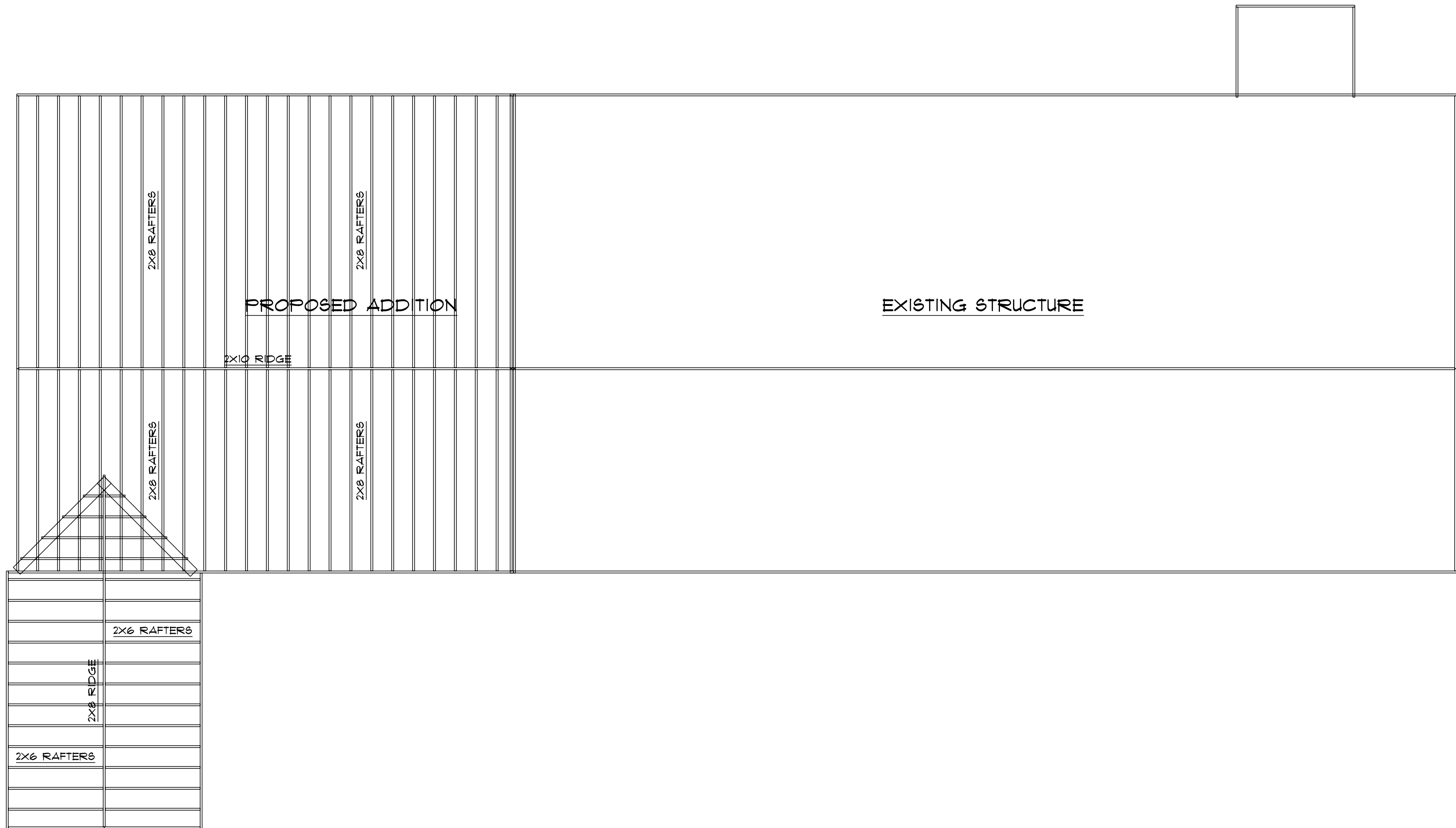


MAIN FLOOR
SCALE: 1/4" = 1'-0"



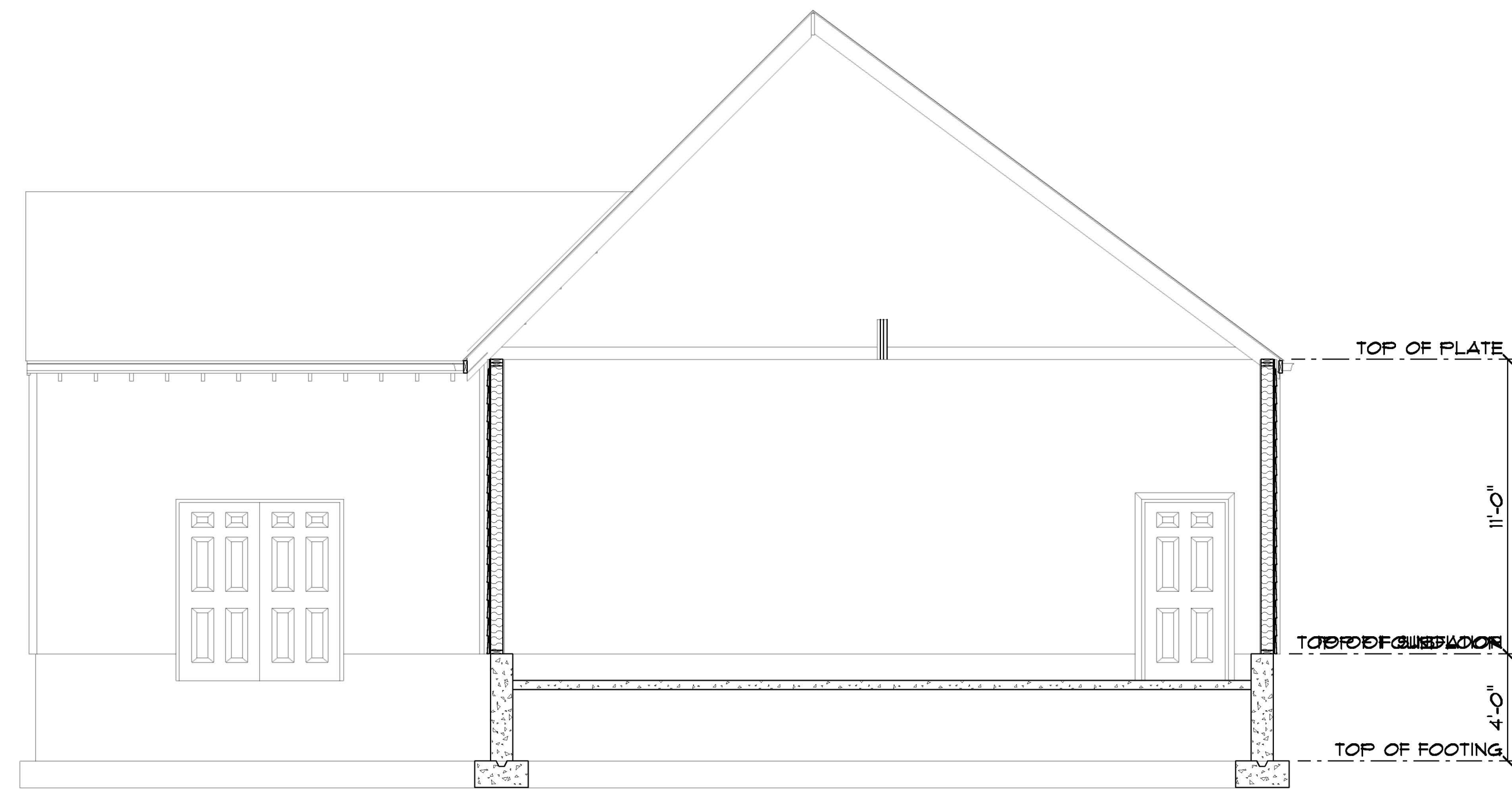
CEILING JOISTS

SCALE: 3/16" = 1'-0"

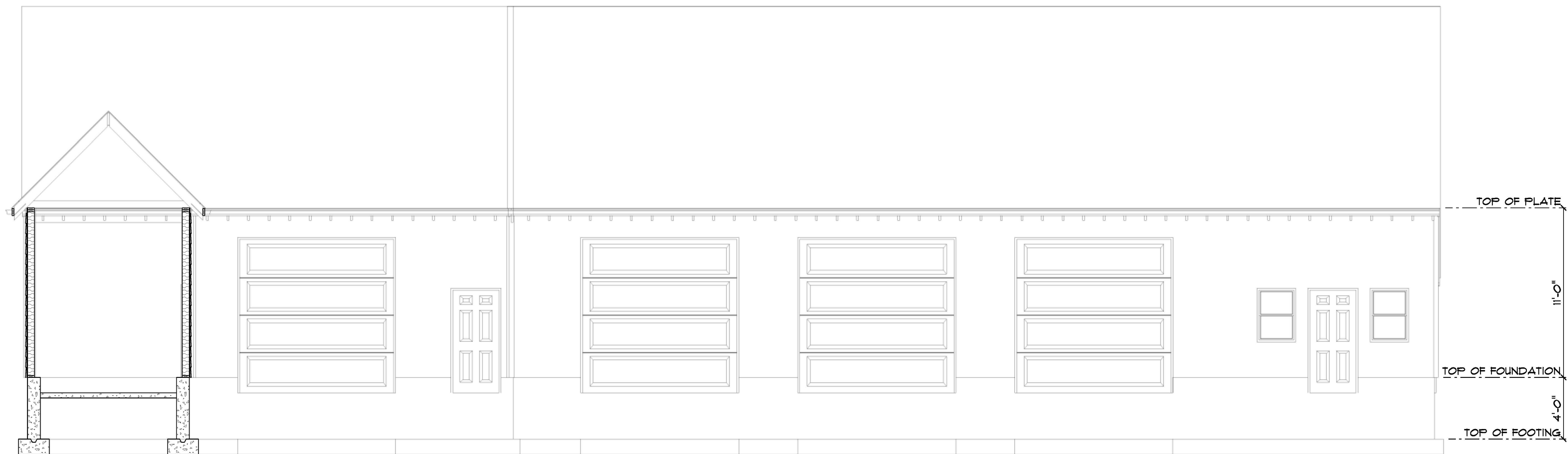


ROOFING RAFTERS

SCALE: 3/16" = 1'-0"

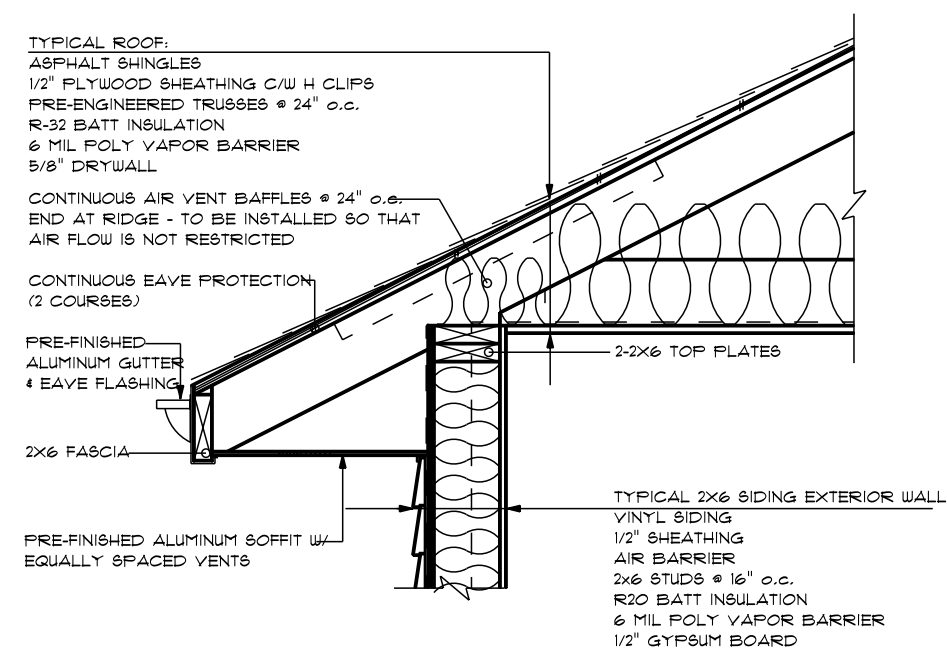


CROSS SECTION A
 SCALE: 1/4" = 1'-0"

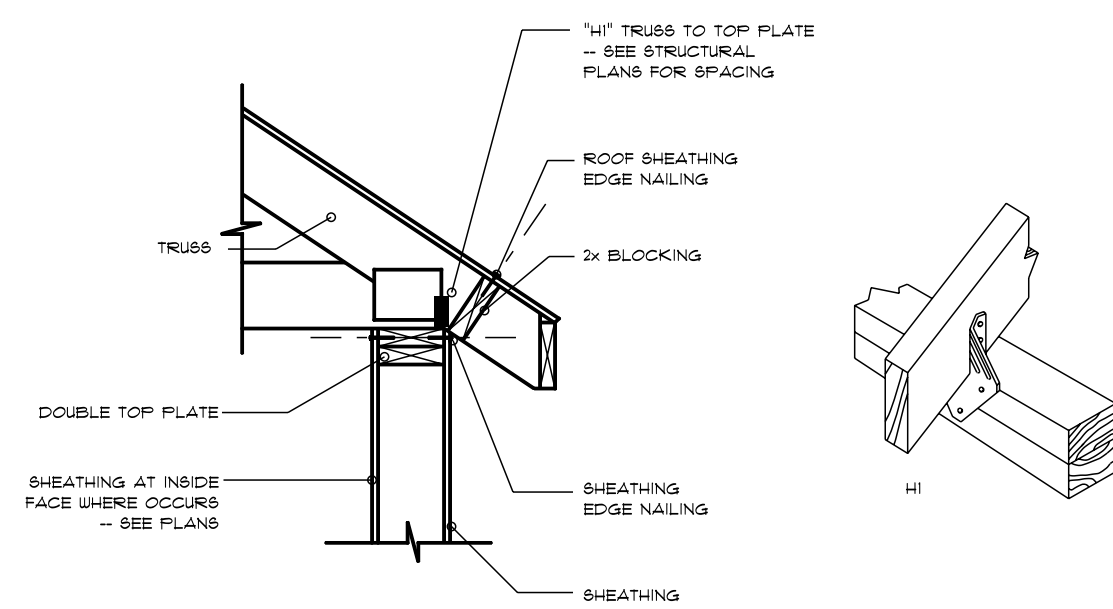


CROSS SECTION B
 SCALE: 1/4" = 1'-0"

