

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – VIRTUAL
February 27, 2024 at 7:00 P.M.

Planning and Zoning Commission
Feb 27, 2024, 7:00 – 10:00 PM (America/New_York)

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REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. January 13, 2024 – Regular Meeting – *Will be provided if complete prior to 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, 2024.*

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- C. **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 – *Public Hearing Scheduled for March 12, 2024.*

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 - *None*

- B. Set Public Hearing Date - *None*

- C. Other New Business

1. Discussion with Roderick McCorrison re: Toomey Crossing Phase 2
2. Review of Revised Draft Education Section of the 2024 POCD Update
3. 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

VIII. Public Comment (non-Public Hearing applications)

IX. Adjournment

Next Meeting: March 12, 2024 Public Hearing / Regular Meeting
 March 26, 2024 Regular Meeting

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: February 23, 2024

RE: Planner's Report for February 27, 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. The Conservation Commission continued a public hearing on the associated Inland Wetlands Permit that was held on February 22, 2024. The Planning and Zoning Commission will hold a public hearing at their March 12, 2024 meeting.

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 Hebron Conservation Commission approved an Inland Wetlands Permit associated with the proposed activity at their meeting on February 8, 2024. The project has also been referred to the Hebron Historic Properties Commission. The Planning and Zoning Commission scheduled a Public Hearing for March 12, 2024.

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.

A Public Hearing is scheduled on March 12, 2024.

Old Business

Discussion with James Celio re: Commercial - Technology District

It is Mr. Celio's intent to prepare an application to amend the Hebron Zoning Regulations Section 3.F to add single-family uses to the list of permitted uses in the Commercial –

Technology (CT) District. I recommend the Commission suspend any further discussion of the issue until the application has been made and a Public Hearing opened.

New Business

There are no new applications for the Commission's receipt and no Public Hearings that need to be scheduled.

Other New Business

Discussion with Roderick McCorrison re: Toomey Crossing Phase 2

Roderick McCorrison will join the Commission to review the project. A packet of information describing the project was emailed to the Commission earlier this month.

Review of Revised Draft Education Section of the 2024 POCD Update

Chairman Zitkus, Mike O'Leary and I discussed the Commission's concerns with some of the language provided by the Superintendent's Office. It was Mr. O'Leary's recommendation that rather than remove the language, a statement on the unreliability of the projections that inform decision making related to classroom size and special educational offerings could be added to emphasize the importance of regular review of such projection information. Mr. O'Leary's statement is highlighted in yellow on page 7 of the attachment.

Additionally, in an attempt to assuage the absolute tone of some of the Superintendent's language, I provided a few minor edits for the Commission's consideration that are shown in red in the same section on page 7.

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

The Commission discussed the proposed land swap at the last meeting. I've contact Travis Savy to share any proposed concept plans for the use of the land Savy & Sons would acquire in the swap. As noted during the Commission's discussion, the use of the Town-owned Parcel #10-10 for commercial purposes would require a zone change, as it is currently zoned Residence-1. Mr. Savy stated he has begun working with an engineer but was unsure of the status of the draft plans. If he is able to provide some information for the Commission to review, we can amend the Agenda accordingly.

MRB

H:\Matt\Boards & Commissions\PZC\2024\02-27-2024\Planners Report.docx

Attachments

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BRIEF NARRATIVE AND HISTORY OF PROPOSED DEVELOPMENT

Approximately seven and a half years ago SYM, LLC ("SYM") was approached by the Town Planner to arrange for the town to acquire property for the expansion and development of the library parking lot. At that time the Town Planner and the Town Planning and Zoning Commission ("the Commission") discussed with SYM the concept of the development of mixed-use condominiums and upscale rental apartments in the town center.

In an effort to come up with a Special Permit Site Plan Review ("Master Plan Concept") we retained cross parking easements for any development that would be approved by the town. We have submitted and received approval for a plan for five mixed-use condominium buildings as Phase I of the Plan and three residential multi-unit upscale apartment buildings as Phase II of the Plan.

Once the approval for Phase I was obtained the infrastructure for both phases was started. Although navigating the various pathways of bureaucracy and fulfilling the requirements of the Commission, WPCA, Public Works, DOT, CT Water, SNET, Eversource, CNG and COMCAST was cumbersome and daunting, we were able to install 85% of all infrastructure needed to complete the entire project, build one commercial building and convert another building to commercial use.

A third building (the barn) was sold to an abutter with the understanding that it would remain as commercial or office space. In the midst of these efforts COVID happened and every imaginable problem and delay resulting from this incredible catastrophe occurred. As a side issue, brick and mortar locations have become less desirable. Remote working arrangements have become the new normal and the desirability for commercial and office locations evaporated. Office/commercial space not located on the main thoroughfare have sparked little or no interest.

We were proceeding with this development and were planning to sell the remaining PAD sites¹ to a known and respected local builder/developer. However, recently one of my partners and myself have been diagnosed with some rather serious health issues and have determined that we no

¹ a building area that is very close or next door to an existing commercial building

longer are able to finish the project as we originally intended and had decided to sell it.

We felt that the potential purchasers of the remaining property would respect the intent and pride in this endeavor and finish the project the way we had always envisioned. Recently, they and three other purchasers have become discouraged by the town's perceived attitude toward this project and have decided not to go ahead with the purchase.

Because of this, we have determined that rather than leaving this parcel lying fallow and unfinished SYM, would finish the project itself by hiring a local and reputable builder.

Also, at this time we are formally requesting that the town take over the finishing and acceptance of the access roadway that goes from Route 85 to and including the library parking lot. The access road was installed and built with the overview and inspections of the town engineer and we believe it conforms to the road standards for a town road. It has become evident that this access road is being utilized as a shortcut to the library and helps to avoid the labyrinth of the library's Route 66 entrance. The town's acceptance of this access puts this under the town's stewardship, is in keeping with the town's plan of development and would go a long way to revitalizing and beautifying the town center project. It also may well qualify for the infrastructure portion of the grant monies that are available for possible development of other projects that are being discussed and endorsed by the town.

The spirit of cooperation is what we are seeking and, we believe, such cooperation would go a long way to show the town's willingness to work with developers and encourage growth.

Some of the remaining issues which must be reviewed and considered are:

- 1) PROVIDE MORE AFFORDABLE AND DIVERSIFIED HOUSING WHICH IS CURRENTLY NON-EXISTENT IN TOWN.
- 2) Review of the final plans and design of the remaining five buildings which will now become the mixed-use condominiums.
- 3) The current Commission members' interpretations of the regulations regarding this project. (We have already adjusted the

storm drainage design to accommodate some new architectural features that the town had thought would add to the overall appearance of the site.)

- 4) We would also respectfully request that the Commission consider the possibility of the ground floor of one of the front buildings be reserved and classified as an office and/or gymnasium space to be used as an amenity and that this space be classified as non-residential. With some public access and usage this could be counted toward the perceived percentage of residential and non-residential use.

Because of the mixed-use status of this proposed classification, any usage by a more commercial tenant would be possible if such a use became desirable and/or sought after at any time in the future.

It has always been our perception and understanding that the whole process of a Special Permit Site Plan review process (Master Plan Concept) was put into place so that, if needed, plans could be modified by the Commission *ensuring that the original intent of the project* was adhered to and any changes that may be allowed would be in the best interests of the town.

In conclusion, we believe that we are facing only two alternatives:

1. We continue the project along the lines it was envisioned by SYM, and the town; or
2. The site remains as it is - lying fallow and unattended - forever a blight in the center of town.

The sole determination seems to rest in the hands of the Commission members and their interpretations of the regulations, the Town Planner and the town government. We are hopeful that a more realistic review of current market demand would allow a pathway to approval.

We are all too painfully aware of the recent raising of the lending rates and the tightening of availability of speculative commercial construction funding and would ask that a careful and quick decision be

reached before it becomes even more difficult to secure the necessary funding.

It is our belief that with a thoughtful overview by the Commission this project will provide a needed and desirable residential (and commercial) area in the center of Hebron and will ultimately become a welcome addition to the community and a completed project that we will all take pride in.

Respectfully:

A handwritten signature in black ink, appearing to read "Roderic McCorrison", with a long horizontal line extending to the right.

SYM Associates LLC

By: Roderic McCorrison

Memo



To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP
Director of Planning and Development

Date: May 16, 2019

Re: Petitions 2019 - 04, and 05, Special Permit, and Site Plan Applications of Erik S. Young, on land owned by SYM, LLC of Marlborough, CT, to permit construction of 2,000 SF of commercial office space and related infrastructure, applications are filed under Section 3.A of the Hebron Zoning Regulations, property located at 13 Church Street in the HG Zoning District and a designated Village District.

Background:

The Commission is in receipt of a Special Permit and Site Plan Application for the purposes of constructing, as noted on the applications, as a Phase 1, a new 2,000 SF office building to be located on 3.01 acres at 13 Church Street within the Hebron Green Zoning District and within a designated Village District.

