

**PLANNING AND ZONING COMMISSION
AGENDA
PUBLIC HEARING / REGULAR MEETING – VIRTUAL
March 26, 2024 at 7:00 P.M.**

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2024 MAR 22 P 12:48
[Signature]
HEBRON TOWN CLERK

**Planning and Zoning Commission
Mar 26, 2024, 7:00 – 10:00 PM (America/New_York)**

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

<https://meet.goto.com/149979749>

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Access Code: 149-979-749

United States: [+1 \(571\) 317-3122](tel:+15713173122)

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PUBLIC HEARING

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.3.5.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts

REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. February 27, 2024 – Regular Meeting
 - B. March 12, 2024 – Public Hearing / 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 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

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – VIRTUAL
March 26, 2024 at 7:00 P.M.

- B. **Petition 2024 – 05** – Petition of James Celio – *Public Hearing scheduled for April 9, 2024*

V. Old Business

VI. New Business

A. New Applications

1. **Petition 2024-06** – Petition of Frank Blakeslee to amend an approved Site Plan for the construction of a 580 square foot shed at The Worship Center, 99 Marjorie Circle, Residence-1 District. Application is filed pursuant to Section 7.C.6.4 of the Hebron Zoning Regulations.

B. Set Public Hearing Date - *None*

C. Other New Business

1. Discussion of Mixed-Use Overlay Zone
2. Field Lighting at Veteran’s Memorial Park

VII. Correspondence

- A. Connecticut General Statutes Section 8-7(d) notification regarding proposed amendments to the Town of Colchester Land Development (Zoning) Regulations, which may affect property within 500’ of the boundary of adjoining municipality dated March 13, 2024
- B. Connecticut Siting Council referral for request to modify an existing telecommunications facility located in the Town of Hebron dated March 20, 2024

VIII. Public Comment (non-Public Hearing applications)

IX. Adjournment

Next Meeting: April 9, 2024 Public Hearing / Regular Meeting
 April 23, 2024 – Regular Meeting

LEGAL NOTICE
PLANNING AND ZONING COMMISSION
HEBRON, CONNECTICUT

The Hebron Planning and Zoning Commission will hold a Public Hearing at a Meeting scheduled for Tuesday, March 26, 2024, at 7:00 P.M., to be held virtually through the GoToMeeting Platform, on the following:

1. **Petition 2024-01 and 2024-02** – Petitions of Town of Hebron (Special Permit & Site Plan) 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.3.5.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts

Planning and Zoning Commission

Mar 26, 2024, 7:00 – 10:00 PM (America/New_York)

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Dated at Hebron, Connecticut, this 13th day of March 2024.

Frank Zitkus, Chair

Legal Notice will be published in the Rivereast News Bulletin on March 15, 2024 and March 22, 2024.

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CDL, Asst.
HEBRON TOWN CLERK

PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING – VIRTUAL

February 27, 2024 at 7:00 P.M.

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

Alternate Members Present: T. McManus, B. Franzese

Members Absent: D. Garner

Staff: Matt Bordeaux- Town Planner

Guests: Denise Rodosevich- 257 Hope Valley Rd.

Roderick McCorrison- SYM Associates, LLC

REGULAR MEETING

I. Call to Order / Roll Call: F. Zitkus called the meeting to order at 7:03pm.

F. Zitkus sat B. Franzese as a voting member in place of D. Garner

II. Approval of Minutes

A. February 13, 2024 – Regular/ Organizational Meeting:

Corrections:

Page 2: Add "Per Town Planner M. Bordeaux"

Page 4: Petition 2024-04, fourth line down, indicate that "Jim" is Jim Portier, Wetlands Agent

Page 5: The third bullet should read "The landscaping will be amended to include"

Page 6: Add the word "Approximately" to the phrase "a \$1 Million grant"

The motion to accept the February 13, 2024 Regular/Organizational Meeting Minutes as amended was made by D. Sousa, seconded by N. Wood; the motion passed unanimously.

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/>

Denise Rodosevich- 257 Hope Valley Rd.

D. Rodosevich saw on the TOH Website that the PZC is accepting comments on the proposed 2024 POCD and offered suggestions on the Sustainability Section.

Proposed Action Items:

- Form a Sustainability, Resiliency, and Adaptation Committee to study Hebron's readiness to sustain its citizens and businesses for more extreme weather events, and to make policy and planning recommendations for Hebron to become more resilient, adaptable, and sustainable.
- Amend the Zoning Regulations so that the Jeremy River and Judd Brook marsh aquifers are protected with a Groundwater Overlay Zone designation.
- Note that the draft states that in 2018, the PZC looked at all other aquifer areas and determined them to be well protected by the Town's Inland Wetland Regulations,

floodplain regulations and Town-owned open space acquisitions. Yet, as noted above, a Policy exists to protect important existing and potential water supply aquifers from land uses that pose a high water quality risk. It is concluded therefore, that applying the Groundwater Overlay District to the Jeremy River and Judd Brook marsh aquifers is an important endeavor that should be pursued.

- Review the Flood Hazard Overlay District regulations in the context of recent flooding events and revise them to include measures that will preserve existing vegetation in floodplains. Such vegetation will act to reduce the severity of floods, slow the rate of flood waters, and filter contaminants that are washed towards water bodies in flood events. The review of these regulations should also evaluate ways to prevent, to the maximum extent possible, development in floodplains.
- Identify wetlands that have been negatively impacted by human activity and develop and implement a prioritized action plan to restore such wetlands. Create an information sheet for new owners of residential property that has wetlands on it setting forth the importance of wetland preservation and the steps that such owners can take to protect the integrity of wetlands on their property.
- Maintain the maximum amount of vegetation on slopes greater than fifteen percent (15%), particularly next to watercourses and wetlands.
- Ensure that herbicide treatments, practices, and materials applied to roadsides comply with regulations and best practices and transition to mechanical means of vegetation control wherever possible.
- To reduce the contamination and pollution risks to surface and groundwater resources, provide information to the community on accepted maintenance and disposal practices for septic systems; commercial and residential oil storage tanks; chemicals, medicines, and household hazardous waste; pesticides, fertilizers, and deicers; the prevention of stormwater runoff; and erosion control.
- Encourage local businesses to install bicycle racks.
- To achieve waste reduction, encourage businesses, farms, schools, and residents to compost or participate in waste diversion programs for the generation of bioenergy, and apply for a Connecticut DEEP Sustainable Materials Management Grant or other applicable funding opportunities to implement composting in Hebron.

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.

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 is scheduled for March 12, 2024.

V. Old Business

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

There was an application submitted to M. Bordeaux on 2/26/24. The application is complete and members received a packet prior to the meeting.

The motion to add Application for Petition 2024-05 the application of the Santoro Family Investments, LLC, to amend Section 3.F.2.41 of the Hebron Zoning Regulations to the agenda under item VI.A. was made by N. Wood, seconded by D. Sousa; the motion passed unanimously.

VI. New Business

A. New Applications -

Petition 2024-05– Application of the Santoro Family Investments, LLC, request to amend Section 3.F.2.41 of the Hebron Zoning Regulations for the proposed addition of residential use as a permitted use in the C-T Zone.

B. Set Public Hearing Date -

Petition 2024-05– Application of the Santoro Family Investments, LLC, request to amend Section 3.F.2.41 of the Hebron Zoning Regulations for the proposed addition of residential use as a permitted use in the C-T Zone.

- Public Hearing set for April 9, 2024.

C. Other New Business

1. Discussion with Roderick McCorrison re: Toomey Crossing Phase 2.

R. McCorrison (Mac) reviewed the history of the proposal as well as updated the PZC on any recent updates.

Approximately seven and a half years ago SYM, LLC, was approached by the Town Planner to arrange for the town to acquire property for the expansion and development of the library parking lot. They had started Phase 1, building commercial use office buildings when COVID hit which created every imaginable problem and delayed resuming of the work. A side issue that occurred from COVID was that brick and mortar office/commercial space became undesirable due to remote working. Despite the hardships, SYM was proceeding with the development and planning to sell the remaining PAD sites to a known and respected local builder/developer. However there have unfortunately been various health issues to hinder both Mac and his partner. Therefore they decided to sell the project, however potential purchasers were discouraged by the town's perceived attitude toward this project and have decided not to go through with the purchase. Because of this, they 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. They are also formally requesting at this time that the town take over the finishing and acceptance of the access roadway that goes from RTE 85 to and including the library parking lot. SYM is seeking the spirit of cooperation from the TOH and the town's willingness to work with developers and encourage growth.

They have four requests:

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 the project. (They 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. They 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.

They see two alternatives:

1. They 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.

PZC Discussion:

Members confirmed that there are no qualifying affordable housing units being proposed. Mac responded that no, it doesn't work on this site, there would have to be a much higher density. But it does allow housing of an upscale nature. There could be three or four more high end apartments added if the commercial space was removed. The Hebron Regulations appear to be written that the MUOD requires that 25% minimum commercial as well as the phasing of construction. They can be amended to provide flexibility to the Commission, or, amend the standards themselves. However, as they are now there is no wiggle room on that interpretation. M. Bordeaux and the PZC will come up with a suggested regulation change and discuss it further at the March 26, 2024 Workshop.

2. Review of Revised Draft Education Section of the 2024 POCD Update:

Members reviewed the proposed change to the Education Section of the 2024 POCD, which would read:

"Because these longer range projections are generally unreliable, it is important to review these projections and their potential impacts on facility needs, each year."

Suggested edits:

- Change "unreliable" to "undependable"
- Change "critical" to "saturation"
- Unless the BOE changes its guidelines

M. Bordeaux will submit the edits to M. O'Leary and bring it back to the Commission for review.

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.

M. Bordeaux had an onsite meeting with Travis, one of the two owners. They walked the site in order to better understand what a project like this might look like and make sure that it is worth it to both parties to execute the swap. M. Bordeaux did suggest that Travis take a little closer look at what the wetlands boundaries are in that area and how they might impact his ability to construct an additional building. Travis is going to work with Mark Reynolds, a local engineer, to get a little bit more information for town staff and the PZC to review.

VII. Correspondence:

Lili Rhodes- 106 Slocum Rd.

L. Rhodes sent an email addressing the following:

- 1) Thank you, Mac McCarrison, for putting Hebron's need for more housing choices (including affordable housing) into the context of today's real estate market.
- 2) A point of clarification: On the agenda document numbered page 34 (my adobe file page 38) the reference to the Town creating CoDE (the Coalition on Diversity and Equity) is incorrect. It was created by Donna Jolly, Amy D'Amaddio and others, and is a separate 501(c)(3). The Town DID create the Hebron Housing Choices Advisory Committee to help implement the Hebron Housing Choices Plan, adopted in May 2022. The Advisory Committee can also help with the required update to the Plan, due to the State by June 2027.

N. Wood informed the PZC that she will be resigning her seat on the Planning & Zoning Commission, and the office of Vice Chairman, effective March 31, 2024. She will be moving out of state in mid-April and so will not be eligible to stay on in the position.

Members thanked her for her service, wished her well and discussed a goodbye get together.

VIII. Public Comment (non-Public Hearing applications): No Public Comment

IX. Adjournment

The motion to adjourn the February 27, 2024 Regular Meeting was made by D. Sousa, seconded by N. Wood; the motion passed unanimously.

The meeting was adjourned at 8:45pm.

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

Respectfully Submitted,
Catharine Brinkman
Board Clerk

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HEBRON TOWN CLERK

**PLANNING AND ZONING COMMISSION
MINUTES**

PUBLIC HEARING / REGULAR MEETING – VIRTUAL

March 12, 2024 at 7:00 P.M.

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

Alternate Members Present: B. Franzese

Members Absent: T. McManus, D. Garner

Staff: Matt Bordeaux- Town Planner

Guests: Roderick A. McCorrison- D.W. Fish Real Estate

Jason Reynolds- Reynolds Engineering Services

John Bond- 43 Steadman Circle, South Windsor

PUBLIC HEARING

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 Legal Notice was read into record by F. Zitkus.