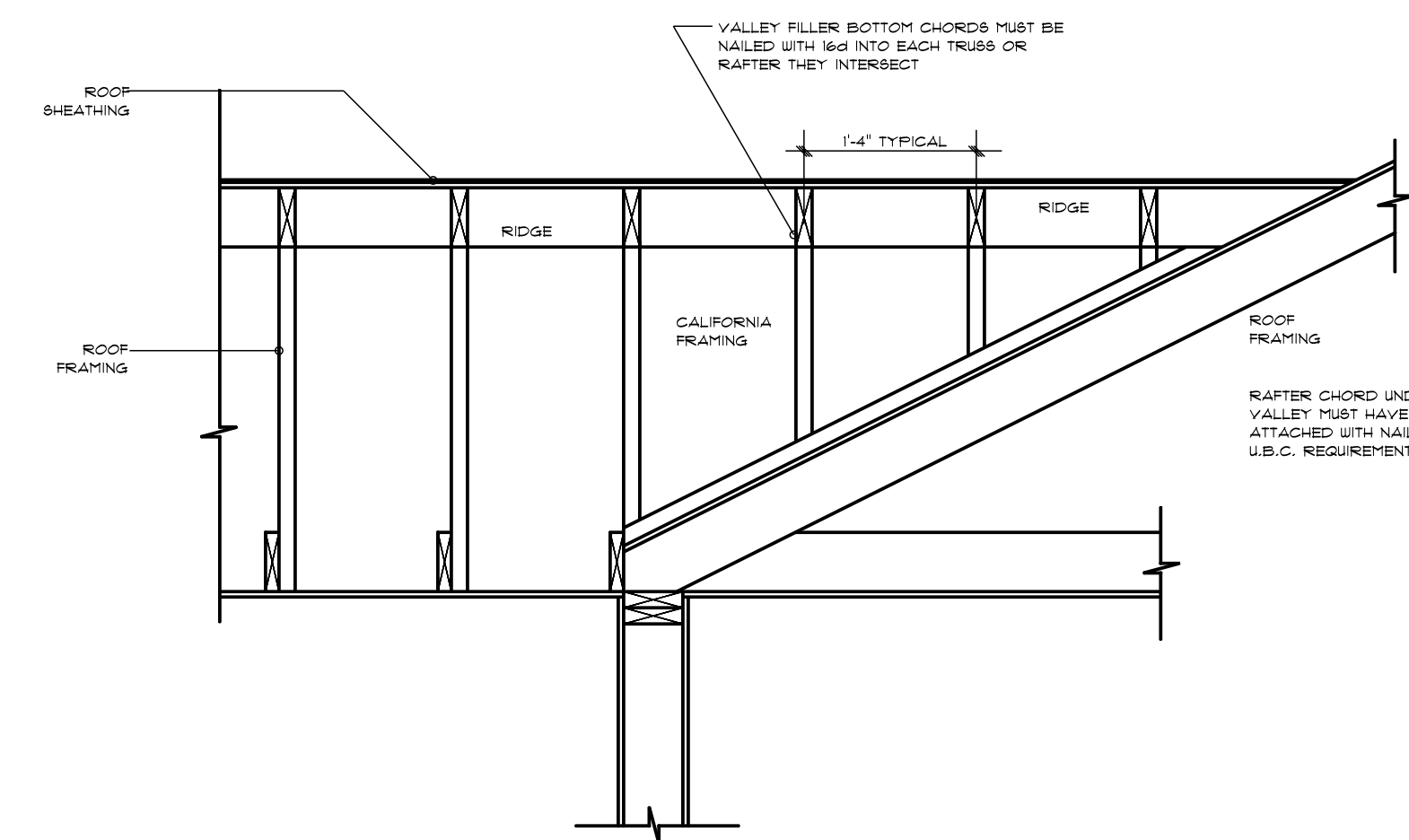
DETAILS / TYPICAL WALL SECTIONS



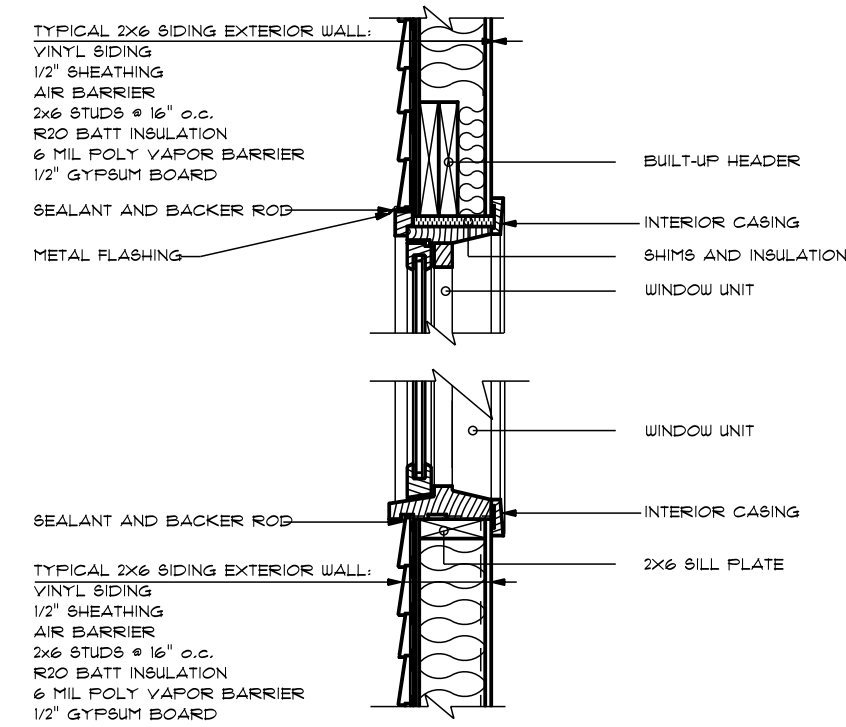
2X6/SIDING EAVE



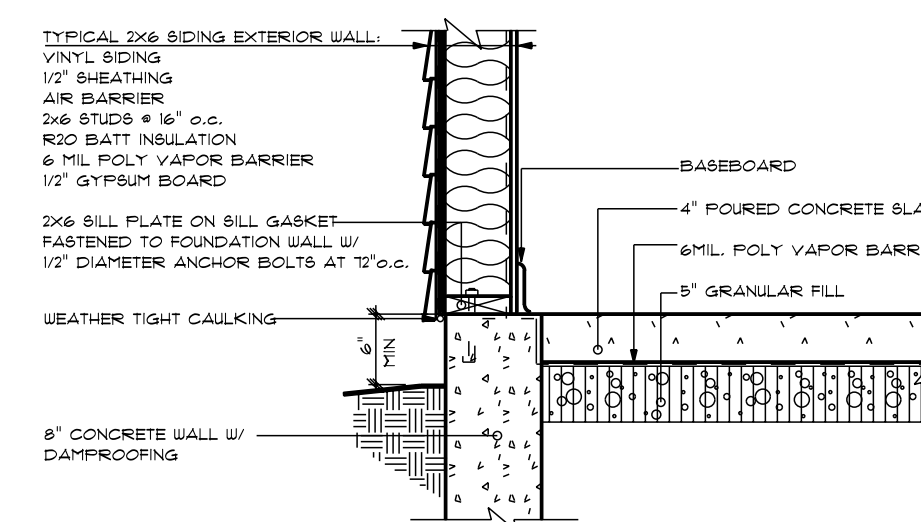
SHEAR TRANSFER AT EAVE



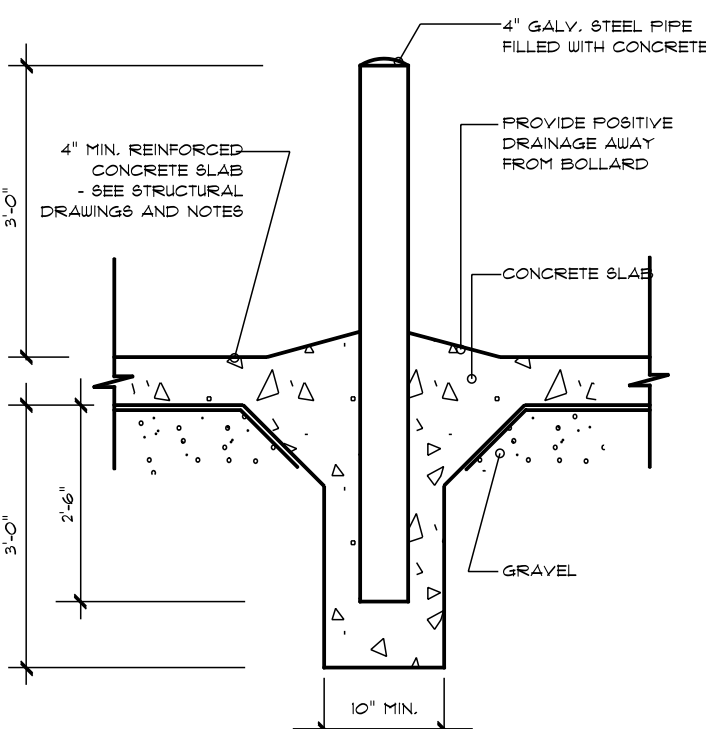
OVERFRAMING ROOF FRAMING



2X6/SIDING HEADER & SILL

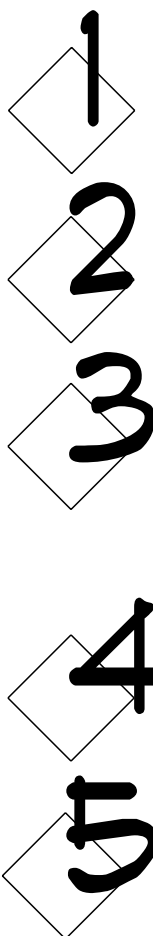


2X6/SIDING SLAB ON GRADE



BOLLARD DETAIL

HOLD DOWN KEY



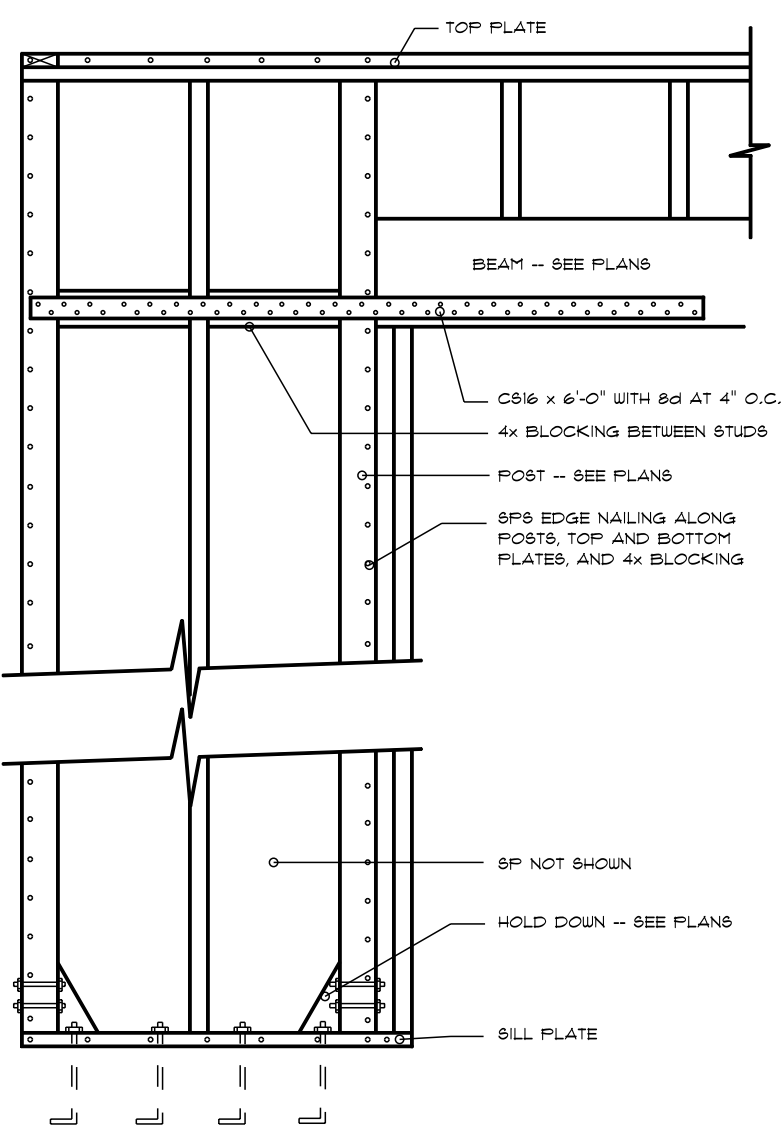
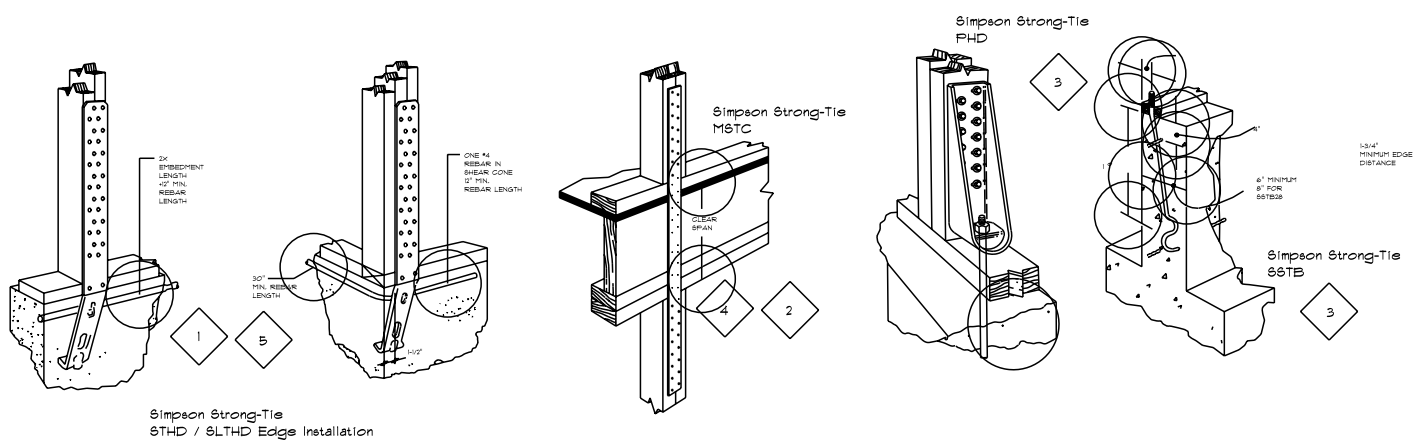
1 SIMPSON L8THD8 OR L8THD8RJ (FOR RIM JOIST APPLICATION) WITH 24-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 8" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.

2 TO CLEAR SPAN FLOOR USE SIMPSON MSTC40 WITH 36-16d SINKERS. USE 18-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 18-16d SINKERS TO DBL OR 4x STUD OR HEADER. SEE DETAIL FROM SIMPSON CATALOG. 16" CLEAR SPAN.

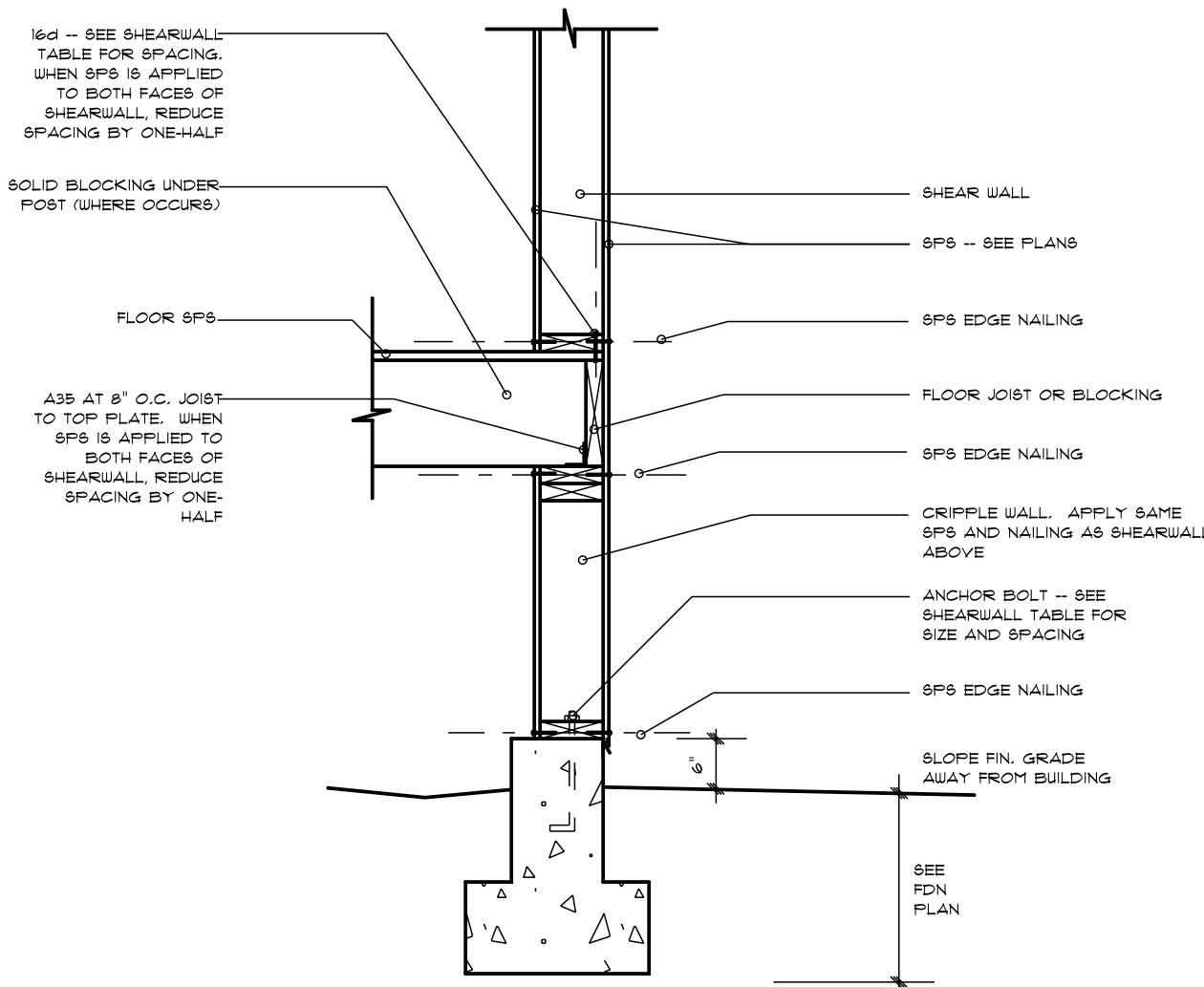
3 SIMPSON PHD5 WITH 14-8DS 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON 88TB20 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE POUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.

4 TO CLEAR SPAN FLOOR USE SIMPSON MSTC78 WITH 80-16d SINKERS. USE 40-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 40-16d SINKERS TO DBL OR 4x STUD. SEE DETAIL FROM SIMPSON CATALOG. 18" CLEAR SPAN.