Over the past several years there have been several actions of the Commission and the property owners affecting this property. As the Commission may recall, the Commission amended the Zoning District on this parcel in 2015. The Zoning Map amendment was a change in zoning from R-1 to HG and was approved on April 28, 2015 and became effective on May 4, 2015. In addition, later in 2015, the Town of Hebron purchased a portion of this 13 Church Street parcel to construct an expanded Douglas Library parking lot. This application for the parking lot was approved by the Commission in December 2015, and the parking lot was constructed in 2016. In addition, the Planning and Zoning Commission adopted an amendment to the Hebron Zoning Regulations in November 2017 by incorporating Village District language into the Regulations and designating the entire Hebron Green zone as a Village District under Section 8-2j of the CGS. Finally, the property is located in what has been designated since 1993 as the Hebron Center National Register Historic District.

As part of this application, the Town is in receipt of a set of plans consisting of ten pages titled: "Toomey's Crossing, Phase I, Prepared for SYM, LLC, 13 Church Street, Hebron, Connecticut"; Date: May 12, 2017 (latest revision date 1-28-19); Prepared by Rob Hellstrom, Land Surveying LLC, and Wentworth Civil Engineers LLC. In addition a set of architectural plans, consisting of two pages, has been received, showing building elevations and floor plans, titled "Toomey's Crossing, Phase I, 13 Church Street, Hebron, CT", dated: March 6, 2019, Revised: March 7, 2019; prepared by Joel Raphael Architecture, PC.

Property Location and Characteristics:

The property's address is 13 Church Street, located in the Hebron Green Zoning District. The property includes a house along the Church Street frontage and a large barn located just to the rear of the house. The remainder of the 3.01 acre property is vacant and wooded. To the north are the properties of 4, 10, 12, and 14 Main Street – all commercially used buildings in the Hebron Green District fronting on Main Street. The property also abuts the Town-owned new parking lot parcel behind the Douglas Library. To the east the property abuts the right-of-way of Pendleton Drive as well as 45 Pendleton Drive, a day care use, located in the Main Street zoning district. To the south, the property abuts the rear of 25 Church Street, an R-1 zoned property developed with a single family house. To the west, the property wraps around 17 Church Street, zoned Hebron Green, but developed with a single family house. And finally, across Church Street, the property is across from Stonecroft Drive (the entrance to the Stonecroft Senior Housing development and the senior center) as well as 18 Church Street, both properties zoned R-1. See attached location maps (one with the 2016 aerial without foliage, and one with the more recent Google satellite image taken in the summer).

The property has a high point of approximately 543 feet in elevation in the general location of the proposed building. The grade descends slightly to Church Street at approximate elevation of 536 feet. The grade of the majority of the property descends generally to the south. The low point of the site is at its far southeastern corner, elevation 528 feet, where the site drains into a watercourse - an unnamed tributary to Raymond Brook.

Special Permit / Site Plan Comments:

Application Completeness:

1. Section 7.H.13 of the Regulations contains the requirements for applications in a designated Village District. The following information still needs to be provided:
 - a. Unless the Commission determines it is not necessary, a CT licensed landscape architect must prepare the landscaping plans. It doesn't appear that any landscape plans are provided for Phase I.
 - b. The Regulations require that the "color....roof treatments, building materials, and landscaping...and any proposed signs...be evaluated for compatibility with the local architectural motif...". Specific building materials samples with the proposed color palate should be provided. A full landscaping plan needs to be submitted. Information on proposed signs should be provided.
 - c. Also required is that "the applicant shall provide information within the application indicating that the proposed building(s) architecture is compatible with the existing architecture of buildings within 200 feet of the site in question within the Village District". This information has not been provided.
2. Appendix B. IV of the Zoning Regulations contains the Site Plan Application Checklist. The following items are required by this checklist and still need to be provided:
 - a. Plans should note the name and certification of the soils scientist;
 - b. Plans should note the Zoning District classification of all surrounding properties;
 - c. Provide specific setback distances of proposed building from property boundary;

- d. Are there going to be outside refuse areas? If so show location, construction details and screening;
 - e. The survey shows some property corners to be marked; are all property corners permanently marked or planned to be marked?;
 - f. Full landscaping plan needed;
 - g. Report from the local water authority regarding the adequacy of the water supply;
 - h. Report from the WPCA regarding the adequacy of the sewage disposal;
 - i. Location of Natural Gas lines if they are serving this property;
 - j. Location of proposed fire hydrants if needed;
 - k. Engineering data (an Engineer's report);
 - l. Site Layout plan should specify widths of drive aisles, curb cuts and radii;
 - m. Location of existing trees, limits of tree cutting and disturbance;
 - n. Location of proposed buffer strips and landscaping;
 - o. Lighting plan showing illumination levels;
 - p. Type and colors of building materials;
 - q. Location, size, height, color, lighting and design of all signs; and,
 - r. Any exterior mechanical equipment and screening.
3. Appendix B. V of the Zoning Regulations contains the Special Permit Application Checklist. The following items are required by this checklist and still need to be provided:
- a. A statement describing the proposed staging if the development is to be constructed over a period of years;
 - b. A report on the compatibility of the proposed development to the POCD, and Zoning Regulations; and,
 - c. A report from the Fire Marshal on fire protection provisions affecting the development.

Planning Comments:

1. An overall comment is that at least one plan sheet should be provided that shows only what is being proposed with this application and this proposed Phase such as: limits of construction and clearing, what new or existing buildings are included, what drive aisles and parking is to be included, what drainage and utilities will be constructed in this phase, and what landscaping and all other site improvements will be completed with this approval. The labeling and limits of Phase I, IA, IB, and Future, needs to be consistent throughout and shown on all sheets.
2. As discussed with the Commission and staff, for traffic flow purposes the construction of the driveway connections to the Library parking lot, Church Street and the 4 Main Street parking lot should be included in this Phase.
3. Plans should specify that the driveway connection to the Library parking lot shall be blocked off during construction in order to protect the pervious pavement surface.
4. Sheet 2 is titled, "Boundary Survey / Lot Split". Has the 3.01 parcel been split as show on this plan? Is this a proposed split? Would this constitute a Subdivision as the parking lot area was previously removed from this parcel?
5. Sheet 4 –
 - a. Included "Zone Chart" should include building coverage. Parking calculation below the Zone Chart shows total building area of 5,400 s.f. What does this include? Application specifies a 2,000 s.f. building only.
 - b. Some notes concerning buffer planting and incomplete notes as to landscaping are not adequate. A Landscape Architect or other professional

- needs to provide a landscaping plan in a way that includes all the items noted in Section 5.D of the Zoning Regulations.
- c. A 30-foot buffer is required along the boundaries of 17 Church Street as well as 25 Church Street. This is all within this Phase and details needs to be provided. Effort should be made to maintain some existing wooded buffer along these properties.
 - d. The Village District Criteria (7.H.13.4) in Subsection 2.g. talks about accessory features. Earlier discussion with Commission and staff had included elements of the white picket fencing that is prevalent in the Hebron Green area being brought into this development. Another element is the brick sidewalk that the Town installed in the Hebron Green area. Consideration should be given of incorporating these elements.
6. Sheet 5 –
 - a. Are grading limits along the boundary line going to impact existing trees in this buffer area?
 - b. Add phasing limits;
 - c. Add clearing limits.
 7. Sheet 6, Utility Plan –
 - a. Add phase limits;
 - b. What portions of water, sewer, gas, etc., lines are going to be constructed as part of this application?;
 - c. See earlier comments re letters required from the CT Water Company and the WPCA and the Fire Marshal.
 8. Sheet 7 – E&S Plan –
 - a. Specify how large trees shown on this plan will be protected during construction;
 - b. Grading extends significantly into required buffers.
 - c. Phase lines need to be consistent with other Sheets.
 9. As per Section 3.A.6, this application has been referred to the Hebron Historic Properties Commission and they have submitted a report and recommendations to the Planning and Zoning Commission.
 10. As per Section 7.H.13.5, this application has been referred to the Village District Consultant, Glenn Chalder, AICP, for a review and a report. The report has been received on 5/14/19 and has been distributed.
 11. Regulated areas under the Hebron Wetland Regulations exist on the eastern side of this site. A wetland approval was granted, with conditions, in July of 2017 (copy of approval letter is included in the packet). The plans should be updated to reflect the conditions of that approval, in particular the Town Engineer recommendations.
 12. Architectural Plans have been provided for consideration with this application.

Comments:

- a. The overall design appears to contain classic colonial details and form that could be considered compatible to the Village District and the Hebron Green in general.
- b. As noted previously, the applicant should provide exact building material samples with the proposed color palate to the Commission as part of this application.
- c. The architectural drawings specify vinyl siding materials. The Hebron Historic Properties Commission and the Village District Consultant have both questioned this choice of materials, as did the Planning and Zoning Commission in an informal discussion with the applicant at a prior meeting, as being compatible in a Village District and a National Register District. The

- applicant is encouraged to look at and propose an alternate material that is more permanent and durable and compatible with the surrounding District.
- d. The architectural plans still specify a second floor space of 1,616 s.f. The application has specified a one story building. This should be corrected.
 - e. The plans also show vinyl windows. Generally, vinyl windows are not historically appropriate in a historic setting. More acceptable materials include wood, metal clad wood and fiberglass. This was also noted during the informal discussion with the Planning and Zoning Commission.
 - f. Note the previous comments about the submission of architectural compatibility of the proposed building and buildings within 200 feet.
13. Staff is open to having a follow-up staff review meeting to review any revisions or follow-up questions.

cc: Applicants
Rob Hellstrom, L.S.
Wes Wentworth, P.E.
Joel Raphael, Architect
PZC Files



Town of Hebron

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HEBRON, CONNECTICUT 06248
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PLANNING & DEVELOPMENT

PLANNING

ECONOMIC DEVELOPMENT

CONSERVATION

HEALTH

BUILDING

June 20, 2022

CERTIFIED MAIL

c/o Mac McCorrison

SYM, LLC

4 Main Street

Hebron CT 06248

Re: Petition 2017-09 – 13 Church Street Hebron – Permit Extension Request

Dear Mr. McCorrison:

NOTICE OF DECISION

After reviewing the application for a Permit Extension to conduct a regulated activity within the bounds of an inland wetland and/or watercourse upland review area located at 13 Church Street, Hebron, CT, and based upon the findings in accordance with Section 22a-42a of the Connecticut General Statutes, **approval is granted and extended by five years to a date not to exceed July 25, 2027**, for conducting the activity as described in the above - referenced application with the conditions of approval noted in the original Conservation and Inland Wetlands Commission permit granted on July 26, 2017. Any alterations of the original approved plan that would have an impact on the wetlands or upland review areas regulated by the Inland Wetlands and Watercourses Regulations of the Town of Hebron or CGS 22a-36 through 22a-45 will require a new application and permit approval by the Commission.