R. McCorrison (Mac) and his engineer Jason Reynolds reintroduced the project and addressed the PZC's area of concern with the location of the possible wells on the properties. Parcel #12-18, referred to as the Ellenberg Property, after the owner's last name, is a 26.98-acre parcel located at the northwest corner of the intersection of Church St (CT Route 85) and Old Colchester Rd. Single family residential lots exist to the north, west and southwest of the subject lot. Immediately opposite the frontage on Church St are a handful of active commercial enterprises abutted on the north and south by single-family residences. The subject lot wraps around an existing single-family house lot at 4 Old Colchester Rd.

The subject parcel comprises areas in two zoning districts. Three parcels (Lots #2-4) are proposed to be created in the portion of the property in the Neighborhood Convenience (NC) District. As described in Section 3.D of the Hebron Zoning Regulations, the purpose of this district is to provide limited, low intensity convenience uses to serve concentrations of residents in the immediate vicinity. All uses permitted in Section 3.D.2 require Special Permit approval from the Planning and Zoning Commission.

Two additional parcels are proposed in the Residence 1 (R-1) District designed to surround the proposed parcels in the NC District. Lot #1 identified on the plans titled "Ellenberg Subdivision" is proposed to be 13.75 acres (599,138 S.F.) in area and Lot #5 is proposed to be 6.56 acres (285,657 S.F.).

F. Zitkus sat B. Franzese as a voting member in place of D. Garner.

Members reviewed maps provided by the applicant and made several inquiries. M. Bordeaux and Jason Reynolds addressed their questions as follows:

- There are no changes proposed about the limits of clearing and stormwater runoff.
- The sitelines will be considered on a case by case basis.

- Each development pad will have impervious surfaces associated with them and what's being proposed currently is that the concentrated stormwater collected from the site will be discharged into a rain garden which will be planted with plants that can tolerate that environment and the remainder will be converted to the grass. There can be test beds dug within the area just to make sure that the percolation rates of the subsoil are consistent with what would be able to infiltrate into the ground.
- There will be a required landscape buffering between residential and commercial properties.

M. Bordeaux updated the PZC on town reports and proposed conditions of approval.

The application was reviewed by Town staff for completeness and satisfaction of applicable standards and regulations. The resubdivision application presented some challenges to Town staff because while the proposal satisfies minimum standards, it is unlikely to demonstrate the real development potential, or ultimate development plan, at least as it applies to the lots in the NC District since the lots cannot be marketed until the resubdivision approval is granted. Therefore, a prospective owner or developer would be risking significant expenditures in plan preparation with no assurances that the lots are in fact available.

That being said, as the development potential of the parcel is severely limited by naturally occurring, environmental conditions, the proposal as provided represents a potential development plan that is consistent with the Hebron Subdivision Regulation and the Hebron Zoning Regulations, as applicable.

The Hebron Subdivision Regulations Section 6.8.B states "The majority of the well protection area, required by Section 19-13-B51d (a), as amended of the Public Health Code, shall be located within the property bounds of the lot served, but may also be located not more than 25 feet into the adjacent street right-of-way and no more than 10 feet into the adjacent lots." As you can see, the well radius depicted on proposed Lot #5 exceeds 10 feet onto the adjacent lot. The applicant provided a revised sheet (attached) correcting this error.

As for the stones on the property, it is not a stone wall, but a pile of rocks removed from the cornfield and discarded. While the Commission may recommend the reuse of the stones on-site, the rocks hardly constitute an intention wall and would require material to be imported in order to construct one similar to what exists elsewhere along Church St.

Finally, and also related to stone walls, the Conservation Commission approved the Inland Wetlands Permit #2024-01 with a condition that states "Examine the state of the stone walls and have the PZC take a closer look at their disposition." These are merely rocks displaced and piled in a line. There is no "wall" to be reconstructed.

F. Zitkus opened the floor to public questions/comments:

Nicole Courtemanche-250 Church St.

Nicole wants to touch on a few points of concern with the development. She is concerned with her property value being directly next door to a commercial development and how it would directly impact the price of her house if she were to sell. She is also concerned about the increasing amount of traffic on Church St. which could lead to more speeding and accidents as

well as noise pollution from construction and garbage disposal. There is also the issue of large commercial buildings in her siteline that would ruin the rural atmosphere of Hebron.

F. Zitkus replied that there is a requirement for buffering between residential and commercial lots. Any commercial business that goes in will have to come before the PZC and they will do the best they can to minimize the impact to the neighborhood. Hopefully DOT will take measures to mitigate traffic. Mac assured Nicole that the applicants will be an asset to the community, not a detriment.

Jean Tulimieri- 110 Kinney Rd.

Jean would like to emphasize that hopefully DOT will handle the traffic because that part of route 85 is tricky.

Regina Molnar- 162 Cannon Dr.

Regina also wants to make a comment about the traffic on route 85. The large animal vet that plans on being there will be using horse/large animal trailers and be pulling on and off of route 85 which can be dangerous.

The Public Hearing for Petition 2023-10 was closed at 8:01pm.

Petition 2024-01– 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 Public Hearing for Petition 2024-01 is postponed due to an error in the Legal Notice.

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 Legal Notice was read into record by F. Zitkus.

The applicant and property owner, Mr. John A. Bond, Jr., is requesting to place a temporary metal storage container at an approximately 15-acre parcel identified as Parcel #35/15 on East Street in the Residence-1 District. The subject parcel is split by the Andover town line, with approximately 13 acres in Hebron and 2 acres in Andover. The applicant is requesting to place a temporary metal storage container for the storage of “maintenance tools and supplies” until the home and garage are built. The container would be 20’ long x 8’ wide and 8.5’ high. The Hebron Zoning Regulations Section 2.D.11 provides for Temporary Storage in residential zones and Section 2.D.11.3 specifically notes that “Temporary storage structure(s) if not in accordance with above” are subject to Special Permit approval by the Commission.

John Bond- 43 Steadman Circle, South Windsor

John and his wife Alison closed on the property at the end of November with the intent to build a single family home. They’re in the process of completing plans and do intend to apply for a building permit within the next two or three months.

Members reviewed sketches provided by the applicant and inquired if the storage container is to be primarily utilized for the construction of the house or clearing of the woods.

J. Bond replied that it would be used for storage of saws and log splitters for maintenance, not clear cutting or logging. Everything that they would like to have on site to do what's needed and not have to keep transporting it back and forth. Once building starts, it would be used to facilitate storage for that.

There are no wetlands on the site, however there are some to the north of the property. The structure will be approximately 50' from the nearest neighbor. If it's dead center in the field, it is actually more noticeable. There is no plumbing or lighting proposed. It is estimated to be used for about a year from placement, which would begin a couple weeks after PZC approval. Abbuter notices have been provided. The storage facility will most likely be used on the weekends and there will not be a lot of traffic to and from the storage unit.

F. Zitkus opened the floor to Public questions/comments. There were none.

The Public Hearing for Petition 2024-03 was closed at 8:28pm.

REGULAR MEETING

I. Call to Order / Roll Call: F. Zitkus called the Regular Meeting to order at 8:28pm.

F. Zitkus sat B. Franzese as a voting member for D. Garner.

II. Approval of Minutes:

A. February 27, 2024 – Regular Meeting- Tabled until 3/26/24

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/>
No Public Comment.

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.

Members reviewed the proposed conditions:

1. A fee-in-lieu of open space, in the amount acceptable to the Town Planner, shall be paid to the Town in accordance with the provisions of Section 6.10.H.3. A notice to this effect shall be placed on the Subdivision Plans filed in the Town Clerk's Office.
2. The amount of the fee-in-lieu of open space as outlined in Section 6.10.H.1 of the Hebron Subdivision Regulations shall be equal to not more than ten percent (10%) of the fair market value of the land to be subdivided. The Appraisal Report prepared by Dennis A. Chanski, dated 10/16/2023 shall be revised accordingly to the satisfaction of the Town Planner.

3. Prior to the issuance of a building permit, an erosion and sediment control bond in an amount acceptable to the Town Engineer shall be submitted to the Town in a form acceptable to the Town Attorney.

4. All modifications required by the Commission shall be included on the final plans and copies of all letters or notices of approval from all land use agencies including the Town Planner Report 3/06/24 shall be added to the final plans prior to signature by the Commission. One mylar copy and four paper copies of the final plans shall be submitted to Town staff for signature by the Commission, revised to adhere to all conditions of approval, and containing the Planning and Zoning Commission letter of approval.

5. Street Trees and Stone Walls are significant features important to the character of the community. The Planning and Zoning Commission and/or ZEO will consider the provisions of Sections 6.13 and 6.14 of the Hebron Subdivision Regulations in review of individual site development plans when permit applications are made for each lot.

6. All rain garden materials that are planted shall be of a native variety species.

7. Except for the E and S control measures, site disturbance shall not exceed the depicted western tree line abutting the open field.

Members agree the conditions are appropriate.

The motion to approve 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 subject to the proposed seven conditions was made by D. Sousa, seconded by N. Wood; the motion passed unanimously.

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.

Tabled until 03/26/2024

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.

Members are ok with the 40-50 foot location.

Members discussed the following conditions they would like to impose.

1. The earlier of either one year or within 30 days after the issuance of a CO.

The motion to accept 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 with the condition as discussed was made by N. Wood, seconded by J. Fodaski; the motion passed unanimously.

D. Petition 2024-05 – Petition of Jim R. Celio to amend the Hebron Zoning Regulations Section 3.F.2.4 to permit single-family dwellings in the Commercial Technology District.

A Public Hearing is scheduled for April 9, 2024.

V. Old Business – No Old Business

VI. New Business

A. New Applications – No New Applications

B. Set Public Hearing Date– See above

C. Other New Business– No Other New Business

VII. Correspondence

A. Email dated 3/5/2024 from Lillian Rhodes to Matthew Bordeaux

Correspondences will be discussed 03/06/2024

VIII. Public Comment (non-Public Hearing applications)-- No Public Comment

IX. Adjournment:

The motion to adjourn the March 12, 2024 Public Hearing/ Regular Meeting was made by N. Wood, seconded by D. Sousa; the motion passed unanimously.

The meeting was adjourned at 9:28pm.

Next Meetings: March 26, 2024 Regular Meeting

April 9, 2024 Public Hearing / Regular Meeting

Respectfully Submitted,
Catharine Brinkman
Board Clerk

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: March 22, 2024

RE: Planner's Report for March 26, 2024 Meeting

Action on Pending Applications

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.3.5.1 and 3.B.2.5.1 of the Hebron Zoning Regulations, Hebron Green and Main Street Districts.

The proposed project is called for in The Hebron Center Plan, adopted in 2016 (see page 30). For those of you unfamiliar, you can view a copy of The Hebron Center Plan at the following link: <https://hebronct.com/uploads/2018/11/The-Hebron-Center-Plan.pdf>

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 on January 10, 2024. A memo dated March 7, 2024 is included in the Agenda Packet with attachments for your review.

Due to an error in the advertisement, the Public Hearing originally scheduled for March 12, 2024, was postponed.

Petition 2024-05 – Petition of Jim R. Celio to amend the Hebron Zoning Regulations Section 3.F.2.4 to permit single-family dwellings in the Commercial Technology District. *A Public Hearing is scheduled for April 9, 2024. No action is necessary at this time.*

Old Business – There is no old business to consider at this time.

New Business

Petition 2024-06 – Petition of Frank Blakeslee to amend an approved Site Plan for the construction of a 580 square foot shed at The Worship Center, 99 Marjorie Circle, Residence-1 District. Application is filed pursuant to Section 7.C.6.4 of the Hebron Zoning Regulations.

The applicant representing The Worship Center is proposing to construct a storage shed adjacent to the existing place of worship. A place of worship is permitted in the Residence-1 District in accordance with Section 2.C.4.4 of the Hebron Zoning Regulations. The proposed amendment to the approved Site Plan is permitted pursuant to Section 7.C.6.4 of the Hebron Zoning Regulations.

A Building Permit will be required following review of the application.

Other New Business

Discussion of Mixed-Use Overlay Zone

The Commission heard a presentation from Roderick McCorrison regarding Phase II of his Toomey Crossing project. Mr. McCorrison has raised some concerns about the practical application of the Mixed-Use Overlay Zone in Section 4.C of the Hebron Zoning Regulations. The Commission has discussed this issue with and without Mr. McCorrison in the past, however with new members of the Commission that were not present at that time, we can use this opportunity to get up to speed and discuss varying perspectives on moving forward.