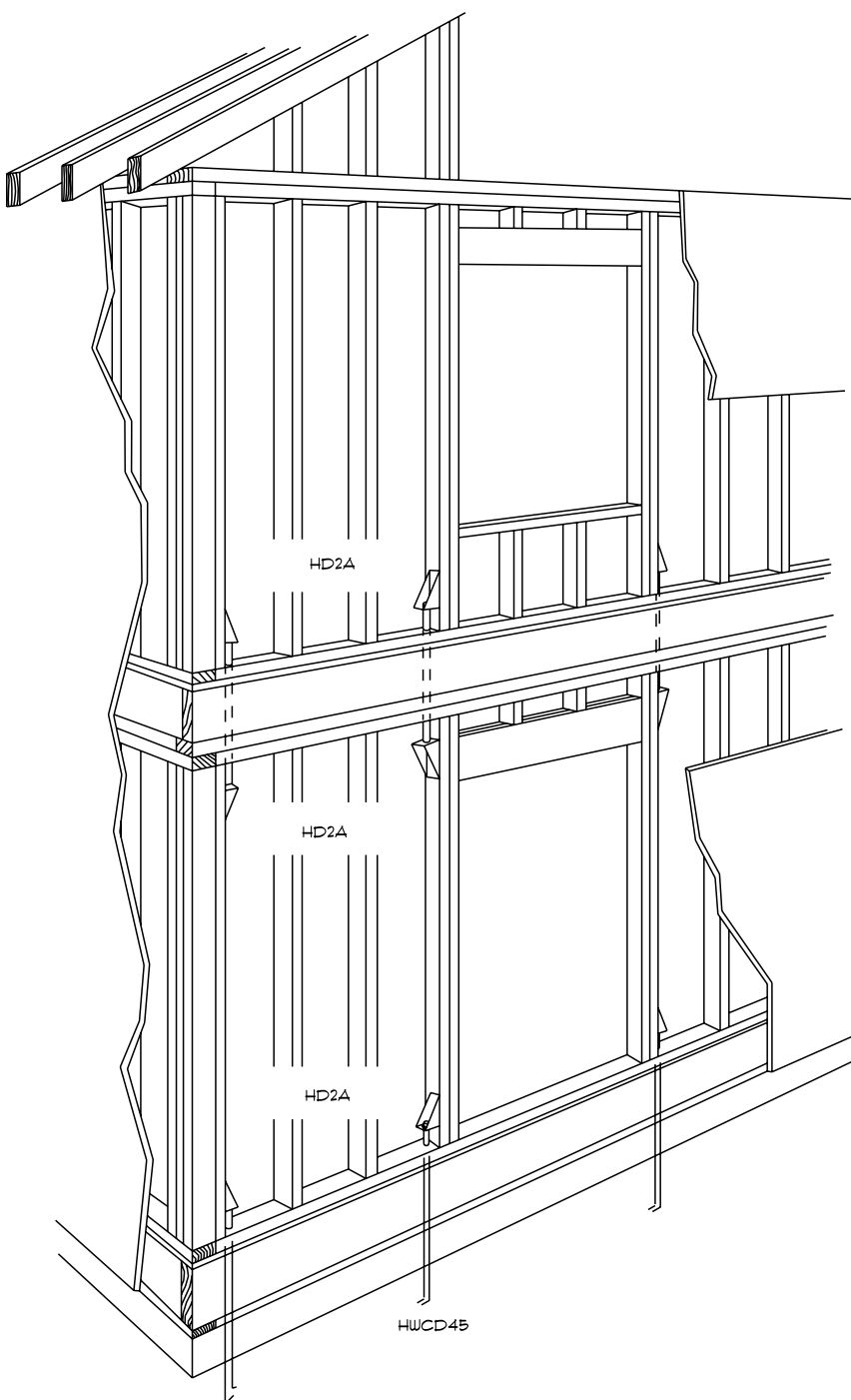
5 SIMPSON 8THD10 OR 8THD10RJ (FOR RIM JOIST APPLICATION) WITH 28-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 10" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.



STRAP TIE A



SHEAR TRANSFER AT FLOOR



ISOMETRIC SHEAR-WALL LOCATION

Section 3.G

BUSINESS DISTRICTS & USES USE-RELATED PROVISIONS

3.G.2 MOTOR VEHICLE USES

The standards and regulations for site and building standards for all uses allowed under this Section are contained in the following subsections of Section 3.G.2 as well as in the design guidelines incorporated in Section 5.A of these Regulations.

3.G.2.1 MOTOR VEHICLE LIMITED AND GENERAL REPAIR

1. Location Approval -

- a. In addition to approval of the Special Permit and Site Plan by the Planning and Zoning Commission, approval of the location for motor vehicle service stations is required by the Zoning Board of Appeals.
- b. All motor vehicle service stations shall be located on a lot, which lot shall have no portion located within three hundred (300) feet, measured in a straight line as established by the Planning and Zoning Commission, from any part of any lot, building or premises used or arranged, designed or intended to be used for a college, school, place of worship, hospital, library, theater, park, playground or other place of public gathering or within one thousand (1,000) feet of another motor vehicle-type uses.

2. Building / Site Design -

- a. The design of all buildings shall be in accordance with the design guidelines incorporated in Section 5.A of these Regulations.
- b. There shall be no building on a lot or premises used for motor vehicles limited and/or general repair located within fifty (50) feet of another building.
- c. Any repair work shall be conducted within the principal building on the lot. When motor vehicle limited repair is part of or accessory to a motor vehicle service station, it shall be located within the principal service station building and shall abide by the conditions set forth for service stations in Section 3.G.2.2 of these Regulations.
- d. The Planning and Zoning Commission may require, if it deems such action appropriate to reduce the potential noise and visual impact of the repair facility on surrounding development, that the entrances to the repair facility's service bays be located on a particular side of the building.
- e. Any site and floor drains shall be in accordance with DEEP standards and shall not be directed to storm drains or natural watercourses or ground water.
- f. Any trash or storage area shall be enclosed by a suitable opaque fence not less than eight (8) feet in height.

3. Outside Storage / Display -

- a. There shall be no products displayed for sale in the front yard or side street yard, if any.
- b. There shall be no outside storage of inoperable motor vehicles or motor vehicle parts.

4. Landscaping / Buffers / Screening -

- a. Premises used for motor vehicle limited and/or general repair shall be screened from any adjacent residential property and/or residential zone by a suitable opaque fence (which shall bear no advertising), or planting screen, eight (8) feet in height and of sufficient density to provide year-round screening and conforming to Section 5.D of these Regulations.

5. Parking / Storage -

- a. All parking of vehicles shall be in a neat and orderly manner, preferably in individual spaces permanently marked out on the pavement surface.
- b. All areas for the parking and storage of operable motor vehicles, including customer and employee vehicles and vehicles for rent or sale, shall be surfaced with an asphaltic, bituminous, cement or other properly bound pavement so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area.

6. Lighting / Signage -

- a. Any lighting used to illuminate any sign or any area of the premises shall be so arranged as to reflect the light away from any public street or right-of-way and from any adjoining premises located in a residential district or any premises used for residential purposes in any district.
- b. All signs shall abide by the sign provisions of the Hebron Zoning Regulations.
- c. There shall be no more than one freestanding identification sign.
- d. There shall be no signs located in the front yard or side street yard, if any, except the permitted identification sign.
- e. There shall be no streamers on the lot or structures.

3.G.2.2 MOTOR VEHICLE SERVICE STATIONS

1. Location Approval -

- a. In addition to approval of the Special Permit and Site Plan by the Planning and Zoning Commission, approval of the location for motor vehicle service stations is required by the Zoning Board of Appeals as per Connecticut General Statutes.
- b. All motor vehicle service stations shall be located on a lot, which lot shall have no portion located within three hundred (300) feet, measured in a straight line as established by the Planning and Zoning Commission, from any part of any lot, building or premises used or arranged, designed or intended to be used for a college, school, place of worship, hospital, library, theater, park, playground or other place of public gathering or within 1,000 feet of another motor vehicle-type use.

2. Building / Site Design -

- a. The design of all buildings shall be in accordance with the design guidelines incorporated in Section 5.A of these Regulations.
- b. Any repair work shall be conducted within the principal building on the lot.
- c. The Planning and Zoning Commission may require, if it deems such action appropriate to reduce the potential noise and visual impact of the station on surrounding development, that the entrances to the station's service bays be located on a particular side of the station's service building.
- d. Any site and floor drains shall be in accordance with DEEP standards and shall not be directed to storm drains or natural watercourses or ground water.
- e. Any trash or storage area shall be enclosed by a suitable opaque fence not less than eight (8) feet in height.

Town of Hebron, Connecticut



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



SPECIAL PERMIT APPLICATION

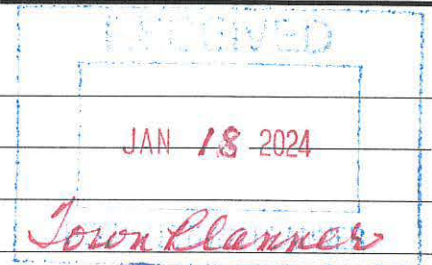
☒ New Special Permit Application; ☐ Amendment to Approved Special Permit

Applicant Information:

Name: TOMM A. BONO, JR.
Address: 43 STONHAM CIRCLE, SOUTH WINDSOR, CT 06074
Phone: 860-281-5432 Fax: -
Email: jabjr122@yahoo.com
Legal Interest: OWNER

Owner Information:

Name: TOMM A. BONO, JR. & ALISON F. BONO
Address: - SAME AS ABOVE -
Phone: _____ Fax: _____
Email: _____



☒ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: NO STREET NUMBER ASSIGNED. ADJUTS 564 EAST STREET TO THE SOUTH.
Size: 13.92 AC. +/- HEBRON Zone: R-1 Assessor's Map and Lot #: 35/15
2.14 AC. +/- ANDOVER
Is the subject parcel within 500 ft. of the Town boundary? ☒ yes ☐ no

Requested Use:

Application is made under Section 2-D.11.3 of the Hebron Zoning Regulations, requesting approval of the following use: PLACEMENT OF A TEMPORARY METAL STORAGE CONTAINER MEASURING 20' L x 8' W x 8.5' H.
PROPERTY WAS PURCHASED ON 11-20-23. A PORTION OF THE PROPERTY HAS BEEN REGULARLY FARMED. THESE PORTIONS NOT FARMED HAVE BEEN NEGLECTED. STORAGE WILL BE USED FOR MAINTENANCE TOOLS AND SUPPLIES UNTIL HOME AND GARAGE ARE BUILT.

Relationship of Proposed Special Use to the Plan of Development:

PROPERTY IS DESIGNATED AS UNCOMMITTED RESIDENTIAL LAND IN THE 2014 PLAN OF CONSERVATION AND DEVELOPMENT. THE PROPOSED SPECIAL USE HAS NO ADVERSE IMPACT OR RELATIONSHIP WITH SAID PLAN OF CONSERVATION AND DEVELOPMENT.

Benefits of Proposed Special Use to the Town of Hebron:

THE ALLOWANCE OF THE REQUESTED TEMPORARY STORAGE WILL ALLOW FOR A MORE AESTHETICALLY PLEASING AND ORDERLY APPEARANCE OF THE PROPERTY WHILE EFFORTS ARE BEING MADE TO CLEAN, MANAGE AND MAINTAIN THE PROPERTY PRIOR TO SEEKING A BUILDING PERMIT FOR A SINGLE-FAMILY HOME. IT IS ANTICIPATED THAT A BUILDING PERMIT WILL BE APPLIED FOR WITHIN 6 MONTHS

Parties of Interest*:

Engineer/ Architect Name: DESIGN PROFESSIONALS, INC.
Address: 21 JEFFREY DRIVE, P.O. Box 1167, South Windsor, CT 06074
Phone: 860-291-8753 Fax: 860-291-8757
Email: p.demarcie@designprofessionalsinc.com

Developer/ Builder Name: PENDING
Address: _____
Phone: _____ Fax: _____
Email: _____

*Complete information in this section as applicable.

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? ☒ yes ☐ no
☒ Attached is proof of payment. (Required)

Fees:

Town Fee* \$ _____ + \$10 Processing Fee + \$60.00 (State Fee) = \$ _____ (payable to the Town of Hebron)

* Town fee is established by Town ordinance.

Signatures:

Signature of Owner(s) [Signature] Date: 1.18.2024
Signature of Applicant(s) [Signature] Date: 1.18.2024



Local Conveyance Tax: 517.21
State Conveyance Tax: 1551.64

BK 615 PG 67
Instr # 202301117
11/22/2023 09:06:25 AM
3 Pages
WARRANTY DEED
Francesca Villani
Town Clerk

Record & Return to:
John A. and Alison F. Bond
43 Stedman Circle
South Windsor, CT 06074

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, **Jean B. Derby**, of the Town of Hebron, County of Tolland and State of Connecticut, acting herein by her Agent-in-Fact, Susan J. Derby, by virtue of a Power of Attorney dated February 4, 2023 and recorded June 26, 2023 in Volume 611, Page 452 of the Hebron Land Records, (hereinafter "Grantor")

for the consideration of **TWO HUNDRED SEVENTY THOUSAND AND NO/100 (\$270,000.00) DOLLARS**,

grants to **John A. Bond, Jr. and Alison F. Bond**, of the Town of South Windsor, County of Hartford and State of Connecticut, (hereinafter "Grantees,") as joint tenants with rights of survivorship

with **WARRANTY COVENANTS** in or to that certain piece or parcel of land situated in the Town of Hebron and Town of Andover, County of Tolland and State of Connecticut known as **0 East Street** and more particularly described in

Schedule A attached hereto

SAID PREMISES ARE CONVEYED SUBJECT TO:

- (1) Any and all provisions of any ordinance, municipal regulation or public or private law.
- (2) Taxes in favor of the Town of Hebron and Andover on the Grand List of October 1, 2022, and thereafter, not yet due and payable, which taxes the Grantee herein assumes and agrees to pay.
- (3) Grantee acknowledges that the property may not be subdivided for a period of five (5) years from the date of this deeds recording.
- (4) Easement in favor of The Connecticut Light and Power Company dated November 20, 1948 and recoded December 28, 1948 in Volume 44, Page 288 of the Hebron Land Records.
- (5) Assessor's Notice recorded in Volume 82, Page 1 of the Hebron Land Records.
- (6) An Easement in favor of 564 East Street as set forth in a Warranty Deed from Jean B. Derby, acting herein by her Agent-in-Fact, Susan J. Derby to Bobby Bruneau and Donna Bruneau dated June 19, 2023 and recorded June 26, 2023 in Volume 143, Page 530 of the Andover Land Records

SCHEDULE A

Property Description
East Street
Hebron and Andover

and unto the survivor of them, and unto such survivor's heirs and assigns forever, that certain piece or parcel of land situated in the Towns of Hebron and Andover, both in the County of Tolland, and State of Connecticut, and bounded and described as follows:

NORTHERLY: By other land of the Grantees herein;

EASTERLY: By land formerly of Jeffrey Olin

SOUTHEASTERLY
& SOUTHERLY: By land now or formerly of Hawthorn; and

Westerly: By East Street.

Containing 15.1 acres, more or less.

Reference may be had to a map entitled, "Boundary Survey James L. Jr. and Jean B. Derby 564 East Street, Hebron, Connecticut 5/18/88"

Received for Record
Hebron Town Clerk
11/22/2023 09:06:25 AM
Vol 615 Pg 67
3 Pages



Town of Hebron

Bill Information

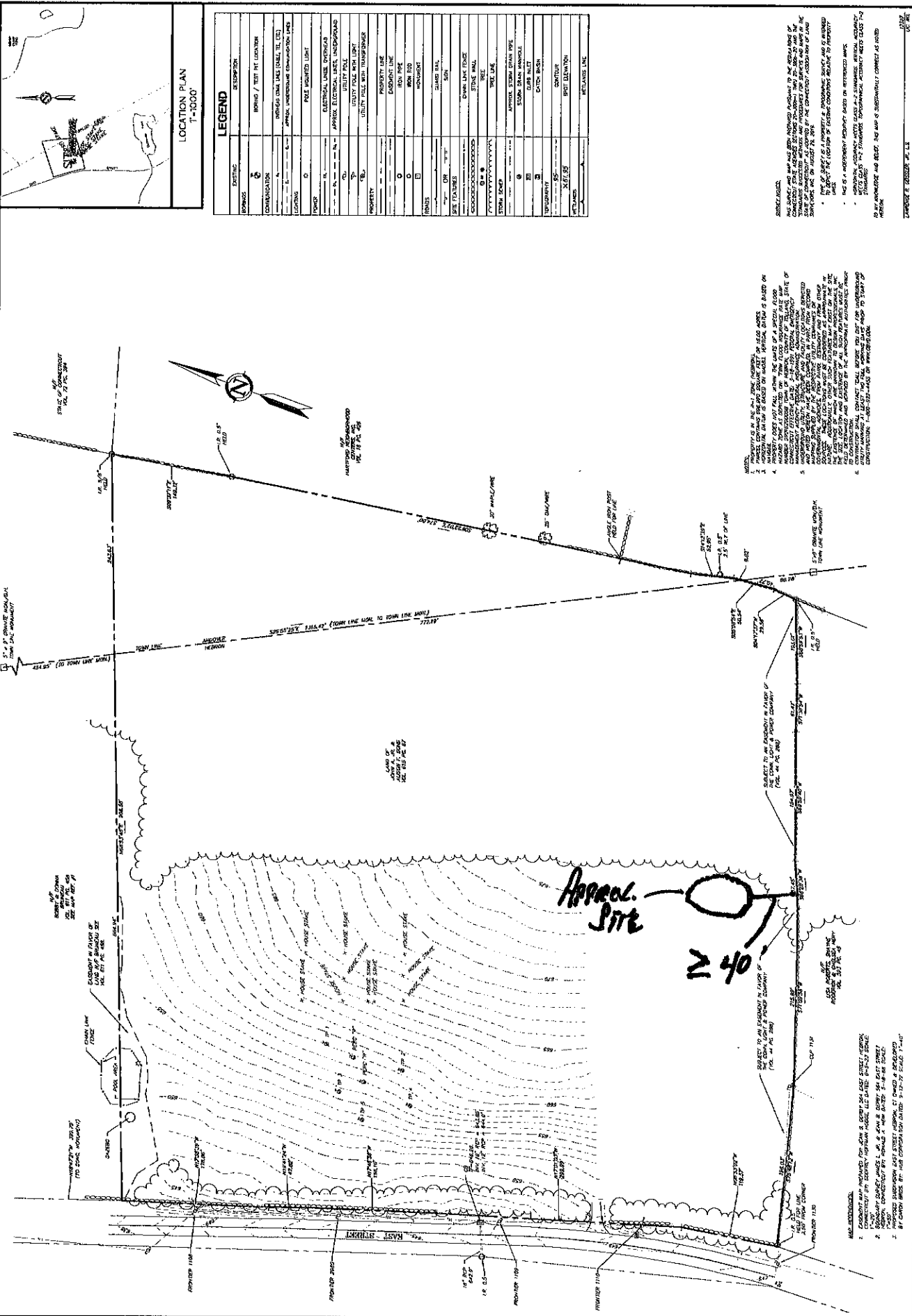
Taxpayer Information

Bill Information As of 01/16/2024

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

*** Total payments made to taxes in 2023

Town of Andover



Aerial View of Lot



781.98

767.88

Town Line

Approx. Site

EAST ST.