Sincerely,

James P. Cordier, *James P. Cordier*
Conservation and Inland Wetlands Agent
Hebron Conservation Commission

JPC/dmg

Cc: File # 2017-09

Building Dept. File

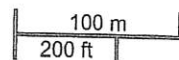
13 Church Street Location Map



Town of Hebron, Connecticut

Selected Parcel: 13 CHURCH ST ID: 70-36

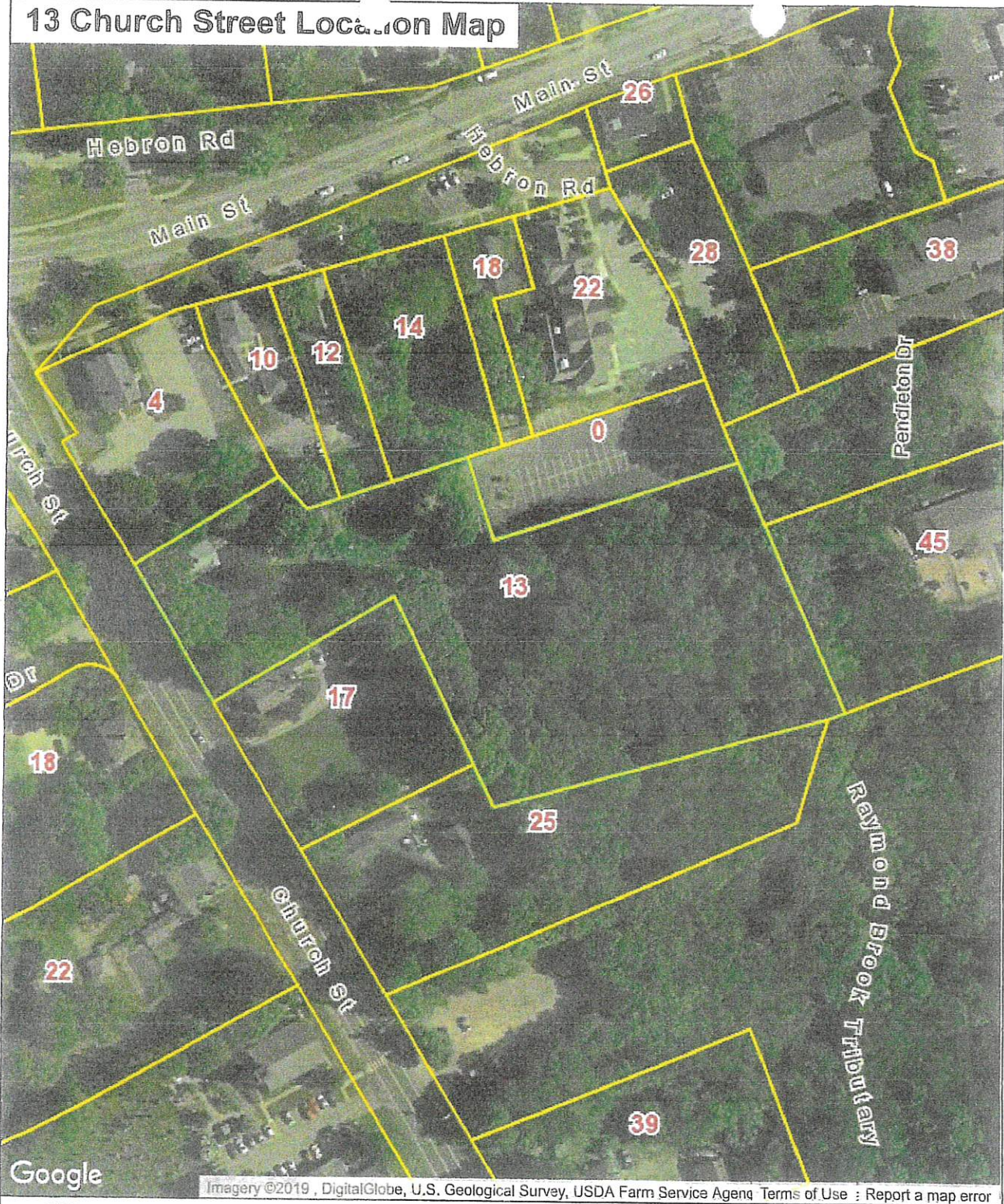
Printed 5/13/2019 from <http://www.mainstreetmaps.com/ct/hebron/public.asp>



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Hebron, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

13 Church Street Location Map



Imagery ©2019, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency Terms of Use : Report a map error



Town of Hebron, Connecticut

Selected Parcel: 13 CHURCH ST ID: 70-36

Printed 5/13/2019 from <http://www.mainstreetmaps.com/ct/hebron/public.asp>

20 m
100 ft



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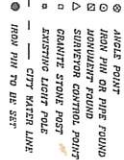
This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Hebron, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Compatibility of the proposed development with respect to the plan of Conservation and Development.

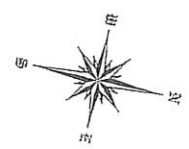
This development has been a work in progress for approximately 7 years. It has secured additional parking for the library and some infrastructure installation for this area including part of a service road system, sewers, water, storm drainage, underground electric, phone, internet, natural gas and more.

All the plans that have been built or submitted have been in concert with architectural details that reflect the type of building that are prevalent in this area, (colonial stylings, gables facing toward Main Street, architectural roofing shingles, color of buildings, accent details, signage locations, lighting etc.).

We are of the strong belief that this development blends the historic charm of the center area with the needs of today and the future.




PHASE 1 LANDSCAPING PLAN			
KEY	NAME	SIZE	QUANT.



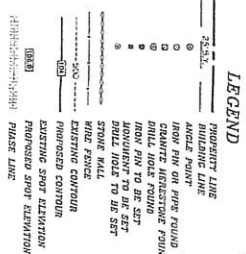
3	7-0-16	PDS CONCENTRATOR APPROVAL
4	8-29-17	SUBMIT FOR REVIEW
5	1-25-18	FOR PULLDOWN AT APO
1	7-29-18	APPROVED FOR CLOSURE(1)
2	11-29-17	REMOVED FROM THE SYSTEM
NO.	DATE	

DELETED 11/24

REVISIONS

 ROB HELLSTROM LAND SURVEYING LLC Mailing Address P.O. Box 100 COLUMBIA, CT. 06227-0107 (860) 226-2000 (860) 296-1818 (fax) E-MAIL: rob@hellstrom.com	IMPROVEMENT LOCATION SURVEY - PREPARED FOR - SITE LAYOUT - PROPOSED BUILDINGS, PARKING & SIDEWALKS 13 CHURCH STREET			
	HEHRON CONNECTICUT			
20 MAY 2017 170944-0107-01-0000 SHEET NO.: 1 OF 1 DATE NO. 2017-05-17	SHEET NO.: 4 OF 11 DATE NO. 2017-05-17	JOB NO.: 2017-028	SURVEY NO.: 2017-028	

1st Run



PHASE I		
WETLAND BUFFER PLANT MATERIAL		
NAME	SIZE	QUANT.
AMERICAN HAZELWUT	16-24"	5
BUTTERNUTSH	16-24"	5
COMMON JUNIPER	10-24"	8
RED CHERRYBERRY	10-24"	5
WATERLOO	16-24"	6

VERIFY FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION

NOTE: FOUNDATIONS AND UTILITY LOCATIONS ARE APPROXIMATE ONLY. VERIFY ALL FOUNDATION AND UTILITY DIMENSIONS AND LOCATIONS. CHECK ALL FOUNDATION AND UTILITY DIMENSIONS AND LOCATIONS. CALL BEFORE YOU DIG. 800-4-A-DIGIT. THE FOLLOWING DIMS DO NOT GO BEYOND THE PROPERTY LINE.

TOPOGRAPHY IS BASED ON ACTUAL FIELD SURVEY.

ALL PROPOSED LOCATIONS ARE IN RELATION TO CORNERING POINTS. FIELD LOCATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS, GCS, ELECTRICITY AND TELEPHONE RECORD DRAWINGS.



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.