It was my intent to prepare information to support a robust conversation on this issue, including research into the variety of ways other comparable communities address multi-family housing and mixed-use development in town centers, however I don't have as much done as I would have liked to in order to provide concise support material for this meeting.

I anticipate the Commission will use this opportunity to ask questions about the intent of the existing provisions, provide reactions and insights to Mr. McCorrison's presentation, and discuss next steps.

Field Lighting at Veteran's Memorial Park.

Section 5.F.2 of the Hebron Zoning Regulations provides for the regulation of outdoor lighting. The provisions as currently drafted do not leave open an application process for athletic field lighting, assuming such lighting would exceed the code's current height limitation of 14'. The last application of this nature was for practice field lighting at Gilead Hill Elementary School. This was done under an outdated iteration of the Hebron Zoning Regulations that were revised in 2018.

Possible amendments to consider would be to revise Section 5.F.2.8 by removing "Industrial Zones" from the provision, opening the possibility that the Commission may consider taller light posts in any reasonable condition via Special Permit.

Alternatively, because Section 5.F.2.8 is actually an exception, it may be better located in Section 5.F.3, where the 14' height provision remains in Section 5.F.2 and the exception on

height, for proposals in Industrial Zones, athletic fields, or other appropriate situations, may be considered by the Commission via Special Permit.

To avoid redundancy, provisions related to foot-candles, full cutoff fixtures and glare have already been addressed in Section 5.F.2, so there may be no need to add those layers to the exception section.

Correspondence

1. Email dated March 12, 2024 re: Public Hearing Petition 2024-1, Historic Wood Bridge, JW Barber 1836 from Kevin J. Tulumieri
2. Connecticut General Statutes Section 8-7(d) notification regarding proposed amendments to the Town of Colchester Land Development (Zoning) Regulations, which may affect property within 500' of the boundary of adjoining municipality dated March 13, 2024
3. Connecticut Siting Council referral for request to modify an existing telecommunications facility located in the Town of Hebron dated March 20, 2024

MRB

H:\Matt\Boards & Commissions\PZC\2024\03-26-2024\Planners Report.docx

Attachments

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: March 7, 2024

RE: **Petition 2024-01 & 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.

Introduction

The Town of Hebron proposes to construct a pedestrian connection between the Douglas Library on the Hebron Green to the existing public parking lot on Pendleton Dr. A pedestrian bridge will be constructed to span the unnamed brook conveying stormwater from a small watershed around Main St.

The route will stay on Town-owned property except for a minor encroachment across the entrance drive to Dunne’s Gymnastics at 38 Pendleton Dr. The owner has expressed support for the project and is willing to execute an easement required to construct the crossing.

The majority of the route will be improved with a 5’ wide concrete sidewalk, however, to better accommodate future bicycle traffic, the portion of the route between the proposed bridge and the exit driveway at Dunne’s Gymnastics will be 6’ wide.

The project will include pedestrian-scale, historically appropriate lighting consistent with the model used in the Hebron Green Village District, split-rail fencing in the vicinity of the wetland regulated area, and a variety of vegetation.

The project has been identified in The Hebron Center Plan, adopted in 2016, as an “important pedestrian connection”. Construction of the project will be funded by a Small Town Economic Assistance Program (STEAP) Grant awarded to the Town in 2022. As a State-funded project, a Project Review request was submitted to the State Historic Preservation Office (SHPO). The SHPO’s response stated that there will be no adverse effect to historic properties. A copy of the letter dated October 28, 2022, is attached for your review.

Inland Wetlands Permit

At their February 8, 2024 meeting, the Conservation Commission approved the Inland Wetlands Permit Petition #2024-01 for activity proposed in proximity to the unnamed brook and a naturalized drainage ditch conveying stormwater from Pendleton Dr toward the aforementioned unnamed brook. The approval included conditions, one of which was a recommendation to the Planning and Zoning Commission to “Examine the state of the stone walls and have the PZC take a closer look at their disposition.” A photo of the stone walls in question will be provided at the meeting.

Hebron Green Village District

As stated above, the pedestrian improvement route is located in both the Hebron Green and Main Street District. Due to its location in the Hebron Green District, which is a designated Village District, the application was referred to the Hebron Historic Properties Commission on January 10, 2024. Light posts and fixtures consistent with the model used through the Hebron Green are specified for the proposed pedestrian route. The only other material additions are the proposed bridge, the use of split rail fence, and landscape plantings.

Comment: As I have not received a response from the Historic Properties Commission, I recommend the Commission condition the permit to consider any recommendations provided and if they in any way warrant the Commission's consideration, I can address the Commission accordingly. At this time, this project is highly anticipated and expected to be a valued addition to activities planned in the center of town. We hope to prepare project specifications and bid the project as soon as possible.

Special Permit and Site Plan

The proposed project requires Special Permit approval from the Planning and Zoning Commission in accordance with Sections 3.A.3.4.1 due to its location in the Hebron Green Village District, and Section 3.B.2.5.1 for its location in the Main Street District. The Commission shall consider the Special Permit Criteria of Section 7.D.5 of the Hebron Zoning Regulations as they apply to the proposed project.

MRB

H:\Matt\Boards & Commissions\PZC\Applications\2024-01 & 02 Pedestrian Bridge\Memo.docx

Attachments

ABBREVIATIONS	
BIT.	BITUMINOUS
B.O.S.	BOTTOM OF STONE
C#	ALIGNMENT CURVE NUMBER
Conc.	CONCRETE
CL&P	CONNECTICUT LIGHT AND POWER
CPEP	CORRUGATED POLYETHYLENE PIPE
EL.	ELEVATION
F.E.S.	FLARED END SECTION
H.P.	HIGH POINT
INV.	INVERT
L#	ALIGNMENT LINE NUMBER
NIF	NOW OR FORMERLY
PERF.	PERFORATED
RCP	REINFORCED CONCRETE PIPE
STA.	STATION
SNET	SOUTHERN NEW ENGLAND TELEPHONE CO.
T.O.P.	TOP OF PIPE
T.O.W.	TOP OF WALL
TYP.	TYPICAL

LEGEND		PROPOSED	
<u>Existing</u>			
100	INDEX CONTOUR	100	
98	INTERMEDIATE CONTOUR	98	
x 99.0	SPOT ELEVATION	99.00	
	TREE LINE		
	SHRUB LINE/TALL GROUND COVER/LANDSCAPING		
	CONIFEROUS TREE		
	DECIDUOUS TREE		
	SHRUB		
	STUMP		
	BOULDER/LEDGE		
	STONE WALL		
	EDGE OF WATER		
	WETLAND FLAG		
	COINCIDENTAL STATE AND FEDERAL WETLAND LINE		
	PAVEMENT EDGE		
	BITUMINOUS CONCRETE CURBING		
	CONCRETE CURBING		
	CHAIN LINK FENCE		
	WIRE FENCE		
	WOOD FENCE		
	GUIDE RAIL		
	MAILBOX		
	SIGN		
	SITE LIGHT		
	CATCH BASIN		
	LAWN INLET		
	FLARED END		
	MANHOLE		
	HYDRANT		
	VALVE		
	UTILITY POLE		
	UTILITY POLE WITH GUY		
	UTILITY POLE WITH LIGHT		
	AERIAL UTILITIES		
	COMMUNICATIONS LINE		
	ELECTRIC LINE		
	GAS LINE		
	SANITARY LINE		
	STORM PIPE		
	WATER LINE		
	UNKNOWN UNDERGROUND UTILITY		
	SURVEY MONUMENT		
	PROPERTY LINE		
	STREET LINE		
	SETBACK LINE		
	PERMANENT EASEMENT		
	TEMPORARY EASEMENT		
	SURVEY CONTROL		
	SEDIMENT BARRIER		
	PAVEMENT SAWCUT		
	SIDEWALK CENTERLINE WITH CURVE AND LINE START AND END LOCATION		
	CONTRACT LIMIT LINE		

CONTRACT DRAWINGS
FEBRUARY 2024

The seal of the Town of Hebron, Connecticut, is a diamond-shaped emblem. It features a central illustration of a plow, with the year "1708" inscribed vertically on its handle. Below the plow is a rectangular box containing the text "TOWN OF" in a smaller font, "HEBRON" in a larger, bold font, and "CONN" in a smaller font at the bottom. The entire seal is enclosed within a double-lined diamond border.

BOARD OF SELECTMEN

DIRECTOR OF PLANNING AND DEVELOPMENT

TOWN MANAGER

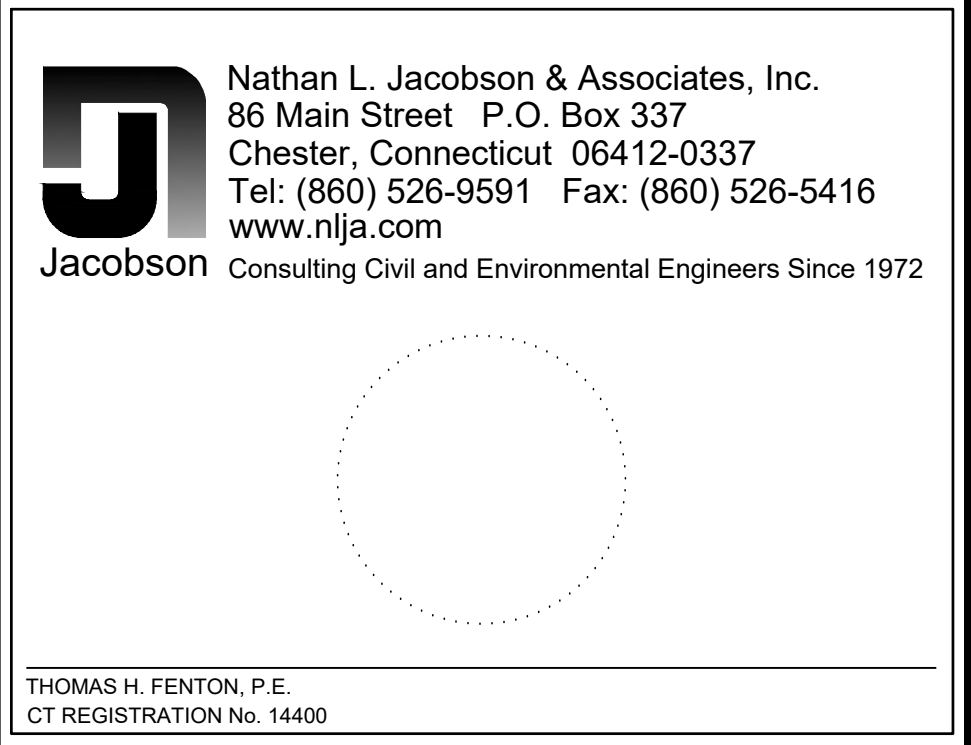
DIRECTOR OF PUBLIC WORKS

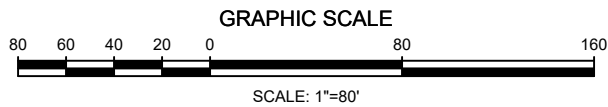
APPROVED BY TOWN

SIGNATURE _____ DATE _____
ANDREW J. TIERNEY, TOWN MANAGER

SCHEDULE OF DRAWINGS	
SHEET No.	TITLE
1 OF 14	COVER SHEET
2 OF 14	INDEX PLAN AND GENERAL NOTES
3 OF 14	TOPOGRAPHIC SURVEY
4 OF 14	DEMOLITION PLAN
5 OF 14	LAYOUT PLAN
6 OF 14	GRADING AND EROSION & SEDIMENT CONTROL PLAN
7 OF 14	EROSION & SEDIMENT CONTROL NOTES AND DETAILS
8 OF 14	PLANTING PLAN
9 OF 14	SITE DETAILS
10 OF 14	TRAIL BRIDGE GENERAL PLAN
11 OF 14	ABUTMENT DETAILS
12 OF 14	ELECTRICAL SYMBOLS, ABBREVIATIONS, NOTES, SCHEDULES, AND DETAILS
13 OF 14	ELECTRICAL LIGHTING PLAN
14 OF 14	ELECTRICAL SPECIFICATION