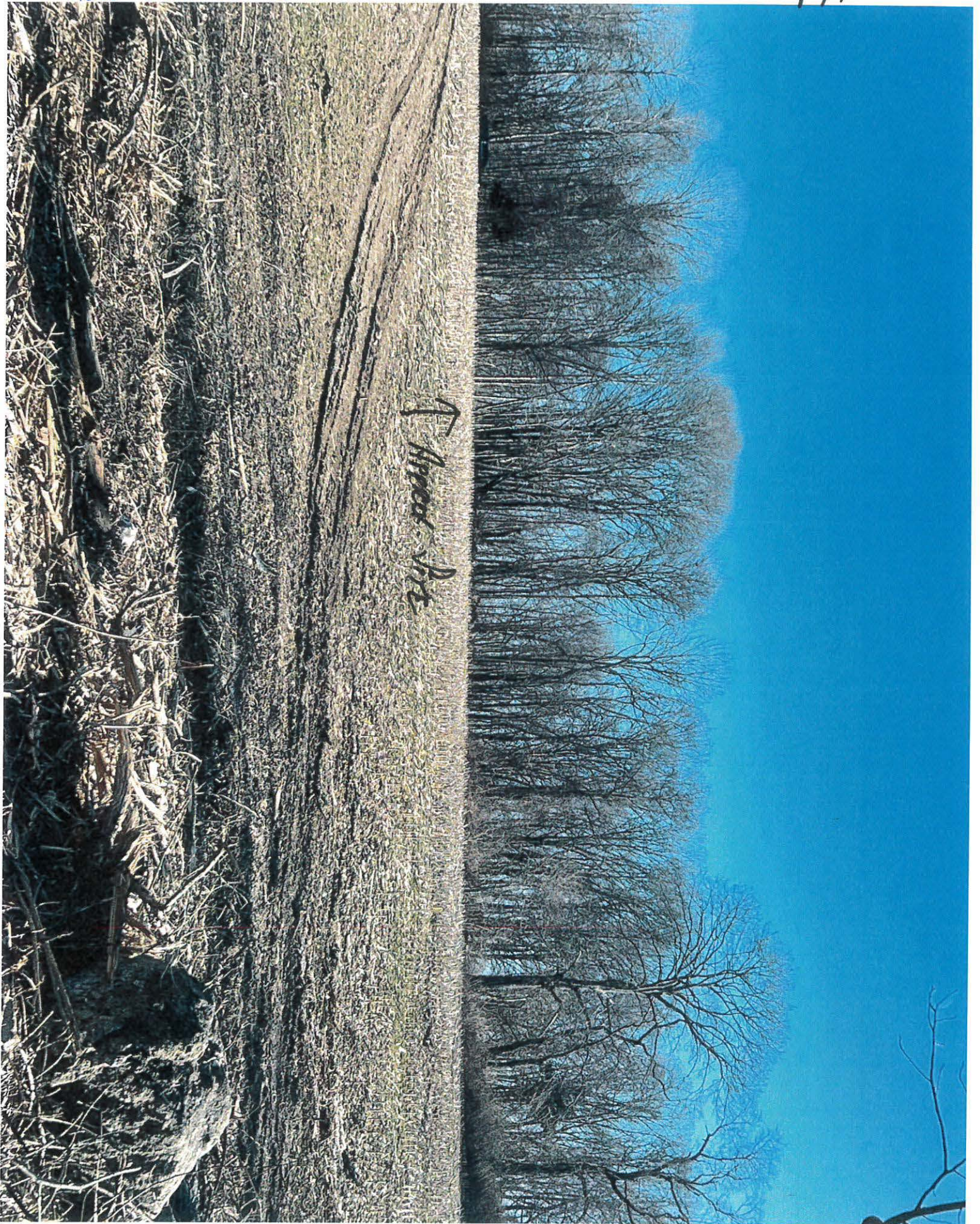
VIEW TO SOUTHERLY ADJUTING NEIGHBOR

↓N



View from East Street

↑ N



View of Approx. Site

↑N





Hebron, CT

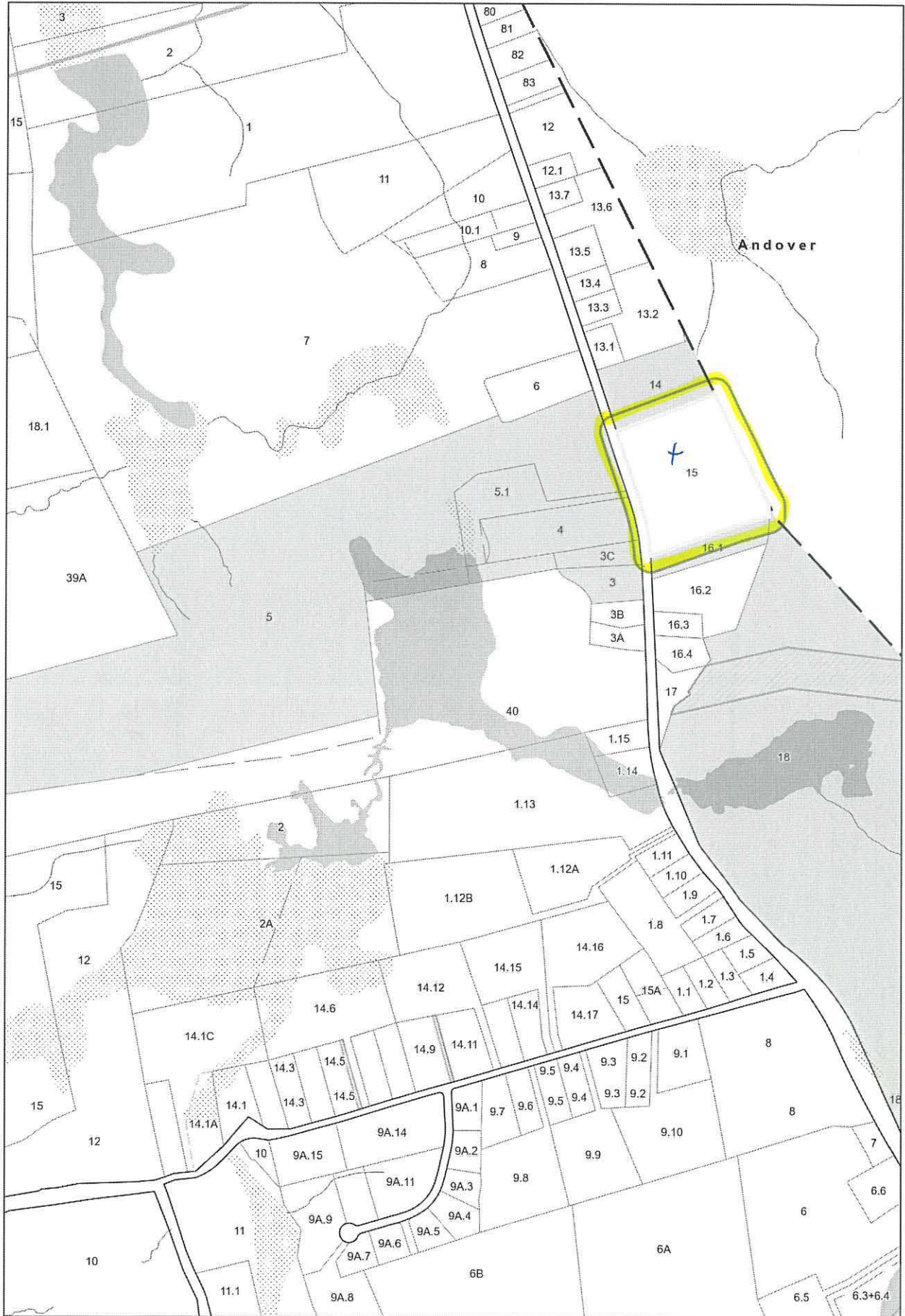


January 22, 2024

1 inch = 562 Feet

www.cai-tech.com

0 562 1125 1687



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 foot Abutters List Report

Hebron, CT
January 22, 2024

*SPECIAL PERMIT - VOTED & ADOPTED
3/5/16 EAST ST*

Subject Property:

Parcel Number: 35-15
CAMA Number: 35-15
Property Address: EAST ST

Mailing Address: DERBY JEAN B
564 EAST ST
HEBRON, CT 062481123

Abutters:

Parcel Number: 35-14
CAMA Number: 35-14
Property Address: 564 EAST ST

Mailing Address: BRUNEAU BOBBY & DONNA
564 EAST ST
HEBRON, CT 062481123

Parcel Number: 35-16.1
CAMA Number: 35-16.1
Property Address: 528 EAST ST

Mailing Address: ROBERTS LISA & RODERICK SHAYNE &
HERY CHELSEA
600 BUCKLEY HIGHWAY
UNION, CT 06076

Parcel Number: 35-18
CAMA Number: 35-18
Property Address: 444 EAST ST

Mailing Address: HARTFORD NEIGHBORHOOD CENTERS
INC
38 LAWRENCE ST
HARTFORD, CT 061060000

Parcel Number: 35-3
CAMA Number: 35-3
Property Address: 523 EAST ST

Mailing Address: HOLMGREN CARL G JR
523 EAST ST
HEBRON, CT 062481134

Parcel Number: 35-3C
CAMA Number: 35-3C
Property Address: 531 EAST ST

Mailing Address: CANTONE JOSEPH A & SANDRA L
531 EAST ST
HEBRON, CT 062481134

Parcel Number: 35-4
CAMA Number: 35-4
Property Address: 539 EAST ST

Mailing Address: OSTAFIN GARRETT E
539 EAST ST
HEBRON, CT 062481134

Parcel Number: 35-5
CAMA Number: 35-5
Property Address: 559 EAST ST

Mailing Address: GRAHN STEVEN E
559 EAST ST
HEBRON, CT 062481134

Parcel Number: 35-5.1
CAMA Number: 35-5.1
Property Address: 543 EAST ST

Mailing Address: GRAHN MARK K & DEBORAH R
543 EAST ST
HEBRON, CT 062481134



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1/22/2024

Page 1 of 1

The Municipal Infrastructure section of the Plan of Conservation and Development is intended to provide a description and inventory of the Town's public facilities, an assessment of the demand placed on these facilities, and the Town's best forecast as to the need to expand these facilities in order to meet current and future demands.

It is an important function of the Plan of Conservation and Development to review these important public facilities in the context of the Town's forecasted future needs but with an eye to minimizing the fiscal impact on the Town's residents. By properly addressing these issues in the Town's major planning document, future needs are addressed in a rational manner such that the Plan of Conservation and Development serves as a guide for future Town expenditures, priorities, and Capital Improvement Projects.

A. Education

Public Schools

The town of Hebron presently houses four separate schools. Gilead Hill School (GHS) is an elementary school that serves Hebron students from pre-kindergarten to grade two. Hebron Elementary School (HES) is an intermediary school that serves Hebron students from grades three through six. Hebron, Andover, and Marlborough together form Regional School District Number Eight and, as a region, are collectively served by the RHAM (Region of Hebron, Andover, and Marlborough) complex of schools consisting of RHAM Middle School and RHAM High School (RHAM-MS and RHAM-HS, or collectively RHAM). RHAM-MS teaches grades seven and eight and RHAM-HS serves grades nine through twelve. As members of Region 8, the towns of Hebron, Marlborough and Andover are taxed to support the regional district schools corresponding to their town's percentage of total RHAM students.



1. Hebron Elementary School

Hebron Elementary School (HES) was built in 1947 and is located on Church Street, south of Hebron Center, on 22.5 acres of land which include parking areas, a playscape and a nature trail. In 2020 the Town purchased an additional eight acres from St. Peter's Church that is located north of the school. This land contains an existing parking lot for the school that was constructed years ago on an easement in favor of the town; and the remainder of the property contains a baseball field which has been managed and used by the Parks and Recreation Department. During the past fifty-seven years, there have been four separate additions to the school in 1957, in 1963, in 1988 and in 2000. As a result of the 2000 addition, HES now contains approximately 75,866 square feet, which includes twenty-five classrooms (two are dedicated for Special Education,

one is dedicated to Occupational and Physical Therapy, one is for Vocal Music, one is used for Challenge and Enrichment, and one is for Spanish), a library-media center, art and music rooms, a gymnasium, a multipurpose room/cafeteria, support service rooms and the office area. The eighteen year old six modular classrooms on the north side of the main building were demolished in 2023. A major investment in the building came about due to a of lead in the water. Replacement of the pipes in the building began in August 2019 and completed in May 2020 at a cost of \$775K with 54% reimbursement from a State Grant.

2. Gilead Hill School

Gilead Hill School (GHS) was built in 1967 in response to a growing Hebron student population. It is located on 25.4 acres of land in the Gilead section of Hebron, which includes parking areas, a playscape, baseball fields, and a football practice field. Since 1967, there have been three additions to the building in 1970, in 1988, and in 2000. As a result of the last addition, the school is now 70,387 square feet and contains twenty-nine classrooms (including one room for the AHM Family Resource Center, two rooms for the Hebron Parks and Recreation PREP (before and after school) Program, one room for Occupational and Physical Therapy, two for Special Education, one for STEAM (Science, Technology, Engineering, Arts, and Math) / Spanish, one for tutoring and storage, and one as a conference room), a library-media center, art and music rooms, a gymnasium/cafeteria, support service rooms, an activity room, the office area, and the Board of education (BOE) central office.

3. RHAM Middle School and RHAM High School

After a referendum in 2000, Region Eight authorized the construction of a new 368,970 square foot high school facility--which includes the Region Eight middle school (63,190 square feet). In the project, the old high school was demolished, major renovations and additions were made to the middle school and a new high school was erected connected to the middle school. The entire school complex sits on 76.82 acres and includes surrounding parking areas, baseball, softball, and soccer athletic fields, tennis courts, as well as a 400-meter synthetically surfaced track and a track circling the natural turf competition field. In 2008 Administrative Offices were added to the high school section of the complex, and, in 2012 a concession building on the side of the track and competition field was started and ultimately completed in 2013.

Private Schools

In addition to the above listed public schools, Hebron has three private pre-kindergarten facilities, KinderRHAMa at RHAM high school, Discovery Zone on Pendleton Drive, and Christ Lutheran Early Childhood Center. In addition to these private schools, there are a number of private homecare facilities located throughout the Town, typically offering age-appropriate curriculum-based instruction. There is one private, special education school for students ages 16-21 with disabilities, Oak Hill School, operated out of Camp Hemlocks.

Hebron Demographics Related to School Population Projections

Hebron Population

The demographics of a community such as population changes, building permit activity and other factors have a direct impact on school population projections. As noted in the Community Profile section of the Plan, as of the 2020 U.S. Census, Hebron had a population of 9,098

people. This number represents a 6% decrease in population from the population in Hebron at the 2010 census (9,686). Likewise, between 2010 and 2020, Hebron's school age population (children between ages 5 and 19) decreased by 27%, and Hebron's under-5 population decreased by 28%. However, Hebron has seen some dramatic shifts during and since the 2020 Covid 19 pandemic when work from home opportunities allowed people more flexibility in housing choices drawing people to more rural settings. Some indicators showing this is the uptick in the number of residential building permits since 2020, estimates by CTData Collaborative of Hebron's 2021 population being 9,512, a 4.6% increase since 2020, and Hebron Public Schools reporting an increase in their school's population of approximately 10% from 2020.