KELLY G. MCNAMARA P.L. # 2030

NO.	DATE	REVISIONS
1	6/29/17	TOWN STAFF COMMENTS
2	7/20/17	TOWN STAFF COMMENTS
3	1/20/18	SCDS CIVIL COND. BY APPROVAL
4	5/22/19	TOWN STAFF COMMENTS
5	1/10/19	12C COND. OF APPROVAL

**WENTWORTH CIVIL
ENGINEERS LLC**
177 WEST TOWN ST.
LEBANON, CT 06249
TEL: (860) 542-7225
FAX: (860) 412-7984
wce@wentworthcivil.com

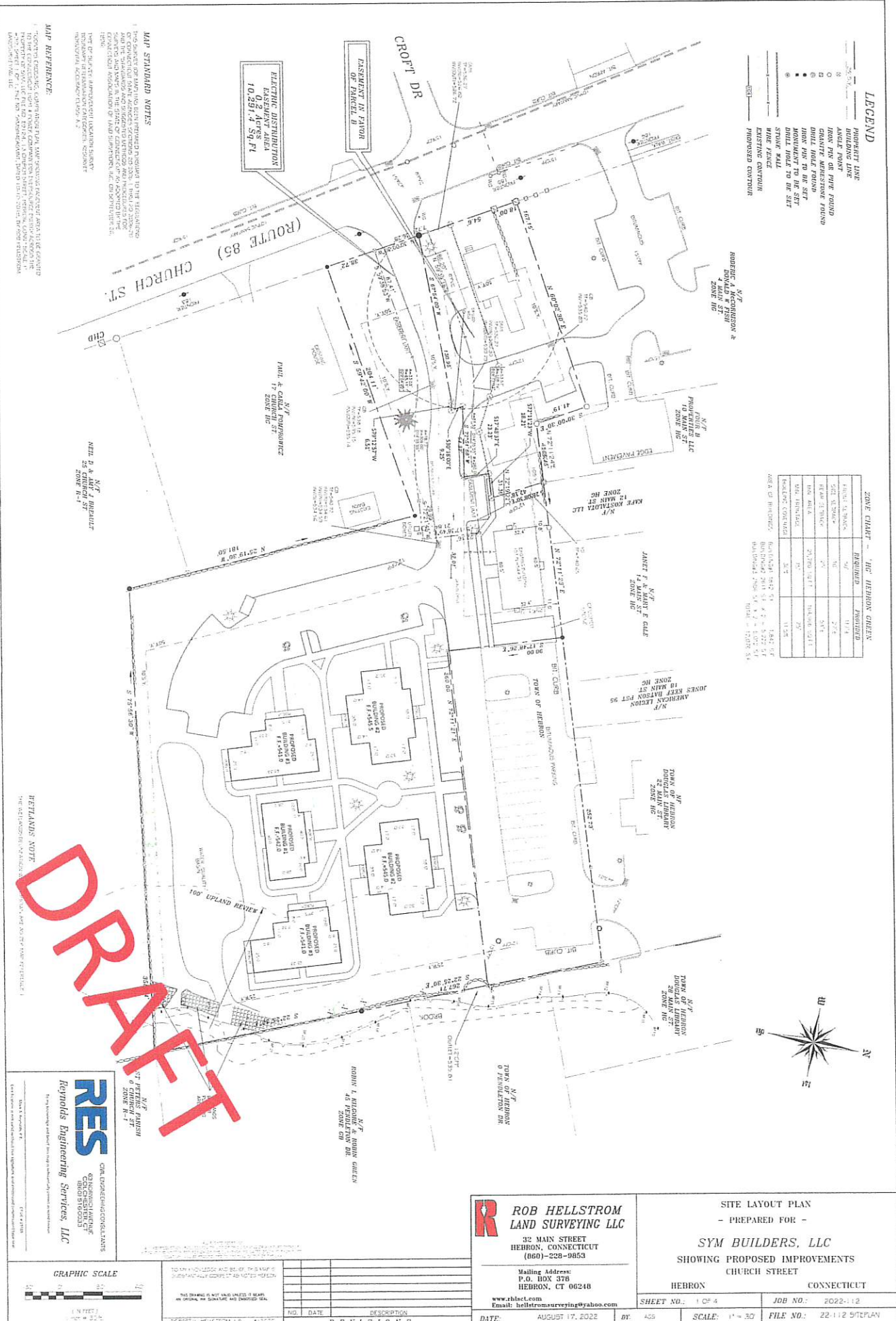
ROB HELLSTROM
LAND SURVEYING LLC
MAILING ADDRESS
P.O. BOX 497
COLUMBIA, CT 06037-0497
(860) 223-5325
(860) 223-1500 (Fax)

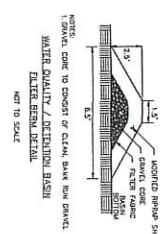
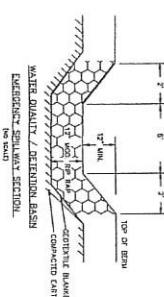
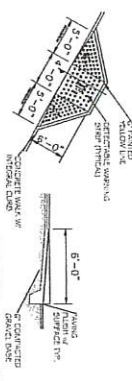
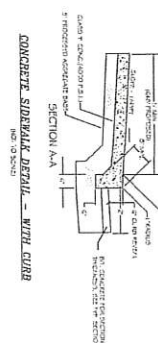
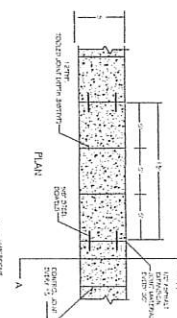
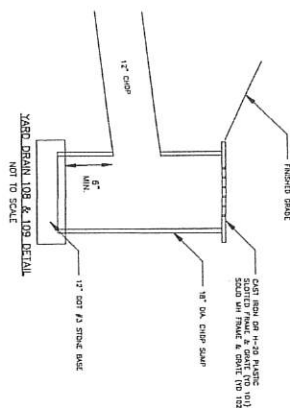
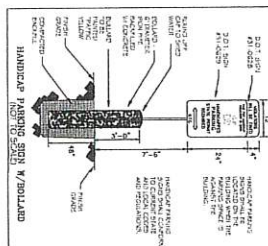
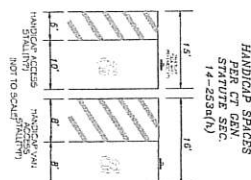
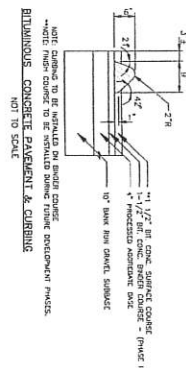
TOOMEY'S CROSSING
SITE GRADING PLAN
- PREPARED FOR -
SYM LLC
13 CHURCH STREET
HEBRON, CONNECTICUT

DATE: MAY 12, 2017

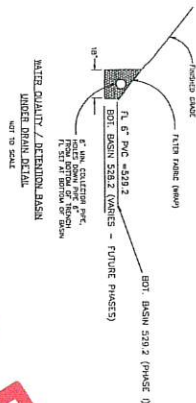
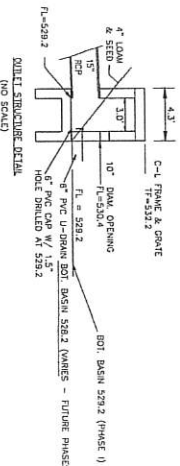
DR: WENHUA WU	SCALE: 1" = 30'	FILE NO.: 2016-026-1G
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1st Run





NAME	ZONE	QUANT.
FRANCED SERGE	W42	50
NORTHERN ARROWHEAD	SW2	50
PICKETLEWEED	SW2	50
SORT STEW BURLISH	SW2, W42	50
SWAMP MILKWEED	SW2, W42	50



DRAFT


RE
Reynolds &

For your knowledge of

Write to: Reynolds & Reynolds
Corporation, 10000 Reynolds Road
Dallas, Texas 75243

QUALITY / RETENTION / BAHAN
LIGER PAPER, INC.
800-755-3622

REYNOLDS & REYNOLDS
CORPORATION
10000 REYNOLDS ROAD
DALLAS, TEXAS 75243
800-755-3622

 ROB HELLSTROM LAND SURVEYING LLC 32 MAIN STREET HEBRON, CONNECTICUT (860)-228-9853 Mailing Address: P.O. BOX 378 HEBRON, CT 06240 www.rhslct.com hellstromsurvey@yahoo.com	NOTES & DETAILS - PREPARED FOR - SYM BUILDERS, LLC SHOWING PROPOSED IMPROVEMENTS CHURCH STREET HEBRON CONNECTICUT	
	SHEET NO.: 3 OF 4 JOB NO.: 2022-117	
	DATE: AUGUST 17, 2022 BY: ASG SCALE: AS NOTED FILE NO.: 22-112 SITEPLAN	

EXPERIMENTAL NOTES

[illegible]

PRESENCE OF WOMEN

1. ALL MEDICINE RESOURCES MUST BE CONTROLLED BY THE UNIT COMMANDER. THE UNIT COMMANDER SHALL BE RESPONSIBLE FOR THE PROPER USE OF ALL MEDICINE RESOURCES. THE UNIT COMMANDER SHALL BE RESPONSIBLE FOR THE PROPER USE OF ALL MEDICINE RESOURCES. THE UNIT COMMANDER SHALL BE RESPONSIBLE FOR THE PROPER USE OF ALL MEDICINE RESOURCES.
2. WITH AN ACCEPTABLE UNIT MUST BE PROVIDED OTHER IN THE UNIT.