SHEET STANDARD DRAWINGS	
SHEET No.	TITLE
6	CONCRETE SIDEWALK RAMPS SHEET 6 OF 11





TOWN OF HEBRON
CONNECTICUT

PEDESTRIAN BRIDGE
AND TRAIL
PENDLETON DRIVE
TO LIBRARY

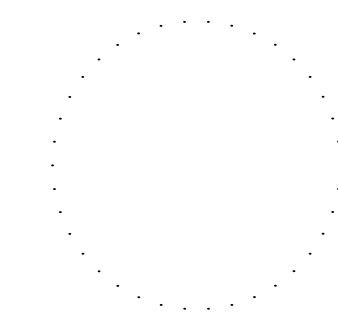
INDEX PLAN AND
GENERAL NOTES

CONTRACT DRAWINGS

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Jacobson Nathan L. Jacobson & Associates, Inc.
86 Main Street P.O. Box 337
Chester, Connecticut 06412-0337
Tel: (860) 526-9591 Fax: (860) 526-5416
www.nlja.com
Consulting Civil and Environmental Engineers Since 1972

NOT VALID WITHOUT ORIGINAL SEAL



THOMAS H. FENTON, P.E.
CT REGISTRATION No. 14400

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REVISIONS		
No.	DESCRIPTION	DATE

DATE:	FEBRUARY 2024	SHEET No.:
SCALE:	1"=80'	2 OF 14
PROJECT No.:	06480092	
CADD FILE:	06480092INDEX	
DESIGNED:	THF	
DRAWN:	CEB	
CHECKED:		

REFERENCES:

- VERTICAL DATUM IS NAVD 88, HORIZONTAL DATUM IS CONNECTICUT COORDINATE GRID SYSTEM (NAD 83).
- GROUND BASED TOPOGRAPHIC SURVEY WAS PREPARED BY LAND SURVEY & TECHNICAL SERVICES, INC. IN DECEMBER 2019 AND MARCH 2020.
- INLAND WETLAND SOILS WERE FLAGGED IN THE FIELD BY R. RICHARD SNARSKI, CPSS, CPESC, #1975, NEW ENGLAND ENVIRONMENTAL SERVICES, 155 JERRY DANIELS ROAD, MARLBOROUGH, CT 06447 ON 11-25-2019. FLAGS WERE LOCATED IN THE FIELD BY LAND SURVEY & TECHNICAL SERVICES, INC.
- GEOTECHNICAL STUDY BY WELT1 GEOTECHNICAL P.C. BASED ON FIELD SUBSURFACE INVESTIGATION PERFORMED IN MARCH 2020.
- TOPOGRAPHY BEYOND AREAS DESIGNATED AS BASED ON GROUND TOPOGRAPHIC SURVEY, WAS OBTAINED FROM CTECO.COM BASED ON NAVD88.

PROJECT NOTES

DRAWING NOTES

- IN GENERAL, *Lower Case Text* Identifies Existing Features/Conditions.
- IN GENERAL, *UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.*
- SURVEY CONTROL HAS BEEN PROVIDED FOR CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE VALIDITY OF THE SURVEY CONTROL.

ENVIRONMENTAL CONTROLS

- INSTALL EROSION CONTROLS TO THE MAXIMUM EXTENT POSSIBLE AND OBTAIN APPROVAL OF THE INSTALLATION (NOT THE DESIGN) FROM THE LOCAL INLAND WETLAND AGENCY ENFORCEMENT OFFICER PRIOR TO THE START OF CONSTRUCTION.
- INSPECT EROSION CONTROLS REGULARLY AND IMMEDIATELY AFTER RAINFALL EVENTS AND MAINTAIN AND MODIFY AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO ENSURE OPTIMUM PERFORMANCE.
- EROSION CONTROL PRODUCTS WITH NETTING (INCLUDING BIODEGRADABLE NETTING) ARE NOT PERMITTED FOR USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WATER TO ENABLE CONSTRUCTION IN THE DRY, INCLUDING BUT NOT LIMITED TO TRENCHES, EXCAVATIONS, WATER CONTROL STRUCTURES AND COFFERDAMS, THAT MAY BE REQUIRED TO PROPERLY COMPLETE THE WORK. PARTICULAR ATTENTION IS CALLED TO FLUCTUATIONS IN WATER FLOWS AND LEVELS THAT MAY OCCUR DUE TO PRECIPITATION EVENTS. NO EXTRA MONETARY COMPENSATION WILL BE ALLOWED DUE TO WATER FLOW OR LEVEL FLUCTUATIONS. WHETHER PUMPING OR SIPHONING FOR DEWATERING IS USED OR NOT, IN ALL CASES, THE DISCHARGE SHALL BE HANDLED SO AS TO AVOID EROSION AND SEDIMENTATION AS APPROVED BY THE ENGINEER. TAKE ALL NECESSARY PRECAUTIONS AND FURNISH EQUIPMENT REQUIRED TO HANDLE ALL SURFACE, SUBSURFACE AND FLOOD FLOWS WHICH MAY BE ENCOUNTERED AT ANY TIME DURING CONSTRUCTION.
- PROVIDE AND MAINTAIN OIL ABSORBENT SPILL RESPONSE BOOMS AND BLANKETS ON SITE FOR THE ENTIRE CONSTRUCTION PERIOD.
- NO CONSTRUCTION VEHICLES SHALL BE STORED, SERVICED, REFUELED, WASHED, OR FLUSHED OUT IN A LOCATION WHERE LEAKS, SPILLAGE, WASTE MATERIALS, CLEANERS, OR WATERS WILL BE INTRODUCED OR FLOW INTO WETLANDS OR WATERCOURSES.
- NO EQUIPMENT STORAGE, CLEANING, REPAIRING OR REFUELING SHALL BE CONDUCTED WITHIN 100' OF AN INLAND WETLAND BOUNDARY. SHOULD ANY CONTAMINANT SPILL OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, OIL AND CHEMICAL SPILL RESPONSE DIVISION AT 860-424-3338 AND THE OWNER'S AGENT.
- DURING CONSTRUCTION, ROUTINE EQUIPMENT MAINTENANCE AND REFUELING SHALL OCCUR ON AN IMPERVIOUS SURFACE WITH OIL ABSORBENT SPILL RESPONSE MATERIALS IN PLACE. NON-ROUTINE MAINTENANCE OF EQUIPMENT SHALL BE CONDUCTED OFF-SITE. SHOULD ANY CONTAMINANT SPILL OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, OIL AND CHEMICAL SPILL RESPONSE DIVISION AT 860-424-3338 AND THE OWNER'S AGENT.
- BULK FUEL FOR CONSTRUCTION PURPOSES SHALL NOT BE STORED ON SITE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL STORE ALL HAZARDOUS MATERIALS OFF-SITE, OR IF ON-SITE, THEN WITHIN A SECONDARY CONTAINMENT STRUCTURE IN A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR, THAT WILL BE SECURED DURING NON-WORKING HOURS.
- SWEEP AND KEEP CLEAN ROADS IMPACTED BY TRACKED SOILS FROM THE CONSTRUCTION SITE AT ALL TIMES, OR AT THE DISCRETION OF THE ENGINEER.

CLEARING

- REMOVE TREES AND OTHER WOODY VEGETATION AND GRUB STUMPS AS NECESSARY FOR THE CONSTRUCTION. SITE DISTURBANCE TO BE KEPT TO A MINIMUM. AT MINIMUM, TREE PROTECTION SHALL BE PROVIDED TO EACH TREE IDENTIFIED TO BE PROTECTED ON THE PLANS. PROVIDE ADDITIONAL PROTECTION OR PROTECTION TO TREES NOT IDENTIFIED TO BE PROTECTED AS NECESSARY TO PREVENT DAMAGE. TREES TO BE REMOVED SHALL BE INDIVIDUALLY VERIFIED IN THE FIELD WITH THE ENGINEER.
- TRIM EXISTING TREE BRANCHES AS REQUIRED TO MAINTAIN A MINIMUM 10' VERTICAL CLEARANCE OVER PROPOSED SIDEWALK SURFACE.
- TRIM TREES AND VEGETATION AS NEEDED TO PROVIDE VISIBILITY TO PROPOSED/RELOCATED/REPLACED/RAISED SIGNS AND SIGNAL EQUIPMENT.
- CUT ROOTS OF TREES TO REMAIN BY HAND WITH SHARP AXE. APPLY PRUNING PAINT TO CUT ROOT ENDS THAT ARE ONE (1) INCH DIAMETER AND LARGER, OTHERWISE APPLY WET BURLAP TO PREVENT FROM DRYING OUT.
- SITE DISTURBANCE SHALL BE KEPT TO A MINIMUM.