Hebron Housing Starts

Typically, the number of new housing starts (new house construction) in a town is a leading indicator of the number of births by about three years, since young couples usually choose to start a family within three years of moving to a new location. In recent years, the rate of growth

Building Permits Issued for New Single-Family Houses	
Year	Single-Family
2022	11
2021	14
2020	18
2019	12
2018	9
2017	9
2016	2
2015	7
2014	4

in Town which began in the 1980s has continued-- albeit at a slower rate. Specifically, between 2000 and 2010, the number of households in Hebron increased by 14.7%, but between 2010 and 2020 the number of households increased by only 1.4%. However, as shown in the table, there has been an increase in new residential permits since the Covid 19 pandemic. Hebron is not unique in experiencing a slower rate of

new housing starts. While the number of housing starts in CT have held steady this decade, they are far lower from the earlier peaks in the number of permits CT saw in the 1990's and 2000's. Residential construction never fully bounced back following the 2008 housing crisis.

Hebron Birth Rates

Year	Number of Births
2023	78
2022	77
2021	72
2020	96
2019	79
2018	66
2017	64
2016	76
2015	54
2014	66

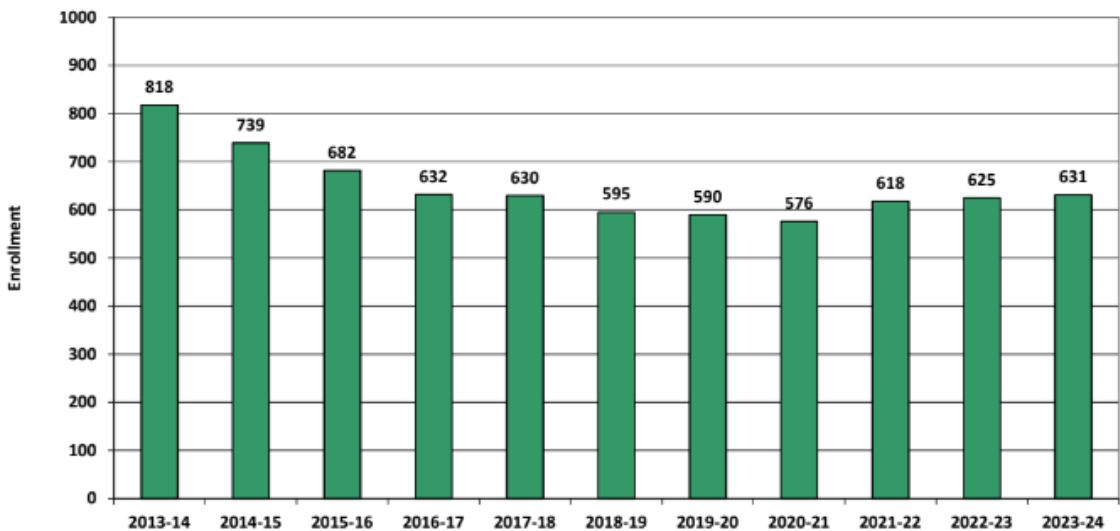
Hebron births are another key factor to consider in school population projections particularly in the short term (5 year) projections. Although the number of Hebron births over the past ten years is lower than the peak birth rates from the early 2000's, the rates shown in the adjoining table shows a strong and consistent rate of births.

Hebron School Enrollment and Projections

The New England School Development Council (NESDEC) utilizes a cohort component (survival) technique, modified to incorporate district-specific demographic information such as student migration, resident births, and HUD-reported building permits to formulate enrollment projections for school districts. In their 2023 report to Hebron Public School, they provided the following information. The chart below outlines historical enrollment data from the 2013-14 school year through 2023-24 for students in grades K through 6. Please note, Hebron Public Schools serve PreK through 6th grade, so approximately 58 FTE (Full Time Equivalent) students should be added to the counts mentioned below based on the preschool special education, and lottery spaces available in the program. From a low of 576 (634 PK-6) students in the 2020-21 school year, enrollment has grown to 631 (689 PK-6) in the 2023-24 school year.

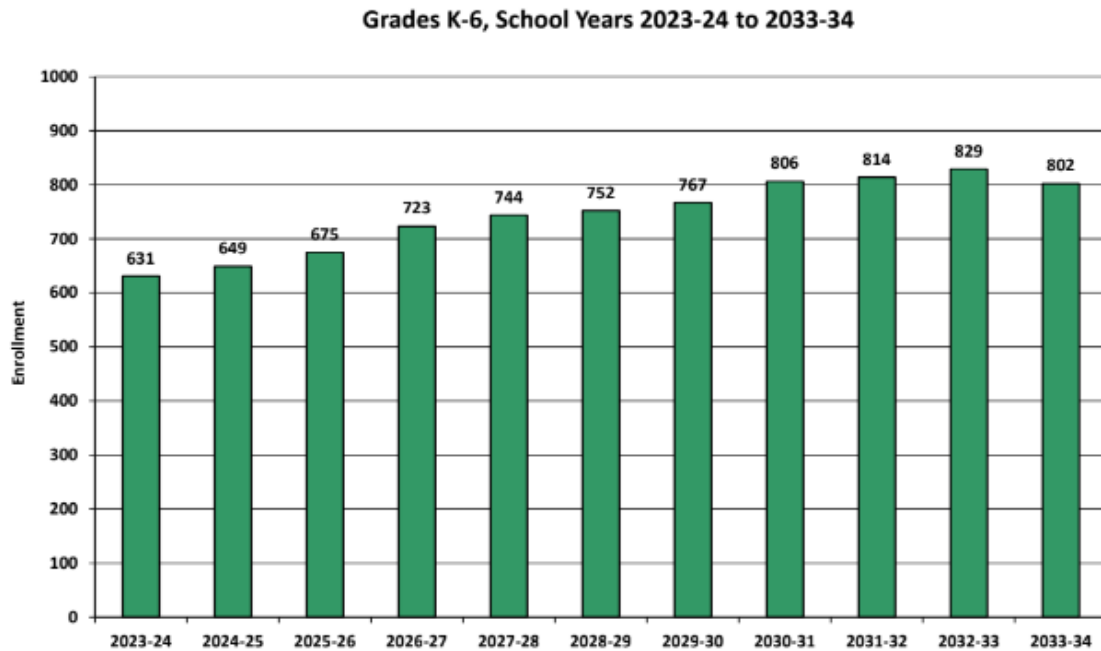


Grades K-6, School Years 2013-14 to 2023-24

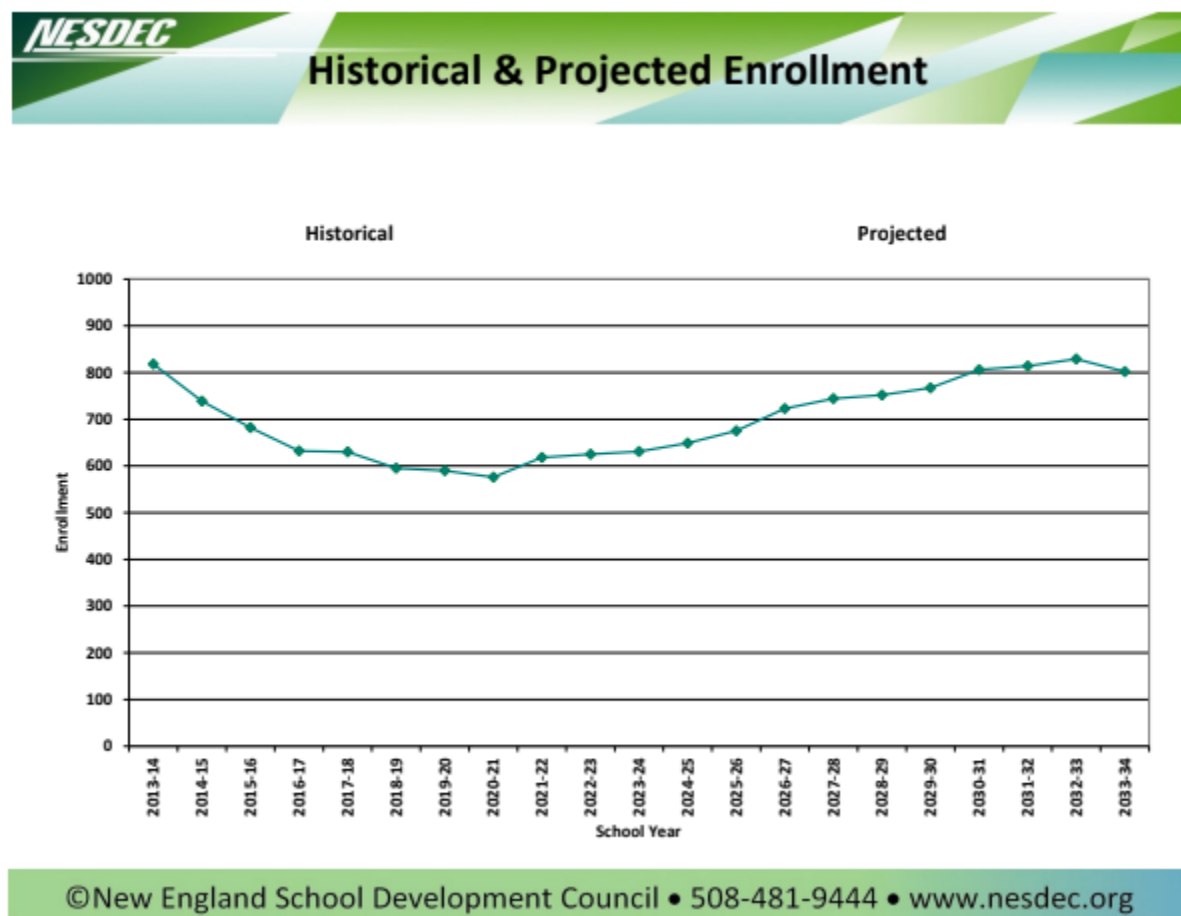


Below, NESDEC outlines projected enrollment from the 2023-24 school year through 2033-34.

Projected Enrollment



The final chart combines both historical and projected enrollment, showing a trend line from a low of 576 (634 PK-6) students in the 2020-21 school year, to a high of 829 (887 PK-6) students by 2032-33.



Enrollment and Its Effect on Capacity in Hebron Schools

Capacity, as it affects a school, bears explanation. Capacity is defined by square footage standards for different spaces within a building (classrooms, gymnasiums, cafeteria, etc.) and is based on “Space Guidelines for School Construction” developed by the School Facilities Unit of the Connecticut State Department of Education and other generally accepted school design practices and standards. Capacity is also influenced by local decisions and policies of the Hebron Board of Education, such as class size policies, program offerings and “utilization factors” (the percentage of the day a particular space is used). To a certain point it is possible to increase class size and thereby increase capacity in the number of students, although the effects of doing so may, depending on the source referenced, be detrimental to education. Gains in capacity made by increasing class size is limited: 1) by the ability to physically fit the students and associated desks and equipment into the classrooms; 2) by the requirements imposed by fire codes; 3) by the ability of core facilities (bathrooms, lunch room, library,

music, art, physical education, etc.) by the ability to meet the needs of the students; and 4) by class size guidelines set by the local board of education.

Each of the Town's two elementary school buildings could house more students, but since all classrooms are currently utilized, increased enrollment as shown in the projected enrollment charts above would come at a cost to programs and offerings currently housed in each school. As noted earlier, some classrooms house special education programs, occupational and physical therapy, Spanish, Challenge & Enrichment, and two town sponsored programs all with dedicated space. If enrollment reached the levels in the NESDEC projections it would require the elimination of dedicated space for these other critical pieces of Hebron's educational infrastructure.

Gilead Hill School, with its current space utilization, has 20 grade level classrooms. Looking at maximum class sizes per BOE guidelines, and 2024 classrooms per grade-level, the total capacity of Gilead Hill School is 385. Hebron Elementary School, with its current space utilization, has 19 grade level classrooms. Looking at maximum class sizes per BOE guidelines, and 2024 classrooms per grade-level, the total capacity of Hebron Elementary School is 436. This means, without eliminating access to dedicated space for school and town sponsored programs that currently have them, the district-wide student capacity is 821. While there is less confidence in any projections beyond a 4 to 5 year period, if the projected enrollment would occur, the district could reach a critical enrollment point in the 2028-29 school year. These enrollment and projection numbers are reviewed on an annual basis.

Goals and Policies:

Goal: To continue to accommodate Hebron's school-aged population with educational facilities and infrastructure that will allow students to perform to the maximum extent of their abilities.

Policies:

1. Continue to maintain existing schools and other structures and sites in order to maximize their use as educational facilities and meet short- and long-term needs.
2. Continue to investigate designs that would facilitate the construction of a safe school drop-off area at both Hebron Elementary School and Gilead Hill School.

Goal: To encourage and support the sharing of Town infrastructure.

Policies:

1. Encourage the sharing of Town spaces, either in the construction of new facilities or in the renovation of existing facilities, in order to accommodate space needs for educational staff and to promote the potential to share educational and town staff and equipment.
2. Complete the project of constructing sidewalks from the RHAM High School complex up Wall Street to approximately Ridge Road.
3. Connect the Jeremy River Trail System, originating at Burnt Hill Park, to the RHAM High School complex.

Goal: To encourage opportunities by the schools and affiliated organizations, to maintain, rehabilitate, research and study Town open space, historical sites, State or Town parks and trails, etc. so as to reaffirm and strengthen a sense of civic spirit within the student body.

Policies:

1. Encourage and support the Town departments in the continuation of, and/or creation of new programs similar to the Hebron Clean-Up Day.
2. Recommend that school administrators and teachers encourage community-oriented activities as part of meeting certain course objectives (such as an individual or team project as part of a course requirement).
3. Encourage participation in programs such as the Salmon River Partnership water quality testing initiative.

B. Emergency Services

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

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



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

I. Fire Protection

The Hebron Fire Department is a municipal agency that provides fire, rescue, hazardous materials response, and emergency medical services within the Town of Hebron and to areas of surrounding towns by automatic and mutual aid agreements. To cover the long and fairly narrow configuration of the Town, the Department operates out of three stations: Company #1, located on Main Street, Company #2, located on Church Street in the Amston area, and Company #3, located on North Street in the Gilead section of the Town. This logical distribution of resources continues to allow for a quick first response within the recommended response times while providing mutual backup when needed. In 2023, the average response time was 8 minutes and 26 seconds, which is within the recommended guidelines. In terms of its personnel, currently the Department has a full-time appointed Fire Chief, a Deputy Chief, three Assistant Chiefs, two Captains, an administrative EMS Captain, three Lieutenants, a Fire Police Captain, and approximately thirty volunteers. Responses are made to over 1100 calls per year, an increase from 740 calls in 2014, of which over two-thirds are for emergency medical services.

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

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

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

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

Accomplishments:

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

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

Future Needs

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

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



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

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

Water

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

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

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

Goal & Policies:

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

Policies:

1. Support and encourage the proper expansion of the public water system within Hebron Center.
2. Support the inclusion of full fire protection facilities with new water systems in the Town's business districts.
3. With the input of the Fire Department, develop a plan for fire department station improvements / replacements that has the least impact on the municipal budget. A study should commence including a space needs assessment of the uses within Company #1 and a possible construction of a new building or a combined "Municipal Safety Complex" building.
4. The department should continue to assess its current vehicular, communication and equipment upgrade or replacement needs through the Town's Capital Improvement Program and possible grant funding.

Action Items:

1. In conjunction with the Fire Department, develop standards for dry hydrant installation and maintenance.
2. Continue to review potential incentive programs to encourage additional volunteers to join the Department.

II. Emergency Medical Services

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

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



Accomplishments:

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

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

Future Needs

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

Goal & Policies:

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

Policies:

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

III. Police Services

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



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

Accomplishments:

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

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

Current facilities, Conditions, and Inadequacies

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



Future Needs

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

Goal & Policies:

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

Policies:

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

IV. Emergency Management

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

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

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

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

Accomplishments:

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

1. The EM Director and the Town Planner worked with CRCOG in updating the Natural Hazards Mitigation Plan, completed in 2019.
2. A \$2 million grant was secured from the CT Department of Economic and Community Development to provide an Emergency Electrical Generator System capable of allowing both the RHAM Middle and High School to become full-service Emergency Shelters. An RFP soliciting Electrical Design and Professional Engineering Services was issued and bids opened November 2023. An award will be approved by the Hebron Public Buildings Committee in 2024.