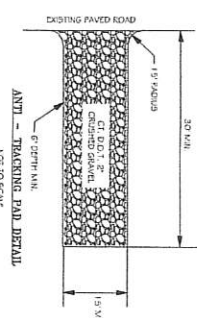
CM 1000

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8. LIMITS ON

1. **ETHICS**—conduct, behavior, or action that is based on a moral principle. Ethics is the study of the moral principles that govern a person's behavior or the conducting of an activity. Ethics is a branch of philosophy that is concerned with the study of the moral principles that govern a person's behavior or the conducting of an activity. Ethics is a branch of philosophy that is concerned with the study of the moral principles that govern a person's behavior or the conducting of an activity.

assessing the

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

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

www.rhslc.com
Email: hellstromsurveying@yahoo.com

DATE: AUGUST 17, 2022

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS - PREPARED FOR - <i>SYM BUILDERS, LLC</i> SHOWING PROPOSED IMPROVEMENTS CHURCH STREET HEBRON CONNECTICUT			
SHEET NO.: 4 OF 4		JOB NO.: 2022-112	
ASG	SCALE: AS NOTED	FILE NO.: 22-112 SHEETPLAN	

RES

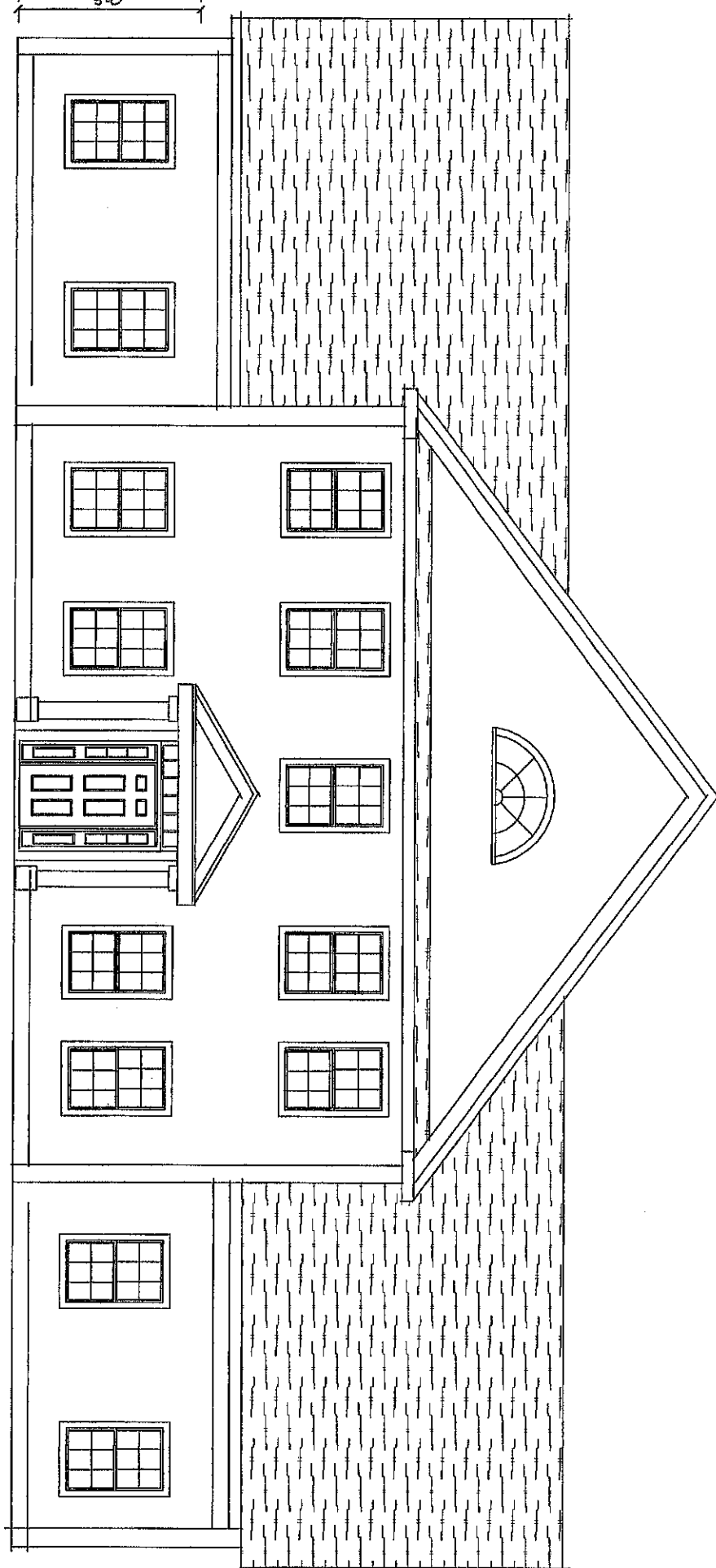
CIVIL ENGINEERING CONSULTANTS
69 NODWICH AVENUE
COLCHESTER, CT
(860) 511-0033

Reynolds Engineering Services, LLC

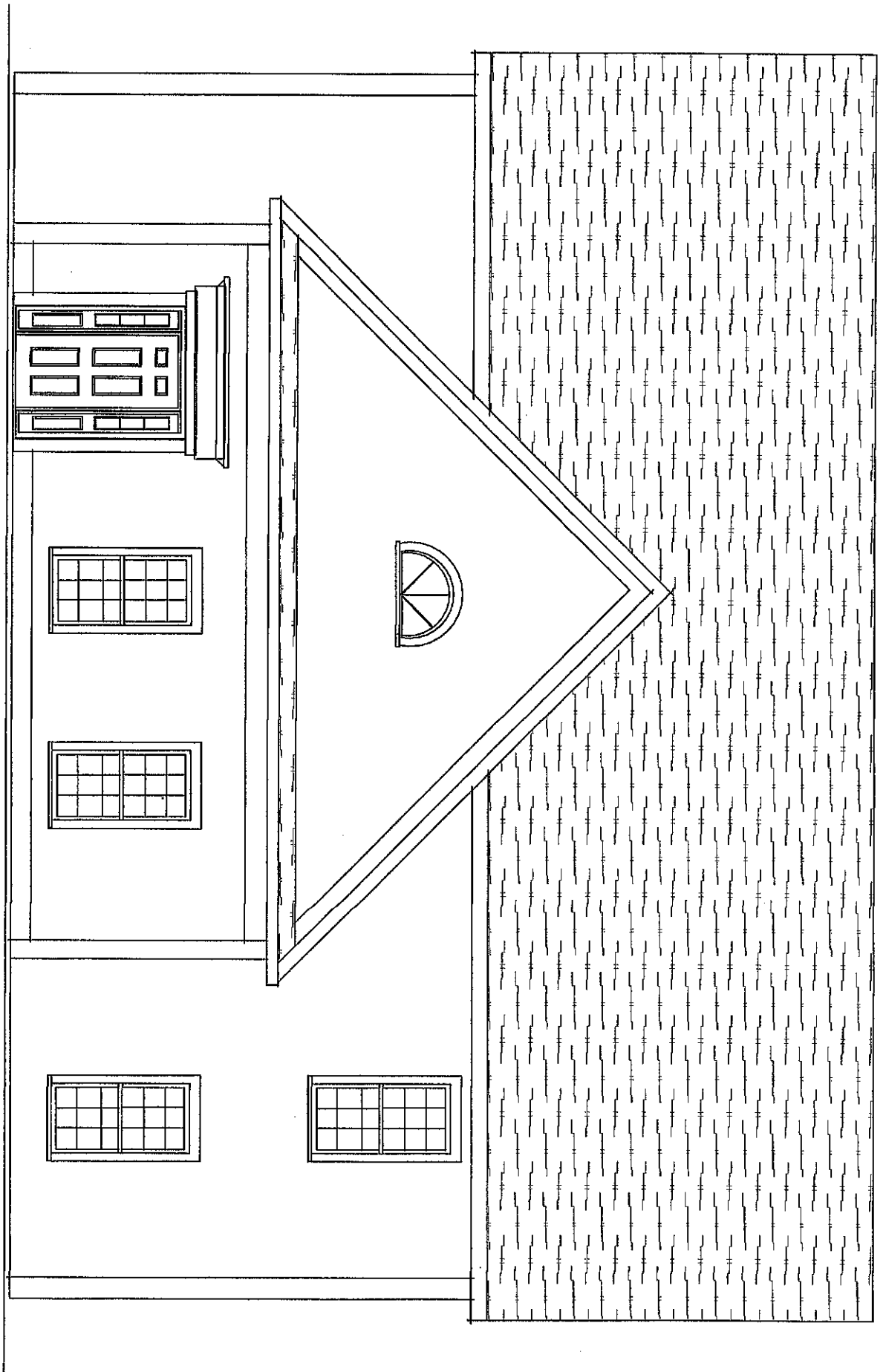
To say "engineering and design," there's no better firm to call than Reynolds.