EARTHWORK

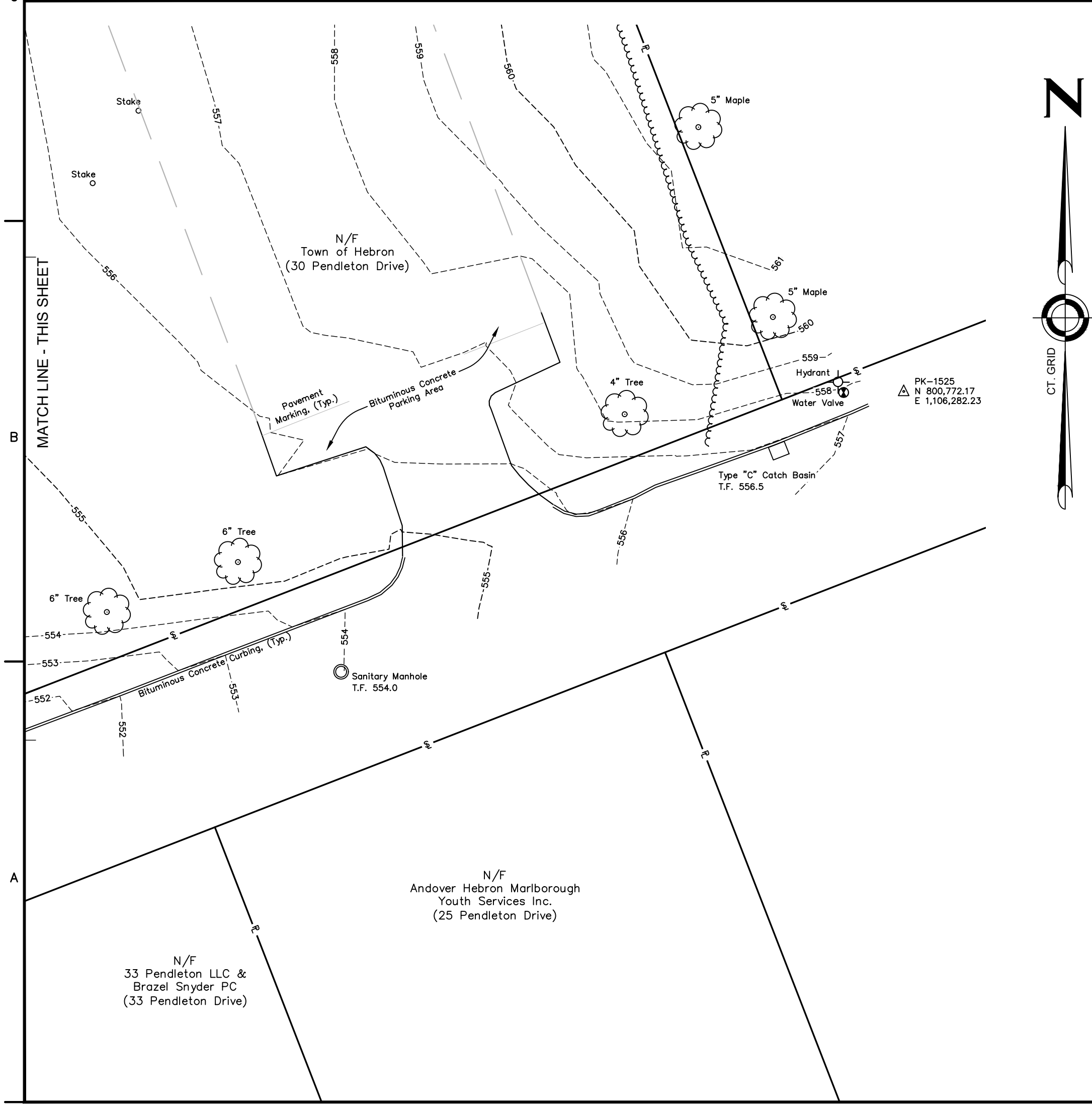
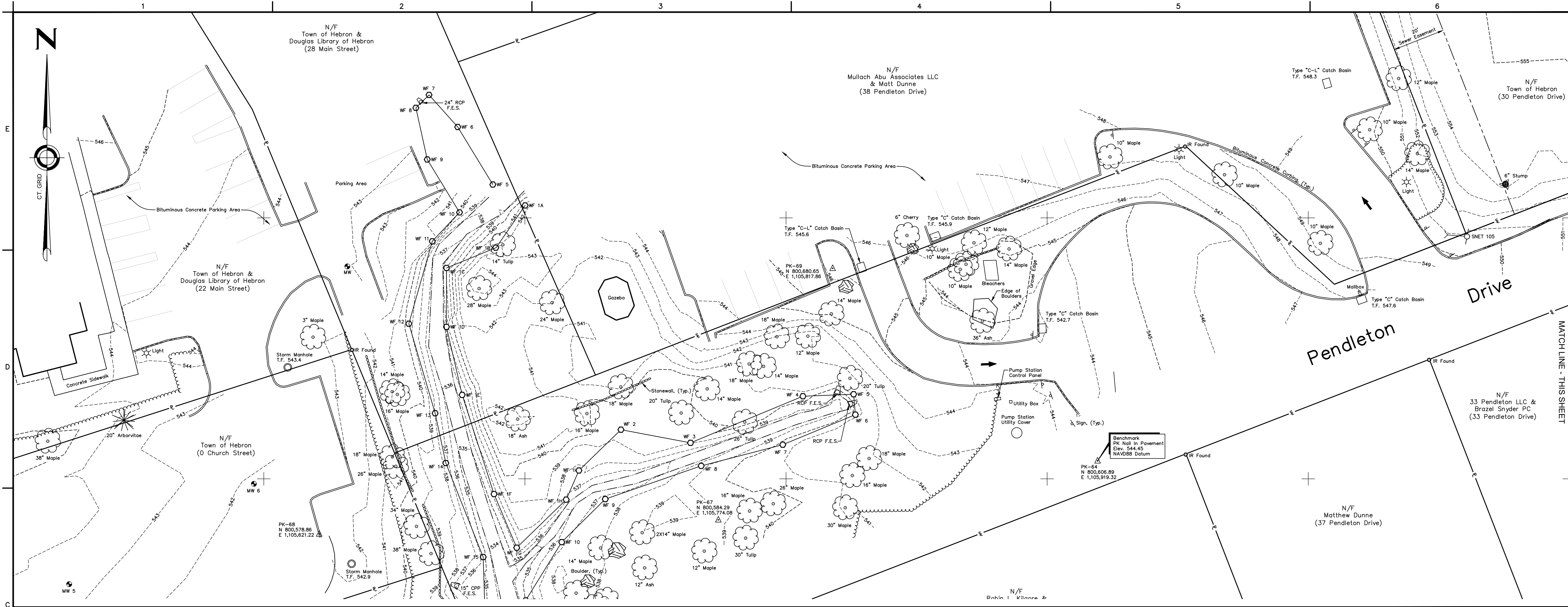
- EXCEPT AS NOTED BELOW, PROPOSED FILL SHALL BE REUSED SUBSOIL THAT IS FREE OF DEBRIS, ORGANIC, AND TOXIC MATERIAL.
- CUT/FILL SLOPES IN EARTH SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE DETERMINED BY THE ENGINEER.
- SURPLUS OR UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES, RULES, REGULATIONS AND CODES.
- PAVEMENTS TO BE CUT SHALL BE SAW CUT, PRIOR TO PAVING. CLEAN FACE OF EXISTING PAVEMENT AND PAINT WITH MATERIAL FOR TACK COAT. MATCH EXISTING GRADES WITH NEW PAVEMENT.
- NEATLY REMOVE, STORE AND PROTECT AS APPLICABLE, AND REINSTALL OR REPLACE AS APPLICABLE, EXISTING SITE FEATURES DISTURBED BY CONSTRUCTION, REQUIRED FOR THE FINISHED CONSTRUCTION.
- PAVEMENT MARKINGS REMOVED DURING TRENCHING AND PAVEMENT REPAIR SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS. SUCH WORK MAY NOT BE SHOWN ON DRAWINGS.
- REFERENCE CTDOT STANDARD DRAWINGS FOR CURB RAMP AND CROSSWALK PAVEMENT MARKING DETAILS.

UTILITIES

- FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455. OR WWW.CBYD.COM.
- COORDINATE THE RELOCATION/PROTECTION OF ALL UTILITIES.
- COORDINATE UTILITY WORK, WHETHER PUBLICLY OR PRIVATELY OWNED, SO AS NOT TO DELAY THE PROGRESS OF THE WORK. PROTECT AND MAINTAIN ALL EXISTING UTILITIES LOCATED WITHIN THE VICINITY OF THE CONSTRUCTION SITE, UNLESS OTHERWISE NOTED. IF ANY UTILITY IS DAMAGED OR SERVICE INTERRUPTED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES INCLUDING RESTORING SERVICE IN A SAFE MANNER, TO THE COMPLETE SATISFACTION OF THE UTILITY OWNER AND THE ENGINEER.
- UTILITY INTERRUPTIONS SHALL RECEIVE THE PRIOR WRITTEN AUTHORIZATION OF THE UTILITY OWNER.
- INFORMATION OR DATA SHOWN ON OR INDICATED IN THE CONTRACT DOCUMENTS WITH RESPECT TO EXISTING AERIAL UTILITIES AND UNDERGROUND PIPES, CABLES, CONDUITS, STRUCTURES OR OTHER UNDERGROUND FACILITIES IS BELIEVED TO BE REASONABLY CORRECT BUT IS NOT GUARANTEED TO BE EXACT OR COMPLETE. SUCH INFORMATION SHALL BE CONSIDERED TO HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND TO ALERT THE CONTRACTOR TO THE EXISTENCE OF SUCH UNDERGROUND FACILITIES WITHIN OR CONTIGUOUS TO THE PROJECT SITE AND THE OWNER, ENGINEER AND THEIR CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.
- UNDERGROUND POWER UTILITIES ARE KNOWN TO EXIST ON-SITE THAT ARE NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL INFORMATION AND DATA DESCRIBED IN THE NOTES ABOVE, FOR LOCATING ALL SUCH UNDERGROUND FACILITIES SHOWN OR INDICATED IN THE CONTRACT DOCUMENTS, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE.

SIGNS

- INSTALL SIGNS AND METAL SIGN POSTS IN ACCORDANCE WITH TRAFFIC STANDARDS SHEETS TR-1208_01 AND TR-1208_02. ALL SIGNS TO BE RELOCATED/REPLACED/RAISED SHALL BE INSTALLED ON NEW POSTS.
- CONTRACTOR SHALL BE:
 - SOLELY RESPONSIBLE FOR PROTECTION OF PERSONS AND THE PUBLIC IN GENERAL, THE WORK TO BE PERFORMED UNDER THE CONTRACT, PUBLIC AND PRIVATE PROPERTY, AND EASEMENTS AND RIGHTS-OF-WAY DURING THE COURSE OF THE WORK OF THE CONTRACTOR AND HIS SUBCONTRACTORS, AND;
 - LIABLE FOR ALL DAMAGES AND CLAIMS RECEIVED OR SUSTAINED BY ANY PERSONS, CORPORATIONS OR PROPERTY IN CONSEQUENCE OF DAMAGE TO EXISTING UTILITIES, ROADWAYS, THEIR APPURTENANCES, OR OTHER FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY THE OPERATIONS OF THE CONTRACTOR, AND;
 - SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.



NOTES:

- THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AS A CLASS T-2 TOPOGRAPHIC SURVEY VERTICAL ACCURACY CLASS V-2). BOUNDARY LINES DEPICTED HEREON ARE BASED ON RECORDED DEEDS AND MAPS. LIMITED FIELD LOCATIONS AND OTHER SOURCES OF INFORMATION, SHOULD NOT BE CONSTRUED AS A PROPERTY BOUNDARY SURVEY, AND ARE SUBJECT TO SUCH FACTS AND REVISION AS A MORE THOROUGH INVESTIGATION WOULD WARRANT.
- UNDERGROUND OR OVERHEAD ENCROACHMENTS, STRUCTURES, AND SYSTEMS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY, EXCEPT AS SHOWN OR NOTED HEREON.
- STONE WALLS AND/OR FENCES MAY DEVIATE SLIGHTLY FROM PRINCIPAL COURSES SHOWN.
- PERIPHERAL PROPERTY LINES OF ADJACENT OWNERS ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR SHOWN HEREON.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83.
- PARCEL ARE SHOWN ON TAX MAP 70.
- PARCELS MAY BE SUBJECT TO SUCH RIGHTS AND EASEMENTS AS APPEAR OF RECORD OR ARE APPARENT BY USAGE. THIS SURVEY REFLECTS ENCUMBRANCES NOTICED AND DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTIES. EASEMENTS, SERVITUDES, LOCAL ORDINANCES, ZONING AND OTHER LEGAL ENCUMBRANCES MAY EXIST WHICH ARE NOT REFLECTED HEREON. CONSULT A TITLE ATTORNEY TO DISCOVER ALL LEGAL ENCUMBRANCES, IF ANY, ATTACHED TO THESE PROPERTIES.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "PROPERTY OF HORACE W. SELLERS HEBRON, CONN. DATE: 2-14-77 SCALE: 1" = 40", BY HARRY K. MEGSON, P.E.L.S., H.L.R. MAP VOL. 8 PG. 31
B. "PLAN OF DEVELOPMENT AND SUBDIVISION PLAN PENDLETON VILLAGE GENERAL BUSINESS DEVELOPMENT HEBRON, CONN. REV. 12-11-79", BY HARRY K. MEGSON, P.E.L.S., H.L.R. MAP VOL. 9 PG. 41

GRAPHIC SCALE
20 15 10 5 0 20 40
SCALE: 1"=20'

**TOWN OF HEBRON
PEDESTRIAN BRIDGE
AND TRAIL
PENDLETON DRIVE
TO LIBRARY**

**TOPOGRAPHIC
SURVEY**

CONTRACT DRAWINGS

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF LAND SURVEY & TECHNICAL SERVICES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND LAND SURVEY & TECHNICAL SERVICES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.