Future Needs:

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

Goal & Policies:

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

Policies:

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

C. Public Works

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

Background

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



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

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

Accomplishments

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

1. Several studies were completed to look at space needs and potential new site plans for a new Public Works complex: (a) A space needs analysis of the Public Works functions was conducted by the engineering firm of CME Associates, Inc., titled: "Town of Hebron, Connecticut Department of Public Works Facility Building and Site Program, January 28, 2013". (b) A 2015 study was completed by BL Companies, titled "Feasibility Study; Department of Public Works" looking at the feasibility of an expanded facility at the existing location. (c) The Town Public Building Committee extensively researched and analyzed vacant parcels for potential public works sites. (d) A concept plan was developed by the Town Engineer Consultant for a new public works complex in the Village Square. (d) An online survey was conducted to solicit the opinion of Town residents on the location of a new facility. All of these studies were conducted as tools to guide the future development of a new facility.
2. The Town Engineering consultant studied the property adjacent to the existing Public works property, now owned by Eversource, to determine its appropriateness for a Public Works yard expansion.
3. In 2023, a new committee, the Department of Public Works Action Committee, was formed by the Board of Selectmen, to research and find a solution for the Public Works complex that satisfies current and future needs.

Current Facilities, Conditions, and Inadequacies

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



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

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

The 6,000 square foot maintenance / office building is not in adequate condition and is undersized for the operations it houses. The equipment bay area is crowded, lacks lifts, is inadequately lit, is height restrictive and has little room for parts inventory storage. The building lacks training or meeting rooms, has inadequate lunch and shower areas, and inadequate record storage space. There is also a lack of office space for the director and the road foreman. In the 2013 CME report, as well as a 2010 Facilities Study conducted by the Town, several code deficiencies were noted in the building as well as numerous instances of excessive wear and tear and examples of the building being too small and spaces too cramped to be considered adequate to serve the Department's needs safely and efficiently. In addition, in the 2013 CME report, the conclusion of this study was similar to the previous facility study indicating that the overall facility is inadequate, the current buildings are undersized, and the existing site as presently configured is too small to use for expansion.

The 3,200 square foot cold storage building is also structurally inadequate. The aforementioned facility study identified numerous code violations, a number of wear-and-tear items and several developing structural issues. The 800 square foot animal control facility, attached to the cold storage building, includes ten kennel canine enclosures with heated indoor / outdoor access and short run areas.

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

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

Transfer Station: In addition to facilities of the public works complex, the site also is host to the solid waste disposal facilities for the town. These facilities include two attendant stations, the compactor, and its wooden shell, ten roll-off containers (which collect recyclables, household trash, bulky waste, metal, brush, leaves, and grass clippings), a roll-off truck, a backhoe, and a compactor. All Municipal Solid Waste, bulky waste and recycling materials are transported to Casella Waste Systems in Willimantic. Also, electronics are collected by a separate vendor selected by the Public Works department. Brush and other vegetation are accepted by Earthgrow, a permitted compost facility. An on-site compost area is not practical due to site constraints. Recyclables include newspapers/magazines, white paper, cardboard, metal food containers, glass, and most plastics. Hazardous waste is collected on specified dates



throughout the year coordinated through CREOC (Capitol Region East Operating Committee) for its eight member towns. This occurs at the Olcott Street disposal facility in Manchester. The transfer station does collect and recycles waste oil, anti-freeze, batteries, and tires. Dried latex paint is accepted and is disposed of in the household trash compactor. The Hebron Green Committee established the "Swap Shack", a storage shed located at the Transfer Station, that allows Hebron residents to give away or trade gently used items that are clean and in working order. At the time of printing, the Swap Shack is open on Sundays except during winter months. As with the Public Works facilities, the department requests replacement of Transfer Station vehicles and equipment on a schedule through the CIP.

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

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

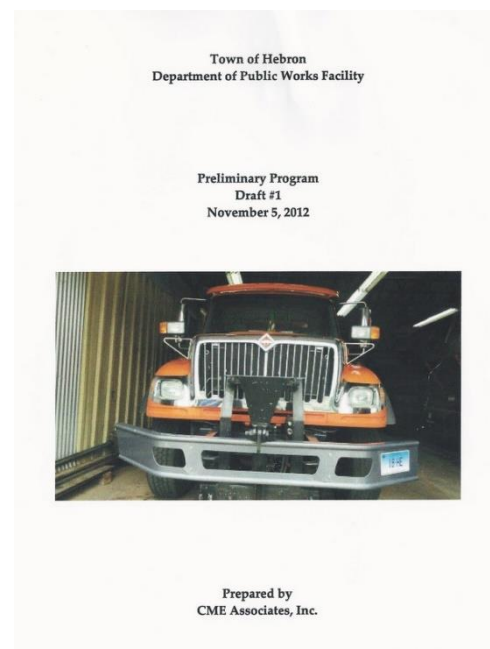
Future Needs

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

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

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

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



Goals & Policies:

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

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

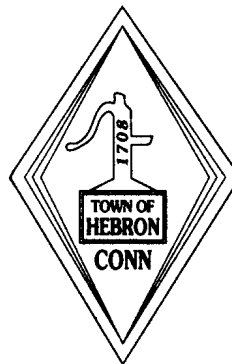
Policies:

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

D. Town Offices

Background

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



Town Office Building

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

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



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

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

Accomplishments:

Since the 2014 Plan was adopted, the Hebron Town Office Building has undergone several significant building improvements.

1. The non-functioning old passive solar wall panels were removed; the roof drainage was replaced and re-routed that prevented gutter over-flow; attic insulation was supplemented to meet code requirements; self-latching mechanisms were installed on fire doors; a new gas fired furnace was installed when natural gas was extended to the Town Hall site in 2018; mini-splits were installed to replace the inefficient window air conditioners; an emergency generator was installed in 2015 along with an upgraded service panel; and, Wi-Fi was provided throughout the complex in 2014.
2. In the Town Clerk's vault, new filing systems were purchased to house maps, vital records, land records, archived town records and active and archived board and commission minutes; and many of these records were digitized to reduce space requirements. In addition, more efficient cabinetry for the vaults was purchased through the State of CT Historic Document Preservation Grants which has alleviated the present storage needs.
3. New Electric Vehicle (EV) charging stations were installed in the Gown Hall parking lots for use by Town residents.

The Horton House

The Horton house, named for long-time town employee Mrs. Daniel G. Horton, who served as Probate Judge, Probate Clerk, and librarian, was built in approximately 1865 by Dr. Orrin White. The building features seven fireplaces, wide plank flooring and is of the Greek Revival Style. In 1988 the Town purchased the Horton house, together with the 1.2 acres of land on which it



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

Commented [MO2R1]: I'll reword.

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

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

sits. The property and building were renovated shortly thereafter to accommodate the Town's land use departments. Currently, the property is listed as a historic property in the Town's land records.

The Horton House accommodates the Planning Department, the Building Department, the Wetlands Agent, and the plans and files for the WPCA Administrator and contains an office for the Chatham Health District. In addition, it offers the public access to Town Land Use personnel and to information about Town Properties. While not suffering the same space constraints as the Town Hall, the Horton House faces challenges typical of a historic structure with regards to storage of land use and building permit records, and ADA compliance. In addition to office space for Land Use departments, the two-story Horton House contains a single restroom facility per floor. It also contains a very small meeting area with a capacity of 8 people.

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

Accomplishments:

Since the 2014 Plan was adopted, several additional improvements have been made to this building.

1. A new gas fired furnace was installed in 2018 with the extension of natural gas to Hebron Center. An emergency generator was installed in 2015 along with an upgrade to the electrical service panel. Window air conditioner units were replaced by a more efficient system of mini splits throughout the building. In 2023 a new concrete floor was laid in the basement in order to further control the moisture in the basement.

The Town Records Building

The Town Records Building is a twenty-four by eighteen square foot building, and it houses the overflow records from the Town Office Building vaults used by several Town departments. The building has its own electrical system which supports lights, two aged space heaters and two dehumidifiers that drain to the outside of the building. There is no running water or bathroom facilities, and the building is not climate controlled with regards to heating, although moisture is addressed with the two dehumidifiers. Typically, a town department will retain its own records in the vault in the Town Office Building. When a set of records reaches the point, it can be closed out at the department level, the records are moved from the Town Office Building to the Town Records Building where they remain for the duration



of the statutorily required retention period before they are ultimately destroyed. If a member of the public wants to view any of the records contained in the Records Building, they must make an appointment with the Town Clerk who will remove the required records from the Records Building and deliver them to the requestor at the Town Hall Building. Similarly, if Town Staff wishes to view any records, they must follow the same procedure. Since the demand to see records stored here is low and the present use of the building adequately meets the needs of the public and Town departments, there is no need to expand this building or to re-deploy it for any other use, since doing so would necessitate offsite record storage. The Town Records Building is a historical landmark; the building has often been open to the public on Hebron Maple Festival Weekend.

Goals and Policies:

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

Policies:

1. Continue to monitor the space needs of the Town Hall complex operations and as needed study the options of expanding the Town Office building to provide adequate meeting room, office, storage spaces.
2. Once a decision is made as to the long and short term uses for the Town Hall Complex, make renovations to the building(s) to address ADA and code compliance issues.
3. Support staff efforts in requesting CIP funds to accomplish maintenance needs and structural analysis at the Horton House.

E. Library

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



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

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

Accomplishments:

Since the 2014 Plan was adopted a number of improvements to the Library and its site have been accomplished.

1. In 2012, the Town was awarded a grant under the State's Small Town Economic Assistance Program (STEAP) and used those funds to construct 40 new parking spaces to the rear of the Library to supplement the original 39 spaces immediately adjacent to the building entry. This is considered sufficient for the use of daily patrons and when the library's meeting rooms are used for public forums.
2. A number of building improvements were completed such as replacement of flooring, a new HVAC system, installation of new energy efficient windows throughout the building, and with the assistance of a State Library Construction Grant the roof was brought up to current building codes.
3. A 2022 STEAP grant was approved to connect the Library parking lot via a pedestrian bridge and sidewalk to Pendleton Drive, connecting these two neighborhoods in Hebron Center.
4. In 2022, after a year of work by the Douglas Library of Hebron Strategic Planning Committee, the Library Board of Directors approved a 5 year strategic plan, "Strategic Plan 2022-2027 – W.I.S.E. Decisions", to create concrete, measurable objectives organized under the headings of Welcoming, Integral, Safe and Evolving.

Some remaining needed improvements are the repaving of the original 39 space parking lot, as well as restoring some landscaping and sidewalks around the building.

Goal & Policies

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

Policies:

1. To encourage the continued development of the Library's facilities and operation to meet the changing needs of the community.
2. To foster the use of the facility as an arts and cultural resource.
3. To support and implement the findings of the "Strategic Plan 2022-2027 W.I.S.E. Decisions".

Action Items:

1. Support the repaving of the original 39 space parking lot adjacent to the building entrance.
2. Revitalize the landscaping and walkways around the building.

J. Recreation

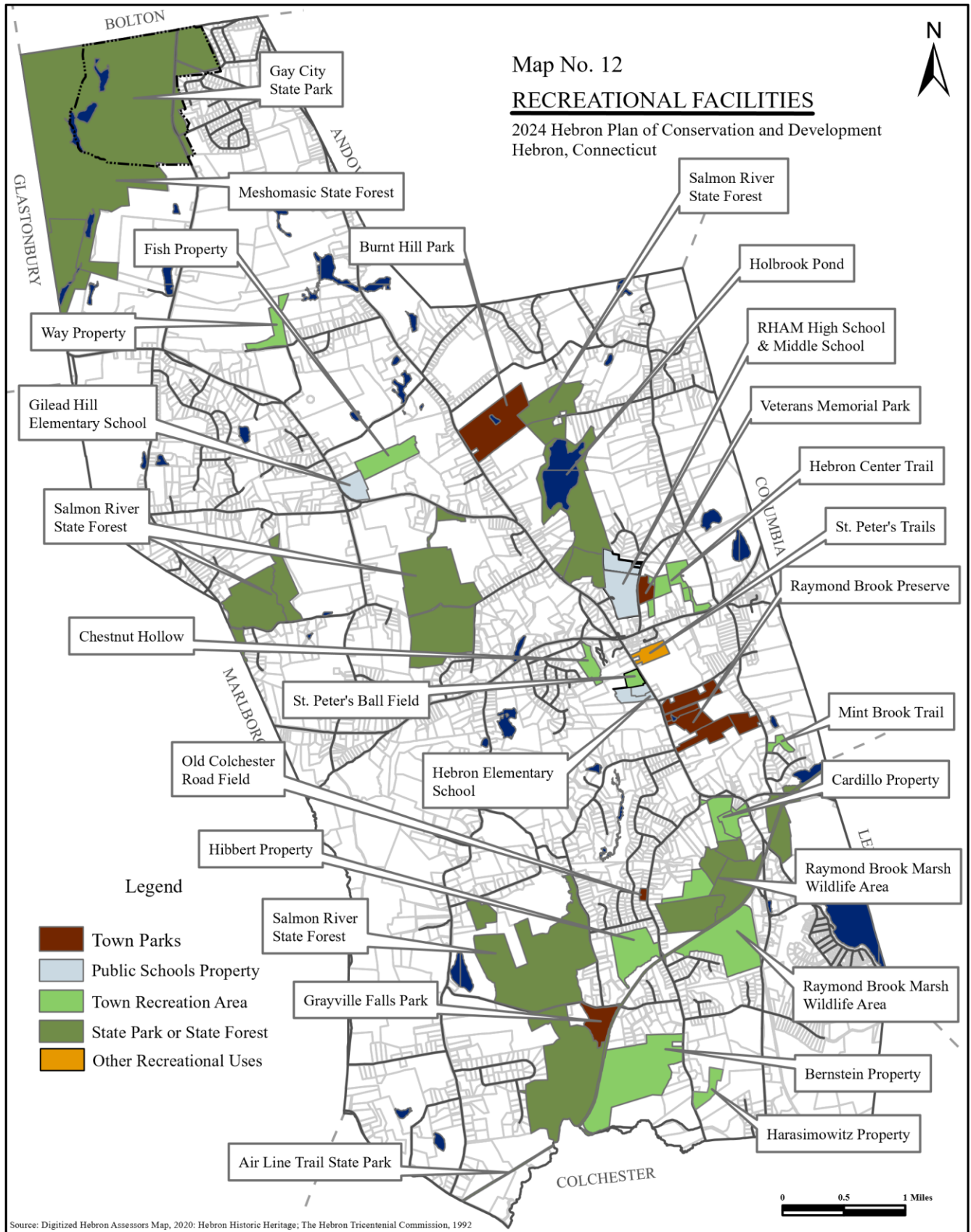
Open spaces, parks, sports fields, and recreational programs are considered essential community resources in the Town of Hebron. These resources enhance the social, psychological, and physical well-being of residents by providing them with enjoyable leisure-time activities in pleasant settings. Open space and recreational facilities also provide economic benefits, such as increased values of nearby properties, and the resulting increase in tax revenues, as well as increased retail sales of sports equipment and concessions. A unique opportunity exists to promote Hebron as a destination to visit and enjoy the Town's numerous recreational assets, which in turn would enhance local economic activity.



Recreation programs are available for all age groups of Hebron residents. The athletic organizations such as baseball, football, soccer, and lacrosse are supported through field maintenance and scheduling of field use. The youth basketball program is run by the Parks and Recreation Department. Volunteer coaches are selected by and receive training from the staff. The PREP (Parks and Recreation Enrichment Program) program provides before and after school care for Hebron children. Summer adventure camps are also run for different age groups and interests. PREP staff undergoes periodic training to maintain state requirements in childcare. Programs for adults include yoga, aerobic exercise, basketball, pickleball, volleyball, and bus trips to area attractions. The Department informs residents of available programs through the year.



Open space in the community provides tax revenues in excess of any municipal services that these properties demand and therefore are one of the best land uses in terms of a cost-benefit analysis. Other benefits derived from the preservation of open space and park areas include conservation of land, purification and protection of water and air, preservation of wildlife habitats, a visual resource, and sequestration of carbon. In a 2022 Housing Needs Survey, open space was identified by Hebron residents as one of Hebron's most attractive qualities. While these broader benefits are important, and they have been identified elsewhere in this Plan, this section will focus on meeting Hebron's need for active and passive recreation.