<p>ALL RIGHTS RESERVED</p> <p>NO REPRODUCTION, COPIES OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR AND ASSOCIATED IS PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p> <p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p> <p>THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL AND SEPARATE AND EMBOSSED SEAL</p> <p>ROBERT W. NEILSTROM, L.S. #13626</p>		<p>NO.</p>
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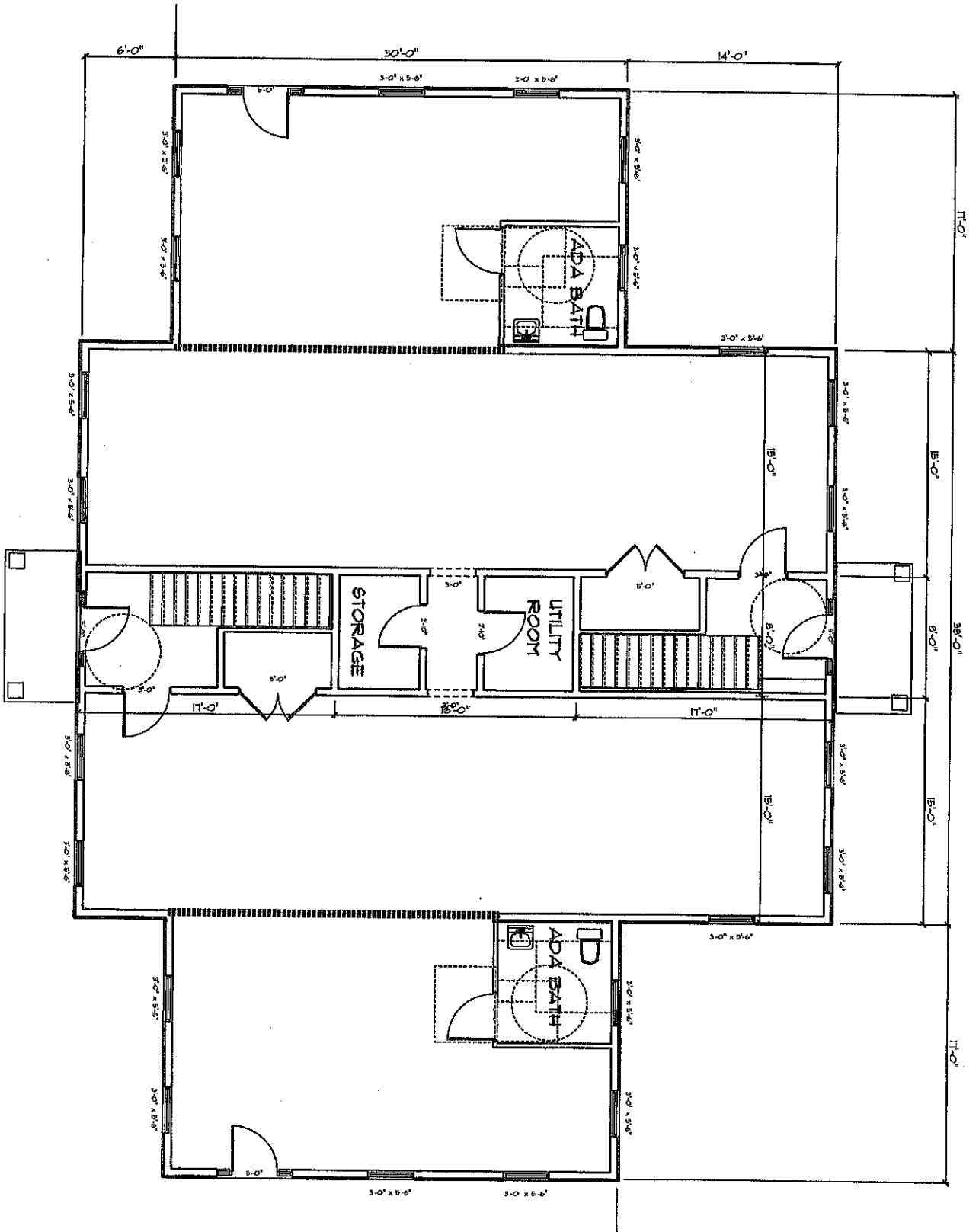
TOOMEY'S CROSSING