Jacobson Land Survey & Technical Services, Inc.
88 Main Street P.O. Box 337
Chester, Connecticut 06412-0337
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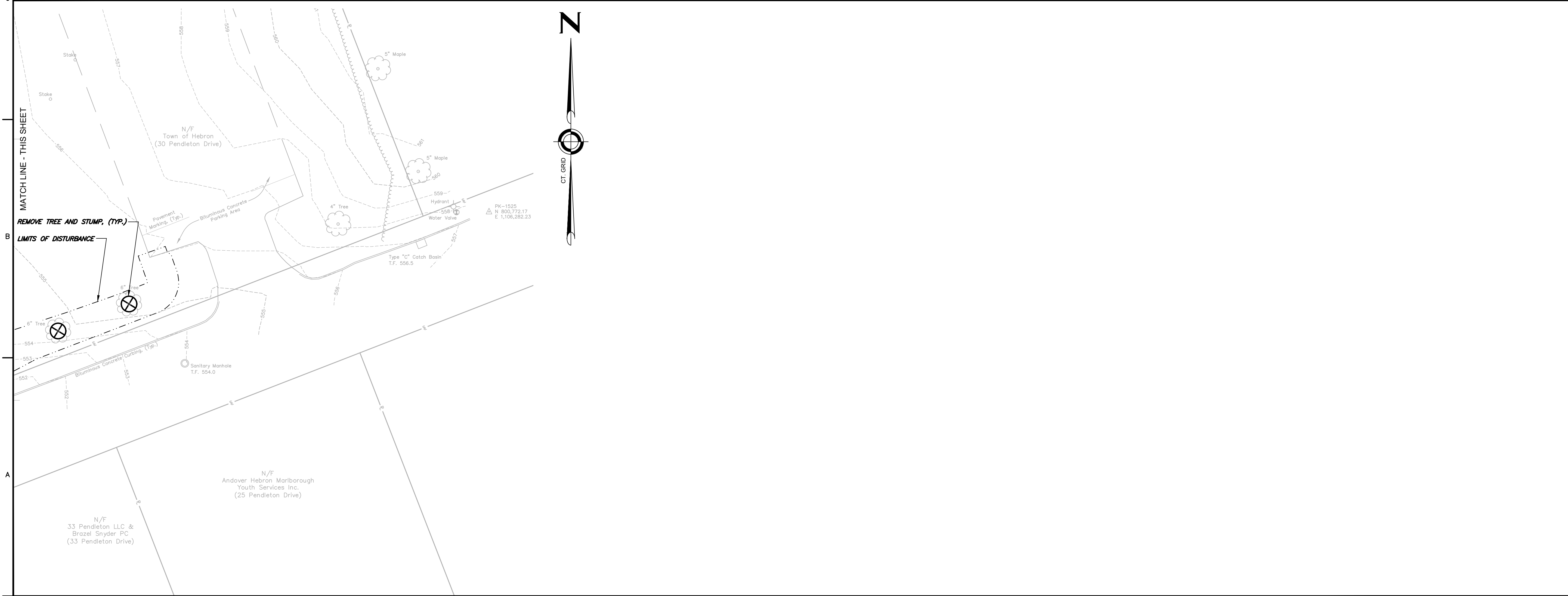
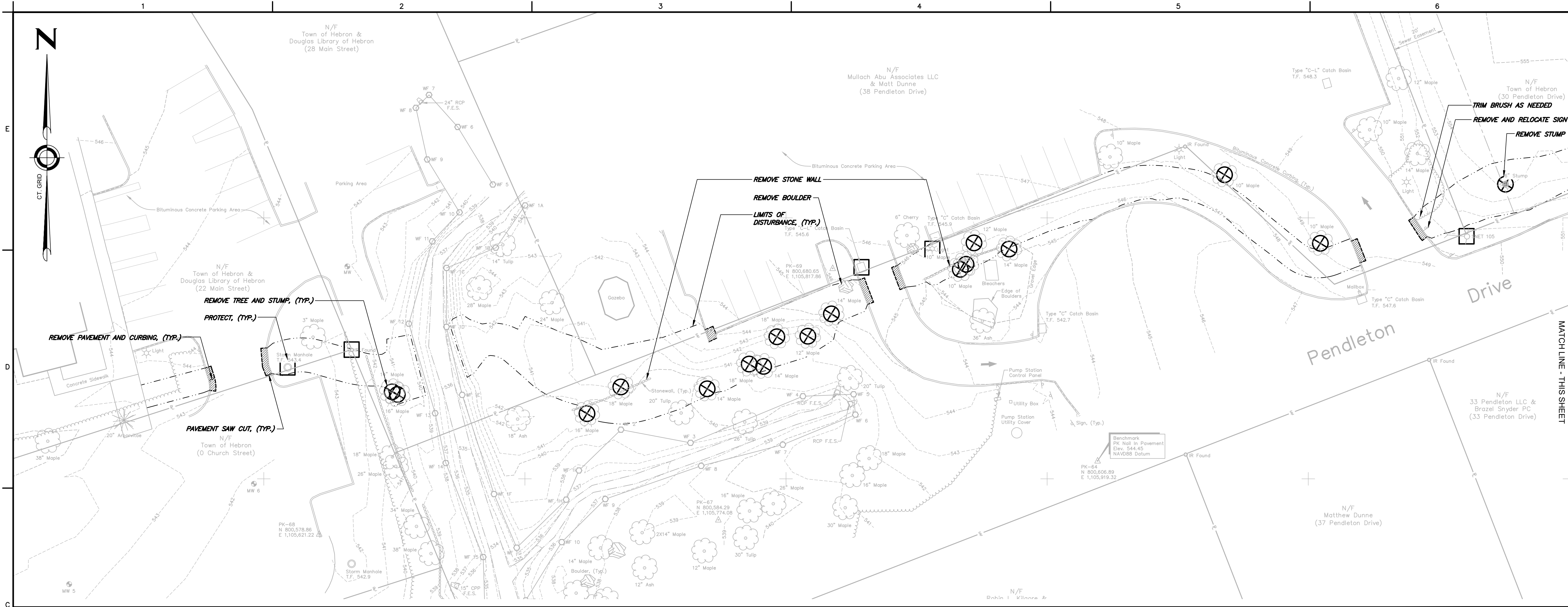
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JEFFREY A. SANBORN, L.S.
CT REGISTRATION No. 12883

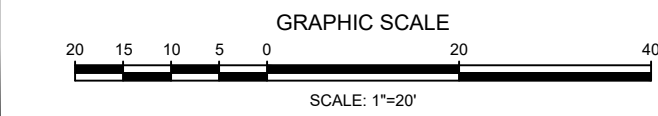
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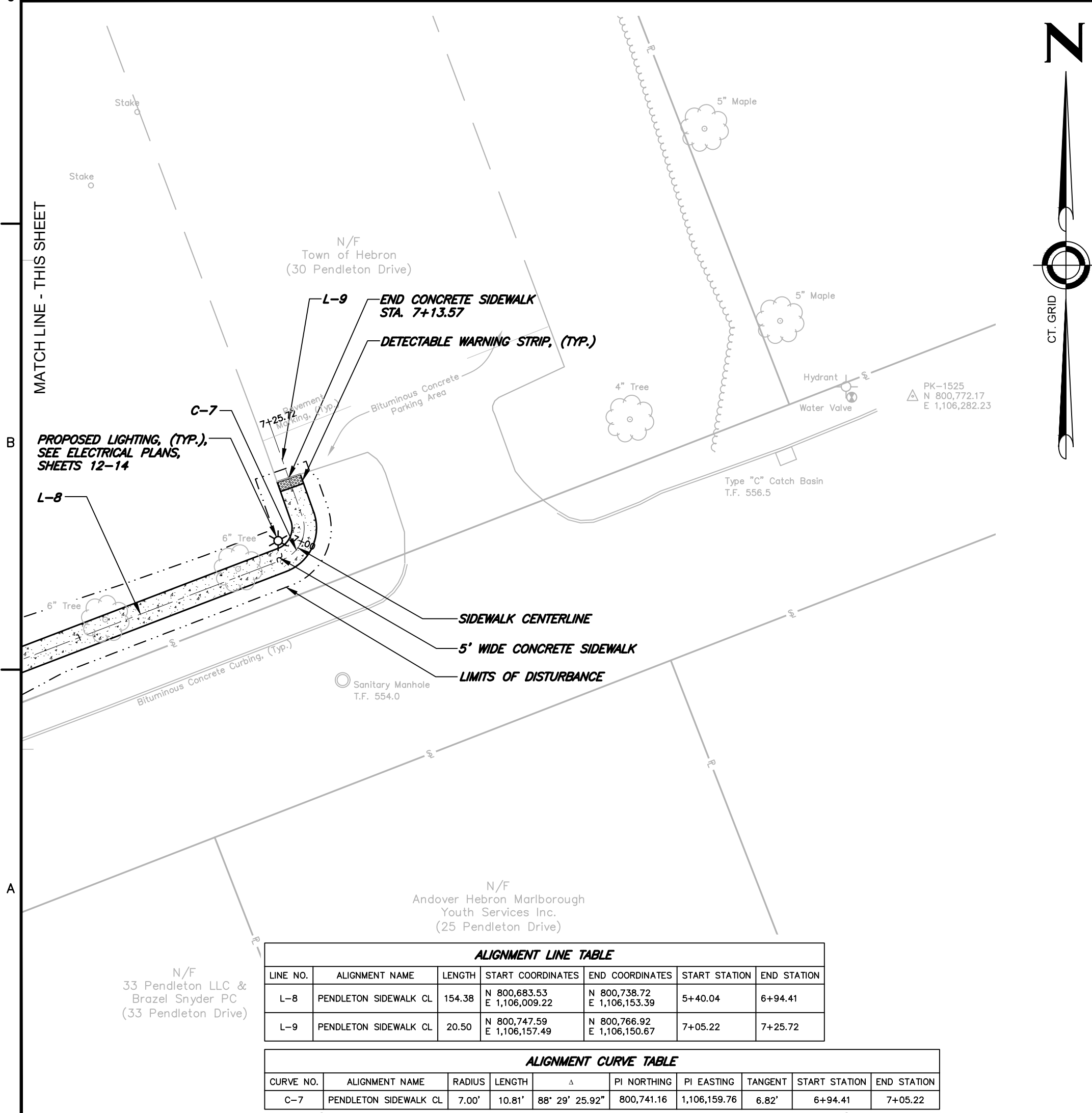
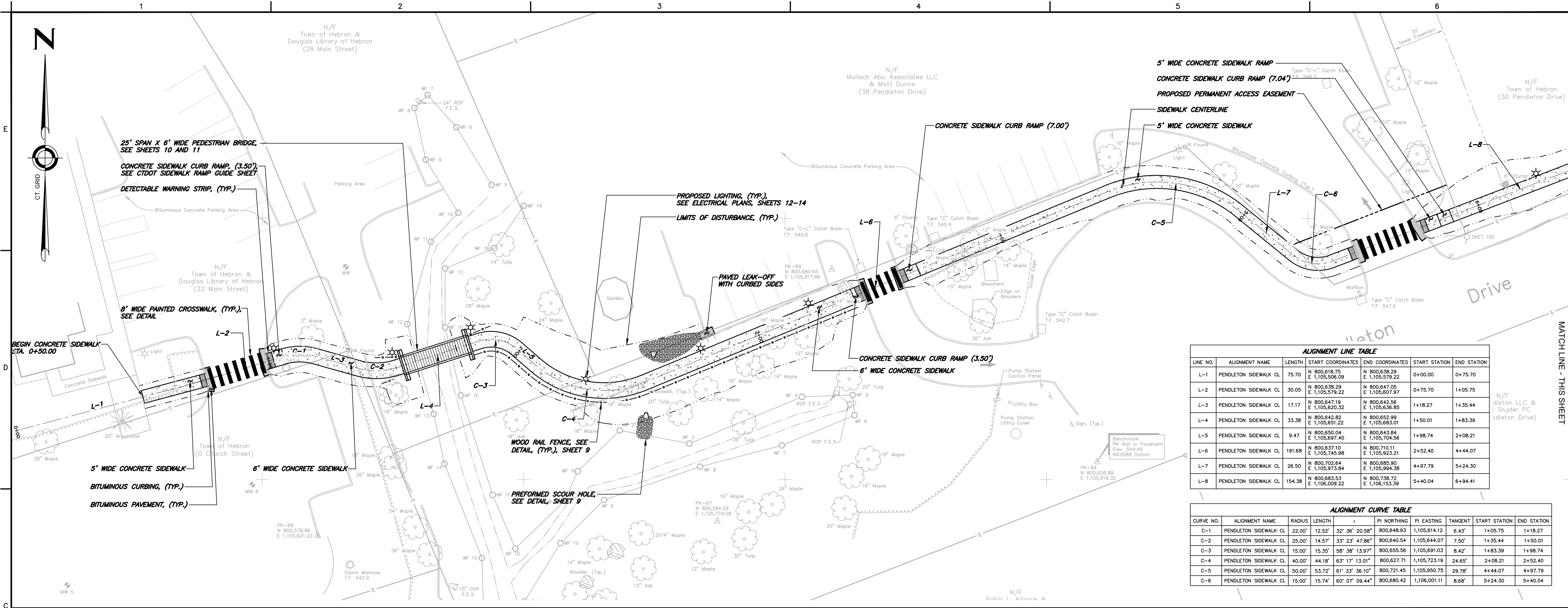
REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY-2024	SHEET No.: 3 OF 14
SCALE: 1"=20'	
PROJECT No.: 06480092	
CADD FILE: 06480092EX	
FIELD BOOK: XXX	
DRAWN: CEB	
CHECKED: -	



NOTES:
1. SEE SHEET 2 FOR PROJECT NOTES.