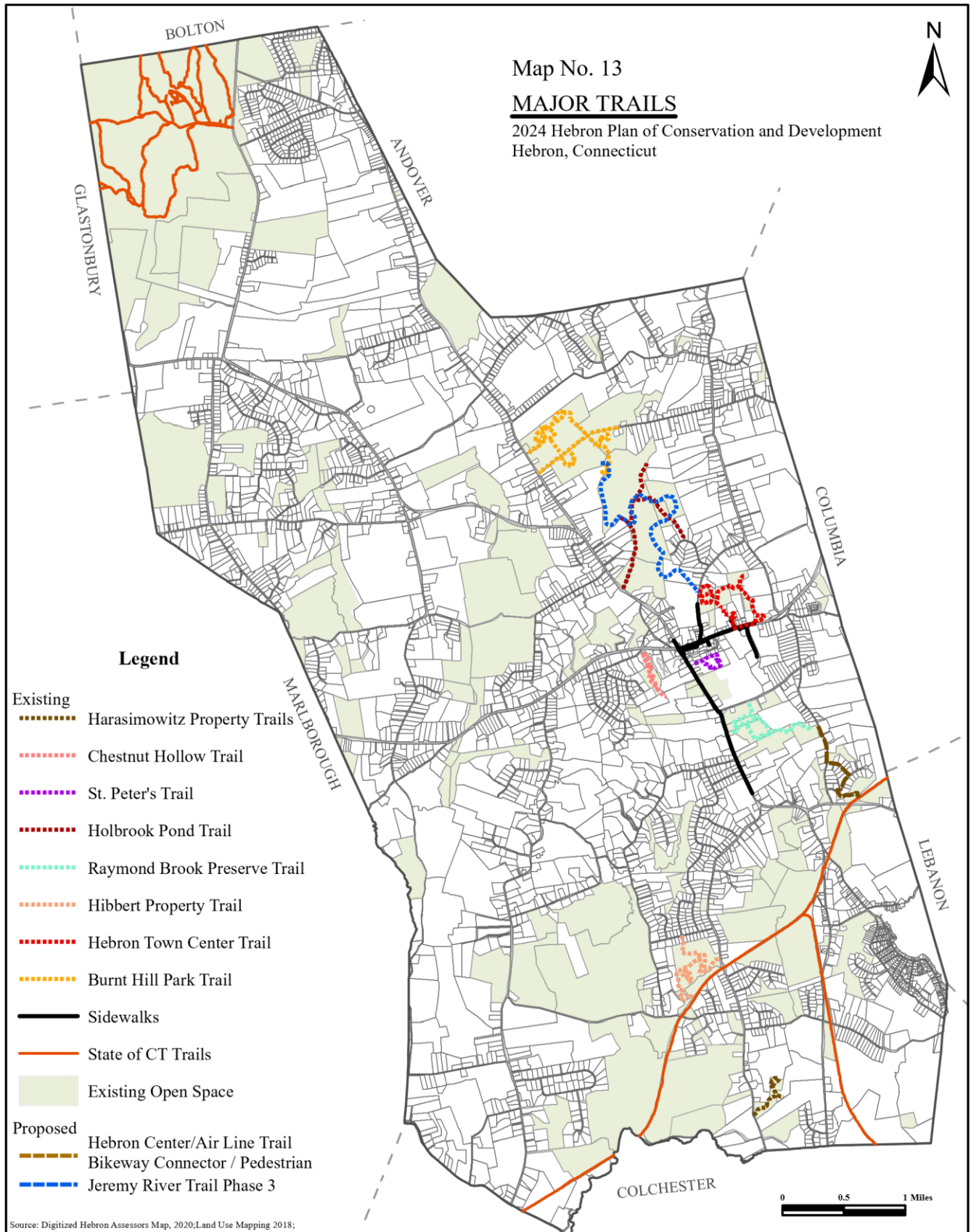


The Town of Hebron is committed to maintaining its rural heritage and has had an active Open Space Land Acquisition Committee since 1998. The Committee and the Town have been active in purchasing open space parcels for both active and passive recreation.

Since the adoption of the 2014 Plan of Conservation and Development, the Town has taken many important steps to further the Objectives stated in that Section of the Plan and generally to improve recreational facilities for Hebron residents and the larger community:

Accomplishments:

1. The new Town Center Project and the Parks and Recreation department is coordinating on planning Town Center activities.
2. In 2021 the Economic Development Commission (EDC) created marketing brochures promoting Hebron's open space and recreational amenities.
3. Town received a grant from the CT Recreational Trails Program (CRTP) to construct Phase 1 trails at Church Street Park and two other grants have been received (2018 & 2019) to construct Phase 2 (CRTP) & Phase 3 (CT DOT) trails. Both Phase 1 and Phase 2 trails have been constructed.
4. In 2018 a new parking area was constructed off Church Street for Raymond Brook Preserve park. And, in 2021 another parking area was built off Millstream Road frontage as part of the Phase 2 trails.
5. The Parks and Recreation Commission completed work on a revised Parks Master Plan (2018).
6. The Parks and Recreation Director has contacted a forester to provide recommendations on forest management for selected town-owned parcels and the report was received in 2020.
7. The Planning and Zoning Commission has held a discussion with the Parks and Recreation Director on identifying and controlling invasive plants on Town-owned properties.
8. In 2021, the Parks and Recreation Commission approved a Girl Scout Gold Award project whose goals are to mark existing trails, identify unique features, publicize certain town open spaces, and assist in the aggregation of community "Trail Rangers" to voluntarily identify and remove invasive species and report any trail hazards to the Director of Parks and Recreation.
9. A regional twelve-town Air Line Trail (ALT) State Park Trail Master Plan is being developed by the CT RC & D to inventory adjacent lands along the ALT, promote the trail system, provide for common amenities (informational kiosks, signage), seek connections to other trails and to town centers among other related endeavors, all to enhance economic opportunities of towns along the ALT.
10. Town Staff developed a Town Center Trail Map brochure that is featured on the Parks website, and other Town open space trails are currently being mapped for future publication on the Parks website.



Passive recreation activities have increased in Hebron as evidenced by the number of people using the Air Line Trail, the trails at Burnt Hill Park and Raymond Brook Preserve, the Hebron Center Trail, informal trails at the Way, Harasomowitz, Fish and Hibbert open spaces, Town sidewalks, and other facilities in town. These activities include walking, wheelchair use, biking, and horseback riding. With the purchase of additional open space land, the Parks and Recreation Commission, as well as other town boards, has an overall vision of linkage between different parcels to create a continuous corridor of greenways which will enhance trail and passive recreation opportunities. One such planned trail system is the Jeremy River Trail, which will link Burnt Hill Park to RHAM through use of state lands around Holbrook Pond and town-owned properties. Also in progress is the 3-phase trail project that will provide a trail connection from Raymond Brook Preserve to the Air Line Trail off Route 207. The ultimate goal is to have a trail connection from the Air Line Trail to the Town Center.

Parks and Recreation Department

Offices and Facilities

The Parks and Recreation Department is located in the Park Operations Building at Burnt Hill Park. The building includes office space, maintenance shop, vehicle and equipment storage, along with a common space used for small meetings and limited programming. Completed in 2012, the Park Operations Building is a wood frame structure constructed on a concrete slab with a wood-framed gable roof. A metal prefabricated addition is used for storage and repair shop. Burnt Hill Park was the site of a poultry farm until the Town of Hebron acquired the property in 2009. The property has not required any renovation since it was first developed. Mechanical, Electrical, Plumbing and Fire (MEPF) Heating in the Operations Building is provided by two 150 MBH boilers. Cooling is provided by split system in only part of the building.

Facility Needs

Insulation in the garage of the facility is lacking. The HVAC systems are nearing the end of their lifecycles and will require replacement. A generator provides limited back up power, and solar cells on the roof supplement power consumption. An additional meeting room or expansion to a larger common space could alleviate the need for recreational programming to rely on the use of other facilities. Parking is limited with spots during the daytime hours for the use of staff and EV charging stations. Expansion of the lot would add additional spaces for programs and events located in the Park Operations building as well as the Park as a whole. Currently, one accessible parking space is located in the parking area for the building, however the balance of the parking area is in poor condition and the accessible route needs improvement.

Duties

The Parks and Recreation Department has the responsibility of mowing and maintaining all town-owned property. This includes athletic fields, parks, elementary schools, town office buildings, the library, and various open space parcels located in subdivisions throughout Hebron. This amounts to over 200 acres of mowing on a weekly basis with certain athletic fields

being mowed more frequently. Athletic fields are also painted according to league schedules. The Air Line State Park Trail and other trails are periodically groomed with stone dust and kept free of branches and debris. During the fall and winter, new trails are laid out. This requires tree cutting, brush clearing and sometimes stone dust application. The Parks and Recreation staff is also responsible for snow removal from all town sidewalks.

Equipment must be repaired and replaced as needed. During the winter months, the park staff performs maintenance to equipment, which previously had to be contracted out, resulting in reduced costs to the Town. Repairs to park facilities due to vandalism are taking up important resources in both time and materials; and security measures are being expanded to try and minimize these expenditures.

Inventory

The Town currently has a number of parks and recreation facilities, owned by the Town, the State of CT, the regional school district, or private property owners that serve the active and passive recreation needs of town residents. These existing facilities include:

Burnt Hill Park is a town-owned park located on a 170-acre site on East Street. Gravel parking lots are available near each playing field and covered pavilion. A grass overflow area for parking is also available near the Parks and Recreation office. It contains the following facilities:

- Three irrigated soccer/football/lacrosse fields (regulation size)
- Two sixty-foot baseball fields
- A covered picnic pavilion
- Bathroom facilities
- Parks and Recreation office, meeting space, equipment storage facility
- Over three miles of walking trails
- Community garden area
- Butterfly Way Station pollinator habitat created by Girl Scouts
- Additional acreage for future field space

Raymond Brook Preserve is a town-owned passive recreation park located on a 106-acre site providing over two miles of pedestrian, biking and horse-riding trails. Three gravel parking areas located off Church Street, Kinney Road and Millstream Road provide easy access. The park includes a bridge over Raymond Brook, a Pollinator Pathway Garden, and a small pond. Area farmers currently use fields in this park for hay and corn, helping to maintain the park and Hebron's agricultural heritage. A grant was awarded to connect Raymond Brook Preserve with the Air Line Trail by 2024

Veterans' Memorial Park is a town-owned park located on a 17-acre site on Wall Street. A paved parking lot of approximately 100 spaces is situated near the front of the park. It contains the following facilities:

- An irrigated soccer field (200'X300')

- Two child playscapes
- A baseball field (70' baselines; 225' foul lines; 250' to pocket)
- A softball field
- A walking trail; (9/10 mile in length) which connects to the new Town Center Trail
- A maintenance storage shed, bathroom and concession
- An outdoor basketball court (50'X94')
- A Skateboard Park
- A Native Plantings streetscape

Grayville Falls Park offers both passive and active recreation opportunities such as picnicking, walking, fishing, quiet enjoyment of the waterfalls and river and access to Air Line Trail State Park and active recreation opportunities at the horseshoe court and large mowed field for spontaneous sports. The park is fairly remote, has rugged terrain, is very natural in character, and therefore lends itself to passive uses.

Old Colchester Road Field is a town-owned field located on a 3.8-acre site on Old Colchester Road. Improvements include a small, unpaved parking area, a baseball/softball field with 60-foot baselines, and a small multi-purpose field that is superimposed over the outfield of the baseball/softball field.

Gilead Hill Elementary School is used for community recreation and summer sports. Outdoor recreation facilities include two softball fields with 60-foot baselines and a football field that is superimposed over the outfields of two softball fields. There also exists a small field area that is used by the baseball league informally as a "T-Ball" field. Outdoor lighting was installed to permit extended use of the field in the Fall. Other sports and recreation facilities include a small "pick-up" basketball court and a modular playscape located to the rear of the school that is used by students at recess and is also available for public use during non-school hours. For recreational facilities, there is a small, tile floor basketball court and stage area in the cafeteria/gymnasium. A trail system was constructed to the rear of the school grounds for recreational and educational purposes.



Hebron Elementary School is used for community recreation and summer sports, as well as the Farmer's Market. For outdoor use there is a multipurpose field, quarter-mile gravel walking track, a nature trail, and a playscape that is used by the schools and is available for public use during non-school hours. For indoor recreational facilities, there is a multi-purpose/basketball gymnasium with stage area, and a multi-purpose room with a striped 45'x76' basketball court.

RHAM Regional Schools are comprised of RHAM Middle School and RHAM High School. Both schools are located near the Hebron Center on a campus that shares a common athletic field. This facility contains 2 basketball courts, 6 tennis courts, a softball field, two 90-foot baseball fields, an outdoor track, an auditorium, and two multipurpose fields. Hebron Parks and Recreation staff works cooperatively with RHAM to share field space and building use for

basketball in the winter months and camp activities in the summer months. The Town has a contractual agreement with RHAM for turf management, which is a service provided by Parks and Recreation Department

St. Peter's Field is 8.5-acres site located on Church Street, north of Hebron Elementary School. This land was purchased by the Town in 2019 and was previously leased from St. Peter's Episcopal Church since 1941. The property contains a ball field primarily used for youth baseball and has 70-foot baselines.

Air Line Trail State Park (ALT) and Colchester Spur in Hebron provide a multi-use trail for hiking, wheel-chair use, biking, jogging, cross-country skiing, and horseback riding. This Trail, owned by the State of CT, runs through Town open space properties that are rich in cultural and natural assets, State Forest, and Town parks; provides access to and outstanding views of the Raymond Brook and Mint Brook marshes and physically connects to the towns of Colchester and Lebanon. The trail extends further to the towns of Thompson and Portland. The Town-owned Grayville Park, the Mussman, Hibbert and Bernstein open space properties, and the Salmon River State Forest all abut the ALT and provide options for further connections. The ALT has been joined to the Hop River Trail in Willimantic and is thus connected to the East Coast Greenway. The East Coast Greenway runs 3,000 miles from Maine to Florida, connecting 15 states and 450 cities. Thus, the Air Line Trail is a major asset offering great recreational, environmental, economic, and cultural value to Hebron.

Salmon River State Forest, partially located in Hebron, contains opportunities for hiking, birdwatching, and fishing. These extensive lands include the Holbrook Pond facility where boating and fishing are permitted. A significant portion of the Forest abutting the Air Line Trail was designated by the State DEEP as an Old Forestland Management Site in December 2020.

Gay City State Park is located in Hebron on the Bolton town-line and contains hiking and mountain biking trails, picnicking facilities, cross country skiing opportunities, historical features for exploring, a Scout campsite, and a beach for public swimming.

Town Center Open Space and Trail System is a series of open space parcels adjacent to Veterans Park and extending north of the Town business district east to the Loveland Road residential developments. This area of open space consisting of 44 acres was dedicated by various developers through the Town's land use process. The open land serves to protect water quality in the area of contribution to a community well, and a pedestrian trail has been constructed for public use.

Blackledge Country Club and Tallwood Country Club provide ample opportunities for golfing within the community. These privately owned facilities provide 54 holes of golf, and both include driving ranges and practice facilities, and Blackledge has 3 golf simulators. These are open to the general public in two separate locations in Town and maintain hundreds of acres in open space,

Camp Hemlocks. Easter Seals of Oak Hill / Camp Hemlocks offers public swimming at their indoor swimming pool on a fee basis.

For the location of all of these recreational areas see: Map 12: "Recreational Facilities".

Goals, Policies and Action Items:

Goal A: Offer and promote recreation and leisure services to a broad base of the Hebron population and to visitors.

Policies:

1. Publicize activities and facilities through the Parks and Recreation Department's seasonal publication, social media, news organizations, and user groups. Promote open space trails by including maps on Parks and Recreation website
2. Continue to pursue available grant funding to maintain, map, and extend current trail systems and enhance park facilities.
3. Use Open Space areas to promote outdoor educational opportunities for Town and area residents and particularly for Hebron students.

Action Items:

1. Obtain public opinion on future recreational needs, desires, improvements, and programs.
2. Work with the Economic Development Commission and others in marketing the Town's many recreational opportunities to enhance local economic development, and bringing recreational activities such as running races, a Farmer's Market (at Hebron Elementary School), and the annual Holiday Festival to the Town business center. Also, there is Hebron Day held annually at Burnt Hill Park.
3. Work with The Town Center Project and other non-profit groups to expand and improve programs and facilities.
4. Rebuild/upgrade the Skate Park and build a Pickleball Courts at Veteran's Memorial Park.
5. Construct a Disc Golf Course and install a Playscape at Burnt Hill Park.
6. Work with interested volunteer groups, i.e., Trail Rangers or Friends of the Forest, to promote and map open spaces and lead trail hikes, assist the Parks and Recreation staff with trail maintenance, and additional volunteer projects.
7. Consider sponsoring additional trail hike events such as National Hike Day in November and conduct guided hikes on open space trails led by the Parks and Recreation and/or Conservation Commission in conjunction with volunteer organizations.
8. Encourage or establish a Hebron Hiking Group
9. Publicize on the town website all individual town open spaces with maps, property features, available parking, address location and directions.

10. Promote passive recreational assets in Hebron Views and more extensively on social media platforms.
11. Work with the CTtrails.org, ctrailfinder.com, or similar entities to promote Hebron trails statewide. They provide a state sponsored interactive online map that promotes compatible local business and public health benefits that passive recreational activities afford.
12. Establish kiosks at town open spaces with pertinent site features and amenities
13. Enhance Air Line Trail experience by pursuing state funding for such items as benches, bicycle parking racks, historic site markers.

Goal B: Make all parks, open space areas, and recreation facilities attractive, safe, accessible, and easy to maintain.

Policies:

1. Continue and expand usage of low impact field maintenance programs as new products and methods become available.
2. Maintain existing sports facilities to maximize their use, extend their life, and avoid injuries to users.
3. Increase security measures to limit costly vandalism.