RIGHT ELEVATION



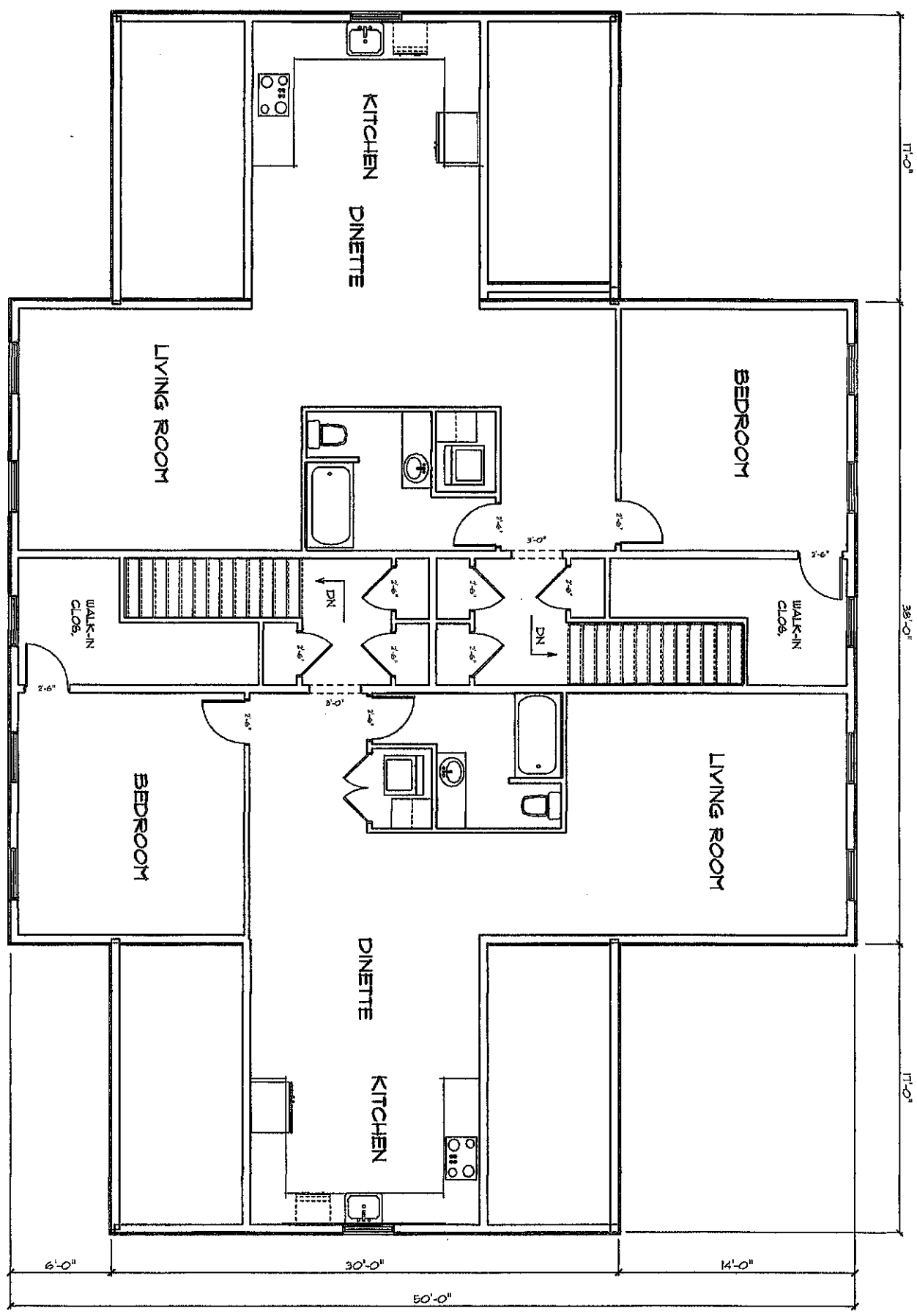
MAIN FLOOR COMMERCIAL SPACES

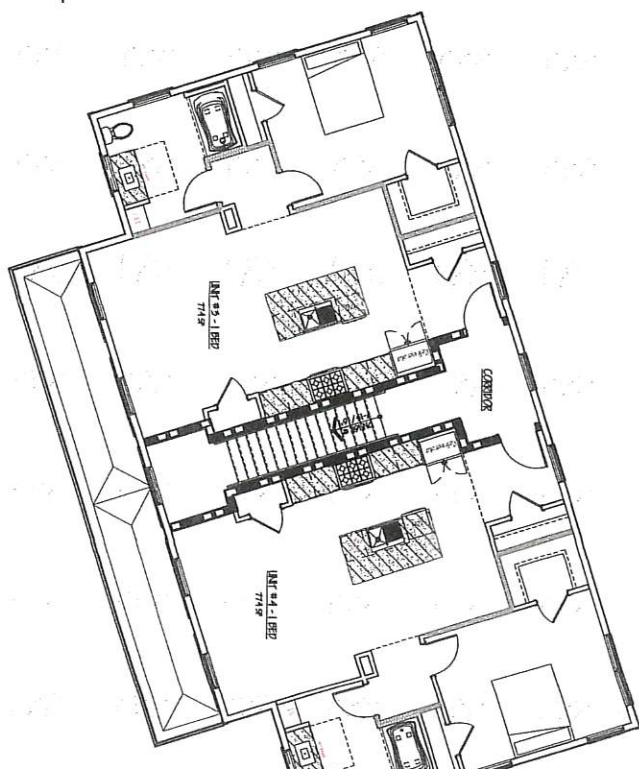


2920 SF FOOTPRINT

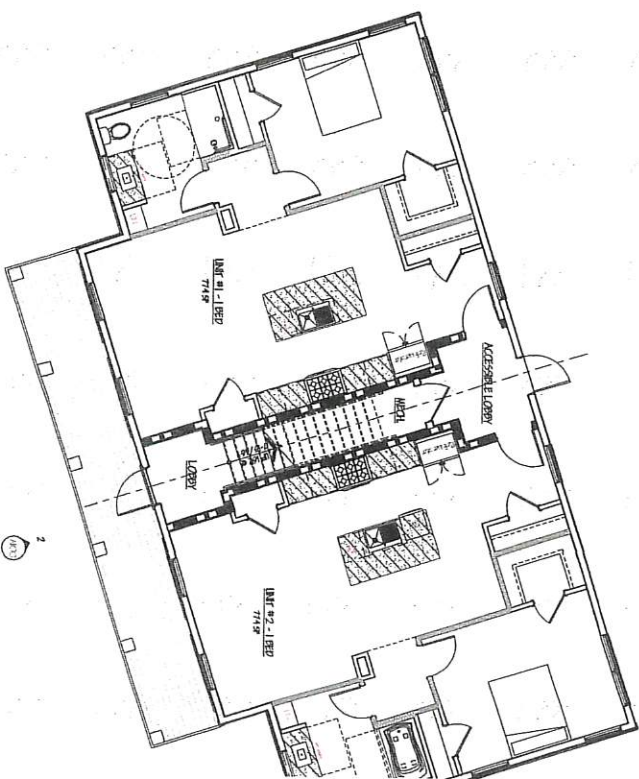
SECOND FLOOR APARTMENT PLANS

1200 SF APARTMENTS

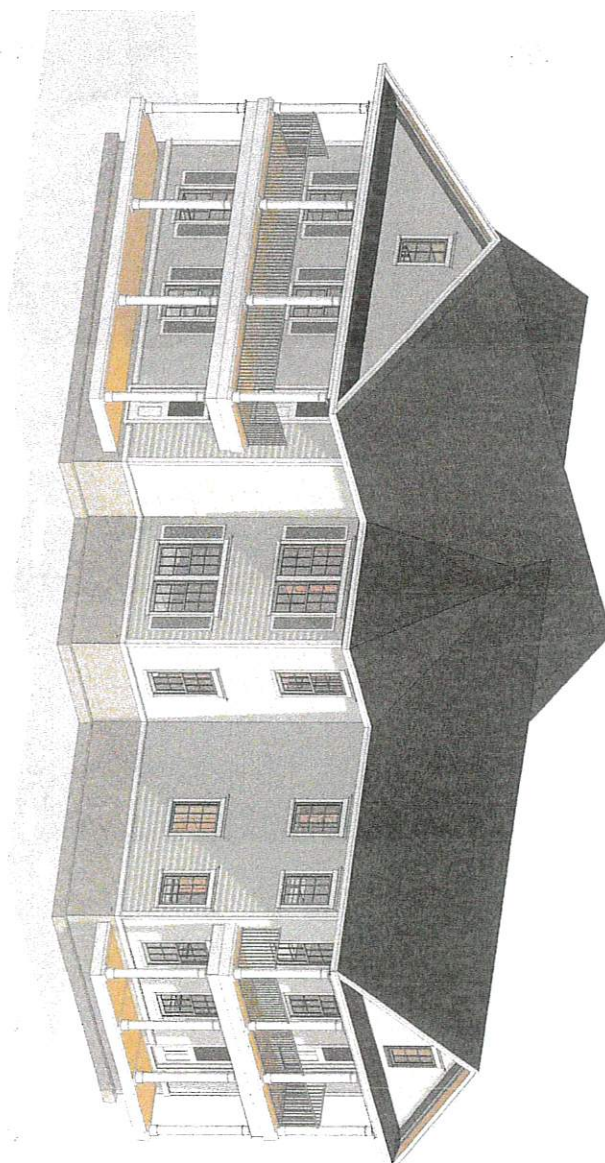




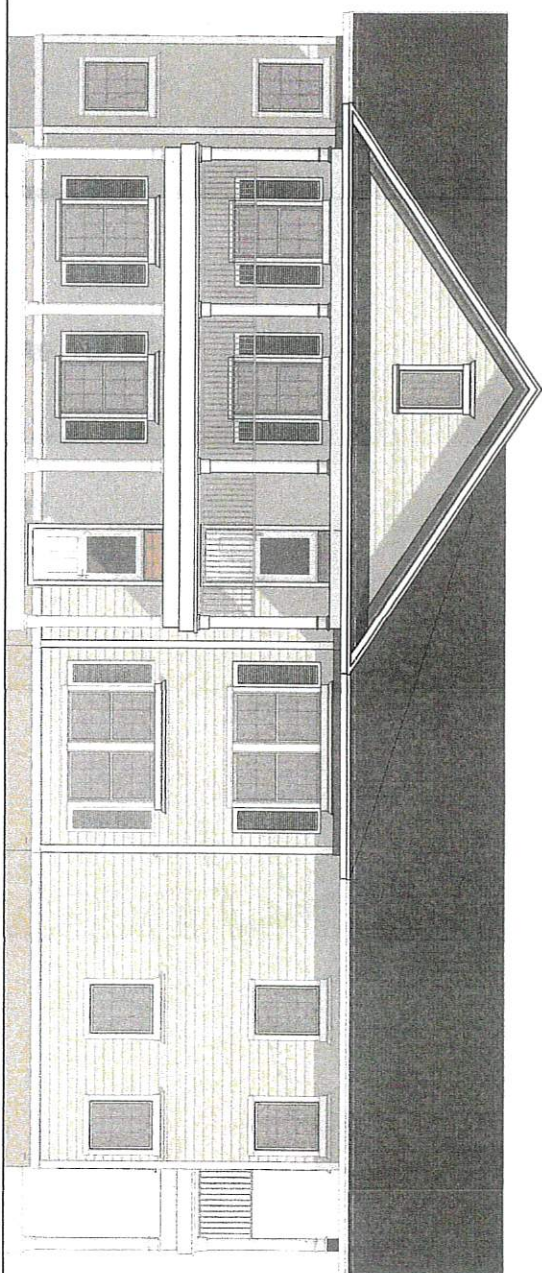
3 BUILDING #1 - 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 BUILDING #1 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 BUILDING #3 - 3D FRONT EXTERIOR AXON
SCALE



1 BUILDING #3 FRONT ELEVATION
SCALE 1/8" = 1'-0"

AVAILABILITY FOR DIVERSE, MORE AFFORDABLE and INCLUSIVE HOUSING IN HEBRON

Recently the Town of Hebron formed a new committee called the Coalition On Diversity and Equity ("CoDE") to help Hebron make available more diversity and a broader affordability in housing. Our Town Planner has been tasked to help CoDE toward its goals.

In an effort to determine how much of a problem actually exists in Hebron regarding providing diverse, more affordable and inclusive housing for our residents, I recently performed a search of all available properties for sale in town from \$100 to \$1,500,000. I was astounded to find that there were only a total of five properties available for sale in town (all prices and styles). I also searched for all rental properties in Hebron from \$500 to \$2,500 monthly (apartments, condos and single-family homes) and found that there were none, nor had there been any for almost a year.

The newest attempt at affordable housing in town, The St. Peters Affordable Housing Project planned for Church Street is in all probability two to three years from completion and still won't come close to creating a more diverse and vibrant housing market in town. We need to create more housing in Hebron in all price ranges for all residents who want to continue to live in town. The cost of any new home is reaching the half-million-dollar mark, no new apartments are being built at all and none are anticipated in the foreseeable future.

It is time to consider some solutions to this problem.

One such solution is Toomey's Crossing. Toomey's Crossing can provide eighteen to twenty-two reasonably-priced, open floor plan rental units to be started in the spring of 2024 in the center of town. Although this won't solve our dilemma, it will at least be a start. I have contacted the members of CoDE and asked them for their support and endorsement. The following is the communication I have received from them.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. McCorrison', with a long horizontal flourish extending to the right.

Roderic (Mac) McCorrison

To: Frank Zitkus and Members of the Hebron Planning and Zoning Commission

From: Lilli Rhodes, chair, Housing and Zoning Workgroup, CoDE (Coalition on Diversity & Equity)

Date: January 7, 2024

Re: Proposed Housing in Hebron Town Center

I am writing regarding a proposed residential development in the center of Town (behind the library) that has been discussed in previous Planning and Zoning Commission meetings and I understood was going to be reviewed at the PZC's 1/9/2024 meeting. I can't speak to specifics of this particular proposal, but I'm under the impression that this development has been discussed by town officials, the Planning and Zoning Commission, developers, and builders for many years.

Please know that CoDE and I are very interested in any opportunity to increase housing choices in Hebron, especially in the center of Town. Within CoDE's mission to build a more diverse and vibrant community is a goal to expand housing choices in Hebron. We look forward to the convening of the Housing Choices Advisory Committee, which can help identify and address barriers in town policies, regulations, procedures and practices that might inadvertently prevent developers from considering Hebron for their housing projects.