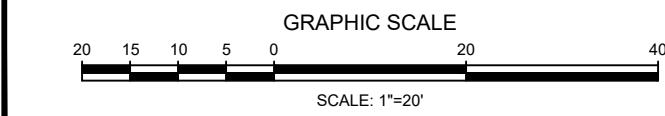
ALIGNMENT LINE TABLE							
LINE NO.	ALIGNMENT NAME	LENGTH	START COORDINATES	END COORDINATES	START STATION	END STATION	
L-8	PENDLETON SIDEWALK CL	154.38	N 800,683.53 E 1,106,009.22	N 800,738.72 E 1,106,153.39	5+40.04	6+94.41	
L-9	PENDLETON SIDEWALK CL	20.50	N 800,747.59 E 1,106,157.49	N 800,766.92 E 1,106,150.97	7+05.22	7+25.72	

ALIGNMENT CURVE TABLE							
CURVE NO.	ALIGNMENT NAME	RADIUS	LENGTH	Δ	PI NORTHING	PI EASTING	TANGENT
C-7	PENDLETON SIDEWALK CL	7.00'	10.81'	88° 29' 25.92"	800,741.16	1,106,159.76	6.82'

ALIGNMENT LINE TABLE							
LINE NO.	ALIGNMENT NAME	LENGTH	START COORDINATES	END COORDINATES	START STATION	END STATION	
L-1	PENDLETON SIDEWALK CL	75.70	N 800,618.75 E 1,105,509.09	N 800,638.29 E 1,105,579.22	0+00.00	0+75.70	
L-2	PENDLETON SIDEWALK CL	30.05	N 800,638.29 E 1,105,579.22	N 800,647.05 E 1,105,607.97	0+75.70	1+05.75	
L-3	PENDLETON SIDEWALK CL	17.17	N 800,647.19 E 1,105,620.32	N 800,642.56 E 1,105,636.85	1+18.27	1+35.44	
L-4	PENDLETON SIDEWALK CL	33.38	N 800,642.56 E 1,105,636.85	N 800,652.99 E 1,105,683.01	1+35.44	1+68.82	
L-5	PENDLETON SIDEWALK CL	9.47	N 800,652.99 E 1,105,683.01	N 800,643.84 E 1,105,704.56	1+68.82	1+78.29	
L-6	PENDLETON SIDEWALK CL	191.68	N 800,643.84 E 1,105,704.56	N 800,637.10 E 1,105,723.19	2+52.40	4+44.07	
L-7	PENDLETON SIDEWALK CL	26.50	N 800,637.10 E 1,105,723.19	N 800,685.90 E 1,105,994.38	4+44.07	4+70.57	
L-8	PENDLETON SIDEWALK CL	154.38	N 800,685.90 E 1,105,994.38	N 800,738.72 E 1,106,153.39	5+40.04	6+94.41	

ALIGNMENT CURVE TABLE							
CURVE NO.	ALIGNMENT NAME	RADIUS	LENGTH	Δ	PI NORTHING	PI EASTING	TANGENT
C-1	PENDLETON SIDEWALK CL	22.00'	12.52'	32° 36' 20.58"	800,648.93	1,105,614.12	6.43'
C-2	PENDLETON SIDEWALK CL	25.00'	14.57'	33° 23' 47.86"	800,640.54	1,105,644.07	7.50'
C-3	PENDLETON SIDEWALK CL	15.00'	15.35'	58° 38' 13.97"	800,655.56	1,105,691.03	8.42'
C-4	PENDLETON SIDEWALK CL	40.00'	44.18'	63° 17' 13.01"	800,627.71	1,105,723.19	24.65'
C-5	PENDLETON SIDEWALK CL	50.00'	53.72'	61° 33' 36.10"	800,721.45	1,105,950.75	29.78'
C-6	PENDLETON SIDEWALK CL	15.00'	15.74'	60° 07' 09.44"	800,680.42	1,106,001.11	8.68'

- NOTES:
- SEE SHEET 2 FOR PROJECT NOTES.
 - CURB RAMP LENGTHS PROVIDE IN PARENTHESES (X.XX).



TOWN OF HEBRON

PEDESTRIAN BRIDGE AND TRAIL

PENDLETON DRIVE TO LIBRARY

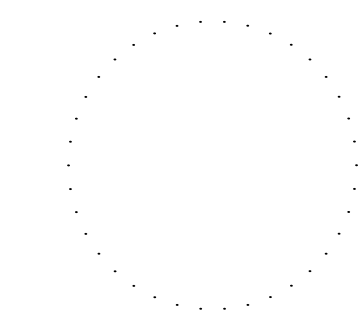
LAYOUT PLAN

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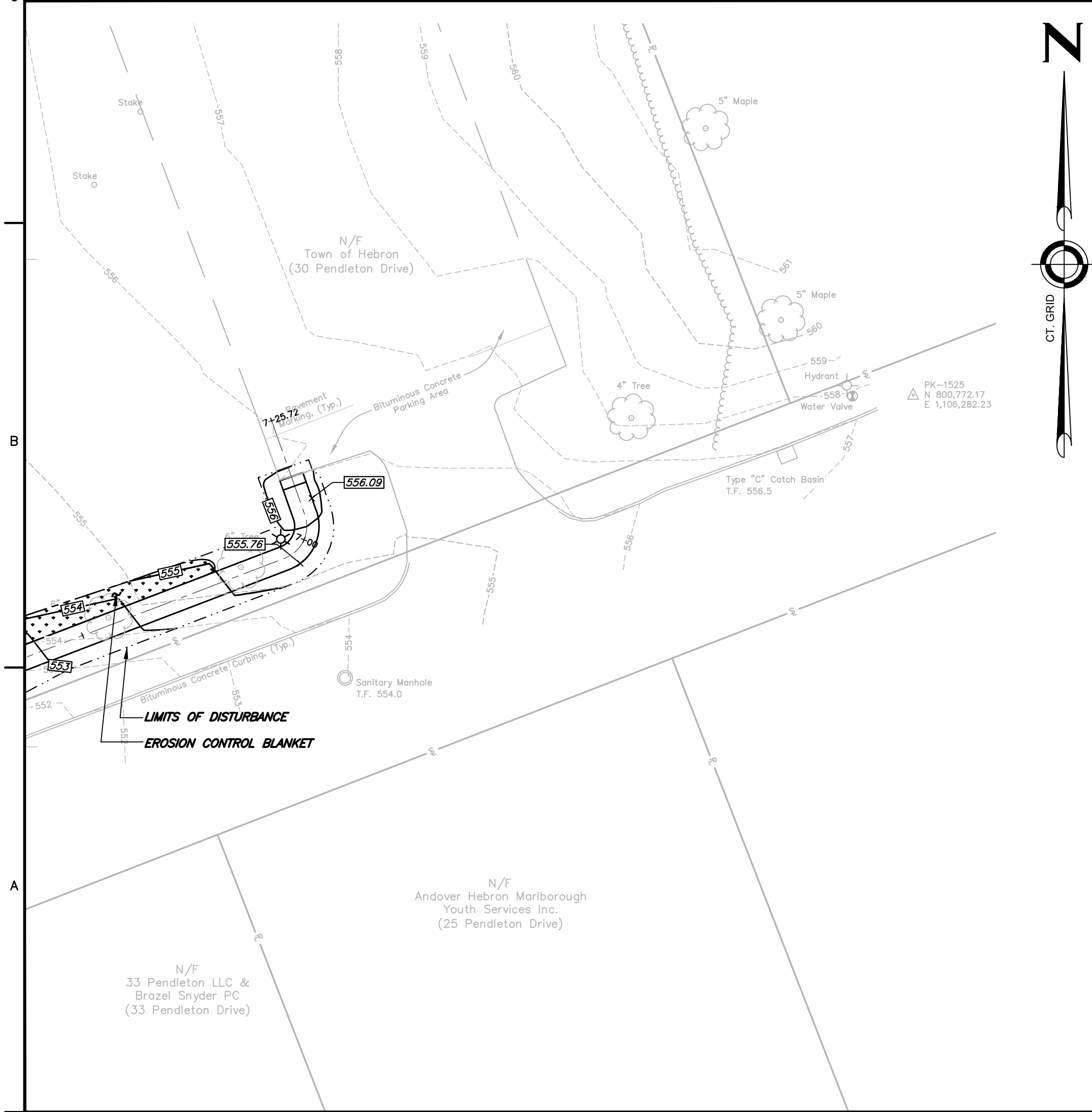
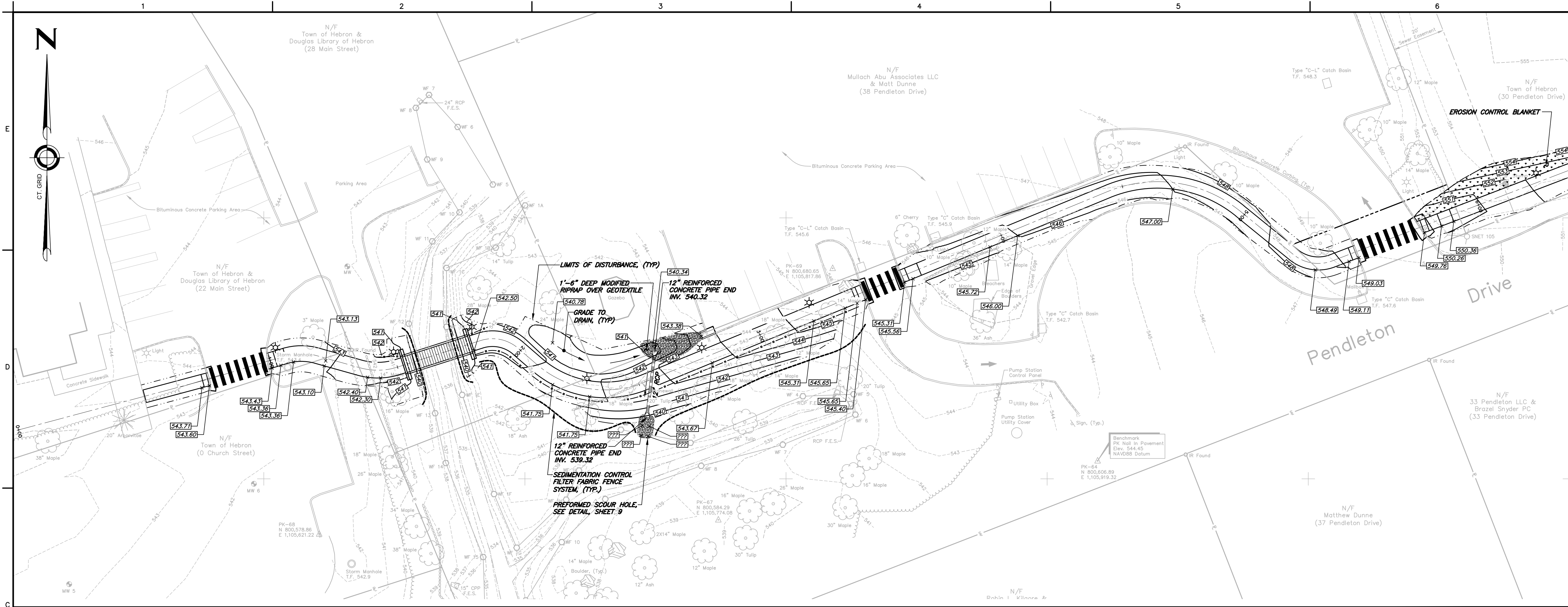


THOMAS H. FENTON, P.E.
CT REGISTRATION No. 14400

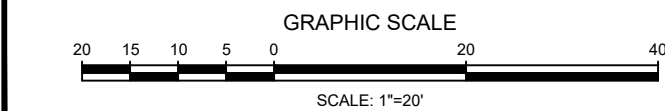
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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024	SHEET No.: 5 OF 14
SCALE: 1"=20'	
PROJECT No.: 06480092	
CADD FILE: 06480092SP	
DESIGNED: THF	
DRAWN: CEB	
CHECKED: CEB	



NOTES:
1. SEE SHEET 2 FOR PROJECT NOTES.