Action Items:

1. Establish parking facilities at certain Town-owned properties to improve accessibility and safe entry into these programs.
2. Utilize the recently completed Master Plan to guide the development of each Town Park, sports / recreation facility, and recreation program. Collaborate with other interested agencies, including the Conservation Commission, in the development of additional passive recreational facilities.
3. Utilize volunteer groups, such as Trail Rangers or Friends of the Forest, to mark existing trails / trail heads and report hazardous conditions to the Director of Parks
4. Consider “Adopt a Trail” initiative for individuals interested in preserving and making minor improvements to a specific existing trail under the guidance of the Director of Parks.
5. Encourage farming practices on town owned open space that are compatible with open space goals of water/ soil quality preservation and pollinator sustainability.



6. Provide permanent signage identifying pollinator meadows as pollinator habitat; and, provide other signs on town trails and open spaces and provide a history of the trail or open space, such as the history of the Air Line Trail, and history of Grayville Park etc.

Goal C: Provide proper stewardship over Town Open Space to provide passive and active recreational activities, to sustain natural features, and to protect the environmental characteristics of these lands.

Policies:

1. Identify and control invasive plants as listed by the CT DEEP on Town-owned properties and use native plantings for new landscape projects
2. Protect watersheds/watercourses including native vegetation along riparian corridors.
3. Encourage farming use on certain Town-owned properties for the dual purpose of maintaining such land in an open condition, and to maintain and promote the agricultural character of the community. Such use should be compatible with open space goals of preserving soil/water quality and sustaining pollinators by avoiding the use of pesticides and herbicides (i.e., neonicotinoids) harmful to pollinators and wildlife.

Action Items:

1. Organize a volunteer group, i.e., Trail Rangers or Friends of the Forest, to identify and manually remove invasive species from parks and town open spaces. The volunteer group could also lead trail hikes and report hazardous conditions to the Director of Parks.
2. To provide a variety of habitats for plants and animals, maintain some open space fields as pollinator meadows following recommended Pollinator Pathway practices.
3. Identify and control non-native invasive plants as listed by the CT DEEP on Town-owned properties, especially along edges and trails where non-native invasives can gain a foothold. Preserve maximum native vegetation to prevent non-native plant invasion and spread. As necessary, consult a land practitioner (i.e., forest ecologist, field botanist, etc.) familiar with Natural Area Stewardship for guidance in controlling non-native invasive species.

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Andrew J. Tierney, Town Manager

FROM: Matthew R. Bordeaux, Town Planner

DATE:

RE: Referral to Board of Selectmen under CGS Section 8-24 for Disposition of Town-owned Parcel #10-10 Church St associated with the swap of 594 Church St owned by Savy Brothers LLC

At their meeting on <DATE>, the Hebron Planning and Zoning Commission approved the following motion and recommendation to the Board of Selectmen pertaining to the disposition of the Town-owned land identified as Parcel #10-10 Church St, in consideration of the following:

- **The Town-owned Parcel #10-10 was acquired in 2010 at the direction of the Hebron Town Meeting and upon the recommendation of the Hebron Open Space Land Acquisition Committee.** The acquisition of the Mussman Property, as it is named for the family that owned it, consisted of two parcels. Parcel #10-6 is 91 acres in area and is located west of the Colchester Spur of the Air Line State Park Trail. Parcel #10-10 is 3.4 acres in area, is located in the Residence-1 District. The Town of Hebron purchased the two (2) parcels for \$150,000 with the use of the Hebron Land Acquisition Fund and without the use of State of Connecticut funding assistance. There are no legal restrictions that would prevent the Town from disposition of Parcel #10-10 or prevent Savy and Sons from pursuing site development approvals from the Town of Hebron Conservation Commission or Planning and Zoning Commission.
- **594 Church St is owned by Savy Brothers LLC, is approximately 8.04 acres in area and is located in the Amston Village District. As a result of historic uses, the site was subject to environmental remediation for XXX. The site was granted a clean bill-of-health in XXX by the CT Department of Energy and Environmental Protection.** More than one development proposal has been presented to the Hebron Planning and Zoning Commission.
- **Parcel #10-10 is appraised at \$90,200 and 594 Church St at \$110,300.**
- **Disposition of land will provide a local business with the opportunity to pursue the expansion of their operations in Hebron.** Savy & Sons is a third-generation family-owned and operated business located at 612 Church St. Brothers Travis Savy and Ralph Savy III have been in business for 17 years, growing and rebranding the business to include over 30 employees doing work throughout New England and beyond. According to their website (savyandsons.com) Savy & Sons specialize in underground infrastructure

restoration and trenchless technology, providing media blasting, waterproofing solutions, and infrastructure restoration for commercial, educational, and municipal customers.

- **Savy and Sons will prepare site development applications pursuant to the Hebron Inland Wetlands and Watercourses Regulations and Hebron Zoning Regulations.** Savy & Sons have stated their interest in constructing a 100' x 200' (20,000 sf) warehouse to park and store their existing fleet of trucks and equipment. Savy and Sons have stated that this will enable them to keep a clean and more organized property, get an estimated 35% longer life span out of their equipment and allow for strategic growth.
- **612 Church St has a total appraised value of \$761,500.** The addition of an approximately 20,000 square foot warehouse would have an assessed value of approximately \$XXX (request estimated assessment from Assessor's Office).

Approved Motion

Moved, the Hebron Planning and Zoning Commission, acting under the provisions of Section 8-24 of the Connecticut General Statutes, recommend the Hebron Board of Selectmen convey Parcel #10-10 to Savy and Sons, in exchange for 594 Church St (Parcel #68-1) as the swap will provide Savy and Sons the opportunity to pursue the expansion of their business in Hebron and the Town will be able to preserve more land in the Aquifer Protection Area of the Raymond Brook Aquifer.

MRB

H:\Matt\Boards & Commissions\PZC\Applications\8-24 Referrals\Savy Land Swap 8-24\8-24 Referral to BOS.docx

Attach



SALMON RIVER WATERSHED PARTNERSHIP

2023 ACCOMPLISHMENTS

Monitoring Stream Health: SRWP, along with its volunteers, was able to complete its goal of monitoring 11 stream sites for 10 weeks in the summer for temperature, pH, dissolved oxygen, conductivity, total dissolved solids and salinity. Using benthic macroinvertebrates (AKA stream bugs) SRWP completed 9 stream habitat assessments in the fall, working with both community volunteers and student groups. SRWP also manages 10 stream temperature loggers and 8 conductivity loggers throughout the watershed.

MS-4 Stormwater Permits: Five of the ten towns that make up the Salmon River Watershed are currently under the state administered MS-4 Stormwater Permit. They include **Bolton, Glastonbury, Haddam, Hebron and Marlborough**. To assist towns in meeting annual permit requirements, SRWP provides a report of outreach & education activities conducted throughout the year.

Reviewing Plans and Policies: SRWP continues to review plans, policies and legislation focusing on potential impact to the watershed towns and submits written comments as is appropriate. In 2023, SRWP participated in project reviews for CT DEEP Fisheries for the ADA fishing pier on the Salmon River and CT DEEP Forestry for management on several Salmon River Forest tracts. SRWP also reviewed and submitted comments for the CT DOT the RT 16 bridge replacement.

Invasive Species: With Hydrilla present in the lower CT River, Salmon Cove, and more recently discovered in a local freshwater lake, SRWP continues to participate in meetings on this aquatic invasive species to stay current on the efforts of the Army Corps of Engineers to manage this nuisance and prevent spreading. SRWP will cohost an aquatic invasive identification training program for community members in the May of 2024.

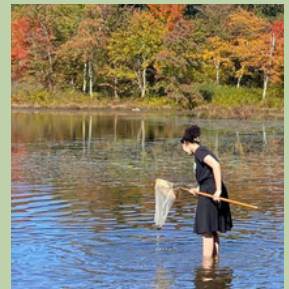
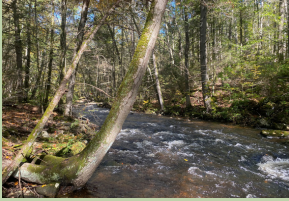
Outreach and Education: SRWP continues to participate in a number of events and education programs throughout the watershed. In 2023 this included; *Hebron MapleFest, Machimoodus Spring Fling, Haddam Neck Fair* and *RiverFest* at Devil's Hopyard State Park. Education programming included field training for community volunteers and field learning presentations for *RHAM High School, RHAM Middle School* and *East Haddam Middle School*.

Long-Term Sustainability Planning: Along with completing a 5-year visioning plan for the partnership in 2023, SRWP also hosted a town leader breakfast meeting in Marlborough to review the highlights of the plan and coordinate a continued working relationship with the watershed towns.



Town leader meeting on the Salmon River Watershed

Pictures T to B: 1. Stream assessment with volunteers at Elbow Brook (East Hampton), 2. Pine Brook (Haddam), 3. Tour of stormwater retrofits at Sears Park (East Hampton), 4. Pond exploration program with RHAM Middle School (Hebron), 5. Stream logger equipment, 6. Checking for invasive species, Babcock Pond WMA (Colchester), 7. Stream exploration program with East Haddam Middle School (East Haddam), 8. Stream assessment with RHAM High School at Blackledge River (Marlborough)



TOWN OF BOLTON
NOTICE OF CERTAIN PLANNING & ZONING MATTERS IN NEIGHBORING
MUNICIPALITIES

DATE: January 24, 2023

TO: Town Clerk of:
[] Andover [] Coventry [] Glastonbury [☒] Hebron [] Manchester [] Vernon

FROM: [☒] Bolton Planning & Zoning Commission
[] Bolton Zoning Board of Appeals
[] Bolton Inland Wetlands Commission

Pursuant to §CGS 8-7d(f) which requires a Planning & Zoning Commission, Inland Wetlands Commission and/or a Zoning Board of Appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

1. Any portion of the property affected by a decision of such board is within Five Hundred feet of the boundary of the adjoining municipality;
2. A significant portion of the traffic to the completed project on the site will use street within the adjoining municipality to enter or exit the site;
3. A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewage system within the adjoining municipality; or
4. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

No hearing may be conducted unless the adjoining municipality has received notice required by §CGS 8-7d(f). A representative may appear and be heard at any such hearing.

This letter is to inform you of a pending application described in the attached legal notice.

cc: Town Planning Department



Bolton Planning & Zoning Commission
Notice of Public Hearing

The Bolton Planning & Zoning Commission will hold a Public Hearing on Wednesday, February 14, 2024 at 7:30pm virtually & in the Town Hall, 222 Bolton Center Rd, Bolton, CT, to consider updates & amendments to the Zoning Regulations which include:

1. Reorganization to improve functionality and useability;
2. Updates to the numbering format;
3. Minor non-substantive changes to improve consistency amongst the use of terms and resolve document conflicts.

(#PL-24-1).

Said proposal is on file for review in the Bolton Land Use Dept and on the Town's Website at:
<https://town.boltonct.org/boards-commissions/planning-and-zoning>

All interested parties may attend virtually or in person and testify or submit written testimony.

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

Thomas Manning
PZC Chairman

To be published in the *Hartford Courant* on February 2, 2024 and February 9, 2024

Re: Stone wall at 80 Birch Hill Rd

Ryan Arnold <ryan.arnold@uconn.edu>

Mon 2/5/2024 9:06 AM

To: Matthew Bordeaux <mbordeaux@hebronct.com>

Excellent thank you Matthew. We are not trying to make anyone's life difficult and certainly appreciate you taking this to the Commission. Should the commission determine that the wall can be entirely removed from the property, we will instruct our builder to proceed with its removal. Our builder has mentioned the possibility of finding someone interested in taking the stones, but it's worth noting that the market for such stones might be limited due to their unappealing appearance. We are willing to explore any available options, whether it involves selling the rocks or covering the costs of their removal from the land. In the event that complete removal is not permitted, we are open to collaborating on identifying a mutually agreed-upon location for the wall.

Thank you again

-Ryan Arnold

On Mon, Feb 5, 2024 at 8:10 AM Matthew Bordeaux <mbordeaux@hebronct.com> wrote:

Message sent from a system outside of UConn.

Ryan,

Happy to help. I'll try to have a conversation with the Commission Chairman at the next available opportunity.

Just so I have the story straight, in the event the Commission finds that removing the wall is acceptable, what would be your intention for the material? Is there a market for stones like this? Would you be amenable to them be relocated to an agreed upon location? Did you have any thoughts on this?

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: Ryan Arnold <ryan.arnold@uconn.edu>
Sent: Monday, February 5, 2024 7:00 AM
To: Matthew Bordeaux <mbordeaux@hebronct.com>
Subject: Re: Stone wall at 80 Birch Hill Rd

Hey Matthew -

I hope you had an enjoyable weekend. I'd like to express my gratitude once more for your efforts in looking into the rock wall on our behalf and addressing our concerns. After careful consideration, we've determined that the distinct attributes of the rock wall, coupled with our overall design objectives for our property, pose specific challenges that hinder the possibility of repurposing it on site. Could you kindly arrange to have our request for the rock wall's removal submitted to the Planning and Zoning Commission for their consideration? We are ready to supply any extra information or documentation necessary to support this request.

We are eager to commence this project in the coming weeks and are hopeful for a resolution that will allow us to proceed in a timely manner. We understand the importance of adhering to all relevant guidelines and regulations, and we are committed to working closely with the Commission to ensure that our project aligns with community standards and expectations.

Thank you once again for your attention to this matter. I look forward to your guidance on the next steps and am available at your convenience for any further discussions or clarifications needed.

Thank you
-Ryan

On Thu, Feb 1, 2024 at 10:15 AM Matthew Bordeaux <mbordeaux@hebronct.com> wrote:

Message sent from a system outside of UConn.

Ryan,

I spoke with Alan Williams. He noted that the neighbor you referred to was able to find different ways to reuse the stone onsite. I believe in part for property delineation and part as an ornamental feature. He mentioned that one thing you want to be considerate of is to keep the material out of the CL&P right-of-way, approximately 12' from the street line. If you think you can find a way to reuse the material on site, that's great. If you don't, and wish to have it removed, I think I would have to refer that request to the Planning and Zoning Commission.

Let me know what you think you want to do and hopefully we can find a solution.

Matthew R. Bordeaux

Director of Planning and Development

Town of Hebron, CT

Hebron, CT 06248

P: (860) 228-5971 x137

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From: Ryan Arnold <ryan.arnold@uconn.edu>

Sent: Wednesday, January 31, 2024 6:49 PM

To: Matthew Bordeaux <mbordeaux@hebronct.com>

Subject: Re: Stone wall at 80 Birch Hill Rd

Thank you Matthew, Cait and I really appreciate you following up on this for us. Feel free to call me or email me at any time, looking forward to hearing from you. Let us know if there is anything else we can do from our end.

-Ryan

On Wed, Jan 31, 2024 at 4:34 PM Matthew Bordeaux <mbordeaux@hebronct.com> wrote:

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Ryan, let me give Alan Williams a call tomorrow and see what he did for other sites. I do think the intent of the note was that relocation meant reuse on the same lot. However, think a reasonable argument could be made that the wall in question could be better described as a pile of rocks, so at a minimum, I don't think you'd be held to a particularly high standard if the Commission insisted on you moving the rocks to another location.

Matthew R. Bordeaux

Director of Planning and Development

Town of Hebron, CT

Hebron, CT 06248

P: (860) 228-5971 x137

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From: Ryan Arnold <ryan.arnold@uconn.edu>

Sent: Wednesday, January 31, 2024 2:10 PM

To: Matthew Bordeaux <mbordeaux@hebronct.com>

Cc: Cait Ayotte <caitayotte@gmail.com>

Subject: Re: Stone wall at 80 Birch Hill Rd

Thank you for the reply Matthew. We sincerely appreciate you taking the time to look into this. Is it possible for us to set up a meeting or come in (or meet at the land) to discuss options?

Mainly questioning what "relocation" means and if we are expected to physically put the rock wall somewhere else? As you can see in attached pictures, it's not in great shape, there are old trees that have fallen onto it, and we are having to clear around it. I am also not certain that we would be able to put the wall into a manageable state as my wife and I have never built a rock wall before.

Would you also be able to tell us how the neighbor across the street got approval or where they relocated theirs too (attached picture)? As you can see, the wall from our side originally crossed directly over to theirs. Attached our site plan from before as well.

Thank you Matthew
Ryan & Cait





On Wed, Jan 31, 2024 at 11:24 AM Matthew Bordeaux <mbordeaux@hebronct.com> wrote:

Message sent from a system outside of UConn.

Ryan,

I reviewed the subdivision plan and the approval includes a note that says "Any stone wall disturbed by proposed construction will be relocated to an area approved by Town Staff." My

interpretation of that note is for the wall to be relocated on site. It seems logical that it be used as a property boundary or for a feature across the property frontage. However, if you want to discuss an alternative, please let me know. I think that if you hoped to have it removed from the site entirely, we may have to have that discussion with the Planning and Zoning Commission.

Regards,

Matthew R. Bordeaux

Director of Planning and Development

Town of Hebron, CT

Hebron, CT 06248

P: (860) 228-5971 x137

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