The survey of residents that informed Hebron's 2022-27 Plan for Housing Choices identified a significant interest in increasing the types of housing choices in Hebron...condos, town houses, apartments over retail businesses, and more. Hebron's Town Center is the perfect place for housing development since it has access to water and sewer. And residents can access needed services and amenities easily. It will also add to the vibrancy of our town center and spur business in our local stores, shops, cafés, restaurants, and grocery stores.

The need for more housing choices in Hebron has been well documented. Less than three percent of Hebron's housing is affordable. The vast majority (90 percent) of the housing are single-family homes, meaning there are very few apartments available for those who can't afford to, or don't want to, live in a house. The Plan for Housing Choices, which was approved by the Planning and Zoning Commission, contains clear goals to create more housing choices, including affordable housing, and goals to create more options, including affordable housing.

We encourage the Planning and Zoning Commission to work determinedly to reduce barriers and to enable the creation of more housing choices in town.

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
2023	5
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

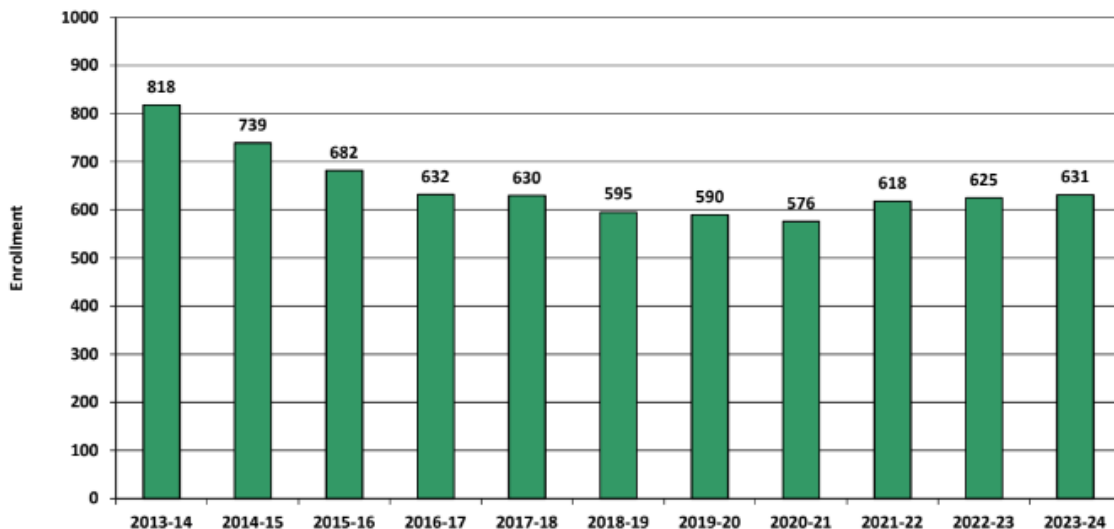
Hebron births are another key factor to consider in school population projections particularly in the short term (5 year) projections. Although the number of Hebron births over the past ten years is lower than the peak birth rates from the early 2000's, the rates shown in the adjoining table shows a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

Hebron School Enrollment and Projections

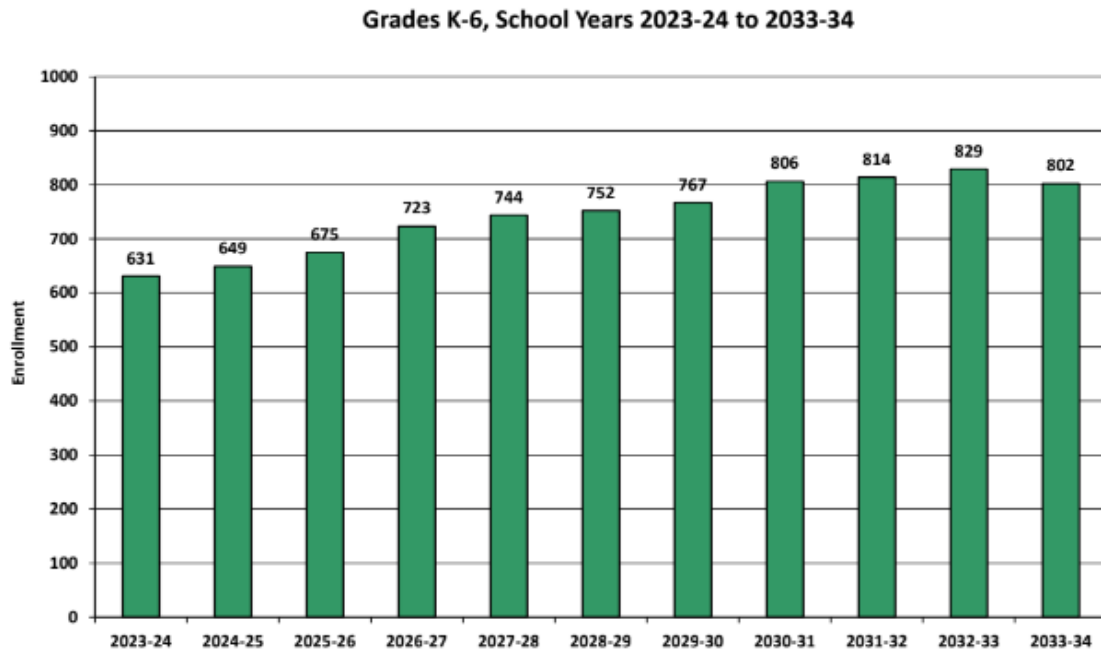
The New England School Development Council (NESDEC) utilizes a cohort component (survival) technique, modified to incorporate district-specific demographic information such as student migration, resident births, and HUD-reported building permits to formulate enrollment projections for school districts. 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.



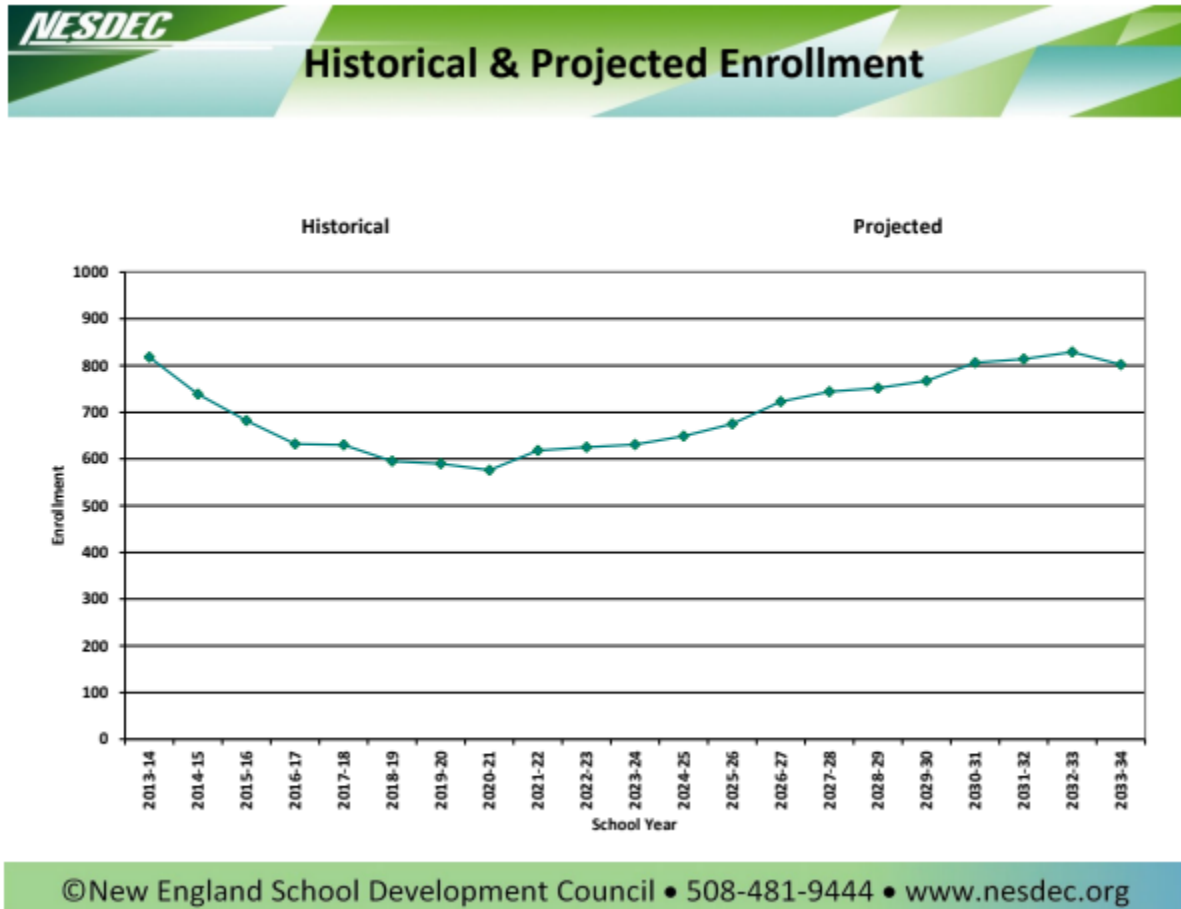
Grades K-6, School Years 2013-14 to 2023-24



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



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 may~~ require the Town consider 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 projection 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. Because these longer range projections are generally unreliable, it is ~~critical~~ important to review these projections and their potential impacts on facility needs, each year.

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.