TOWN OF HEBRON PEDESTRIAN BRIDGE AND TRAIL PENDLETON DRIVE TO LIBRARY

GRADING AND EROSION & SEDIMENT CONTROL PLAN

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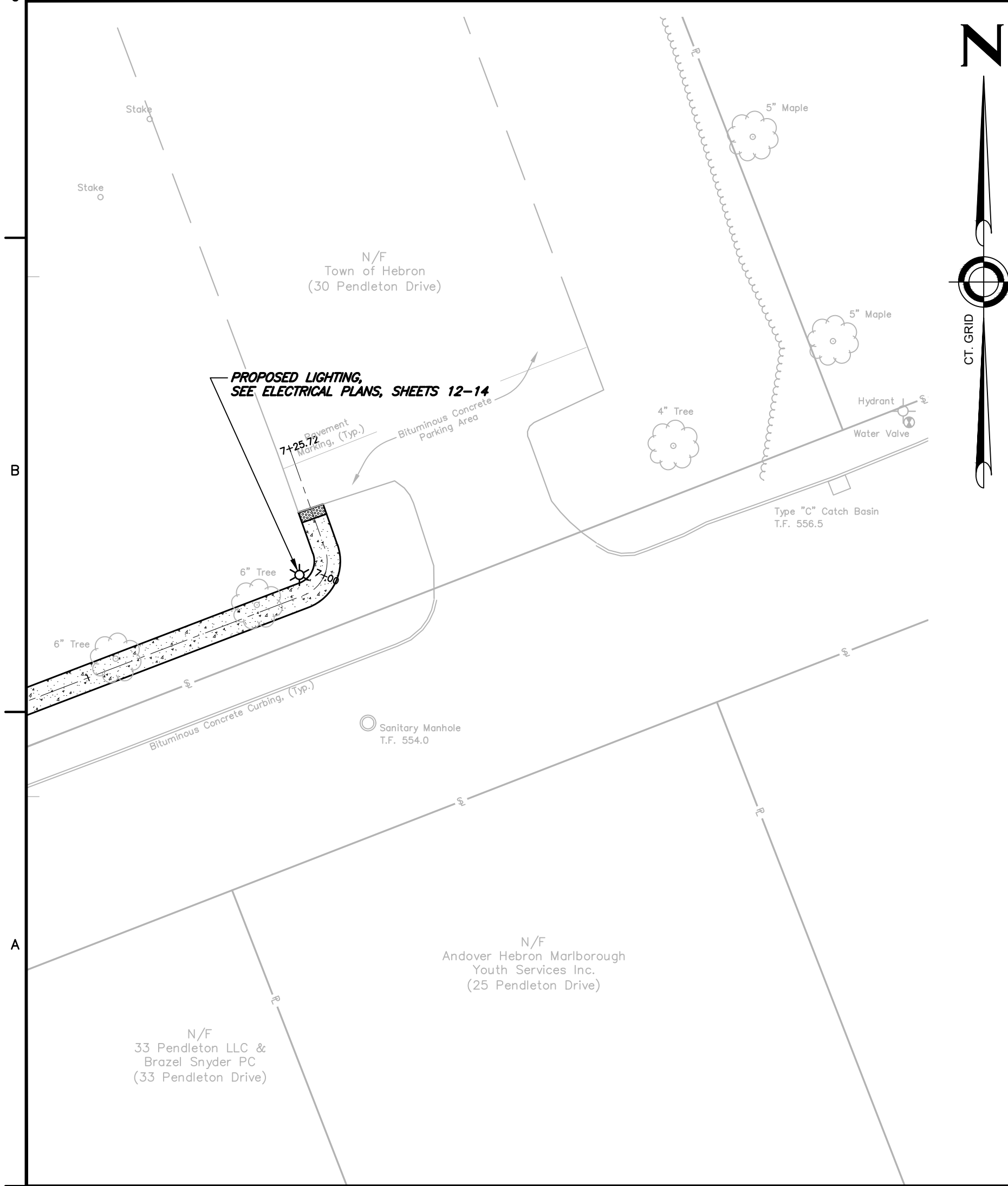
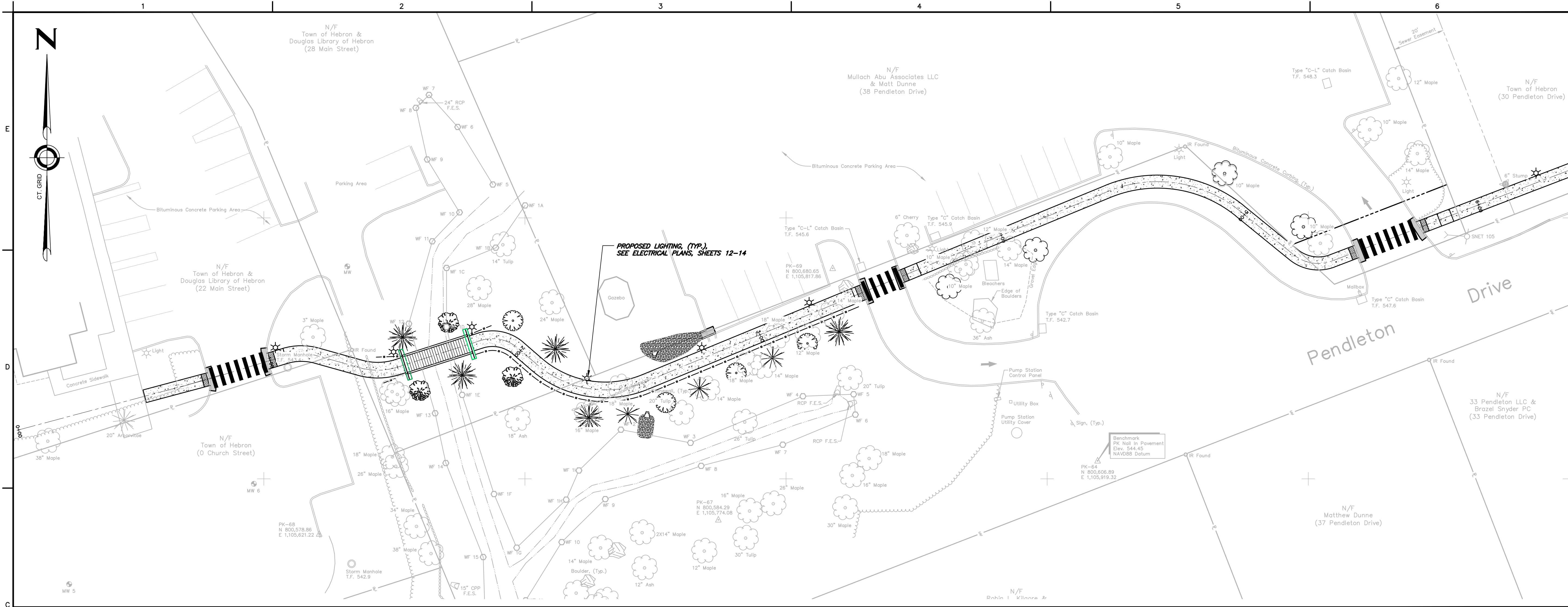
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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024
SCALE: 1"=20'
PROJECT No.: 06480092
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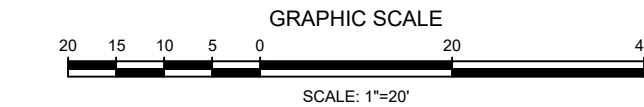
SHEET No.:
6 OF 14

	1	2	3	4	5	6																																																																																															
	<div><div>A. PROJECT NARRATIVE</div><div>THE SUBJECT PROJECT INCLUDES A PEDESTRIAN BRIDGE AND TRAIL AND ASSOCIATED SITE IMPROVEMENTS.</div><div>ADDRESS OF PROPOSED USE:</div><div>PENDLETON DRIVE</div><div>HEBRON, CONNECTICUT 06248</div><div>OWNER'S AGENT CONTACT INFORMATION:</div><div>MR. MATTHEW BORDALEUX</div><div>TOWN OF HEBRON, DIRECTOR OF PLANNING AND DEVELOPMENT</div><div>15 GLEAD STREET</div><div>HEBRON, CONNECTICUT 06248</div><div>PH: 860-228-5971</div><div>B. CONSTRUCTION SCHEDULING</div><div>IT IS PROPOSED TO BEGIN CONSTRUCTION IN THE SUMMER OF 2024 AND TO COMPLETE CONSTRUCTION APPROXIMATELY 3 MONTHS LATER. IN GENERAL, THE SEQUENCE FOR CONSTRUCTION AND SITE STABILIZATION MAY BE AS FOLLOWS:</div><div>1. INSTALL SEDIMENT CONTROLS.</div><div>2. REMOVE TREES AND SELECTIVELY CLEAR OTHER VEGETATION.</div><div>3. GRUB STUMPS.</div><div>4. COMMENCE SITE DEMOLITION.</div><div>5. ROUGH GRADE AND INSTALL MINOR CULVERT.</div><div>6. INSTALL BRIDGE ABUTMENT.</div><div>7. INSTALL BRIDGE SUPERSTRUCTURE.</div><div>8. INSTALL SIDEWALKS.</div><div>9. INSTALL PAVEMENTS AND CURBING.</div><div>10. INSTALL SIGNS AND PAVEMENT MARKINGS.</div><div>11. INSTALL PLANTINGS.</div><div>12. FINE GRADE, TOPSOIL, FERTILIZE, LIME, SEED AND MULCH DISTURBED AREAS NOT SHOWN TO BE COVERED OTHERWISE.</div><div>13. REMOVE SEDIMENT AND EROSION CONTROLS ONCE VEGETATION HAS ESTABLISHED.</div><div>C. CONTINGENCY PLAN</div><div>A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE OWNER'S AGENT WITH THE NAMES AND TELEPHONE NUMBERS OF THE RESPONSIBLE PERSONS TO BE CONTACTED IN THE EVENT OF AN EROSION AND/OR SEDIMENT CONTROL PROBLEM.</div><div>THE CONTRACTOR SHALL AT ALL TIMES KEEP SUFFICIENT ADDITIONAL SEDIMENTATION CONTROL FENCE AND/OR HAY BALES ON THE PROJECT SITE TO CONTROL UNFORESEEN EROSION AND/OR SEDIMENT PROBLEMS. IN THE EVENT OF A PROBLEM THE CONTRACTOR SHALL PROMPTLY STABILIZE THE PROBLEM AND CONTAIN ANY SEDIMENT AND THEN NOTIFY THE OWNER'S AGENT.</div><div>D. EROSION AND SEDIMENT CONTROL</div><div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT.</div><div>THE MINIMUM STANDARDS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THOSE OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST REVISION. ALTERNATIVE MEASURES, METHODS, MEANS AND TECHNIQUES MAY BE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER.</div><div>GENERAL GUIDELINES:</div><div>1). NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN AREAS DESIGNATED AS INLAND WETLANDS, WATERCOURSES OR FLOODPLAINS, DESIGNATED UPLAND REVIEW ZONES OR WITHIN STREAM CHANNEL ENCROACHMENT LINES WITHOUT ALL REQUIRED APPROVALS AND/OR PERMITS.</div><div>2). TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.</div><div>3). ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED CONTINUOUSLY AND SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.</div><div>4). THE CONTRACTOR SHALL LIMIT THE DISTURBANCE OF LAND TO THOSE AREAS SHOWN ON THE DRAWINGS AND SHALL TAKE REASONABLE CARE TO PROTECT AND PRESERVE EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE WHERE FEASIBLE.</div><div>5). WHERE PRACTICABLE, THE CONTRACTOR SHALL PLAN HIS CONSTRUCTION OPERATIONS SO AS TO LIMIT THE AREAS OF EXPOSED SOIL TO THE MINIMUM. WHEN CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL TAKE REASONABLE CARE TO LIMIT THE PERIOD OF EXPOSURE OF DISTURBED AREAS. THE INSTALLATION OF PERMANENT VEGETATIVE MEASURES SHALL BE ACCOMPLISHED AS SOON AS IS PRACTICABLE.</div><div>6). ADEQUATE PROVISIONS SHALL BE TAKEN TO PROTECT ALL EXPOSED CUT AND FILL SLOPES FROM SURFACE WATER FLOW DAMAGE.</div><div>7). ALL MATERIAL FROM CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER.</div><div>8). WATER FROM DEWATERING OPERATIONS SHALL NOT BE DISCHARGED DIRECTLY TO ANY WETLAND OR WATERCOURSE. SUCH WATER SHALL BE DISCHARGED TO AN APPROVED SEDIMENT BASIN AND/OR FILTER DEVICE OR TO A STORM DRAINAGE SYSTEM ONLY WHEN APPROVED. NO WATER FROM DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SANITARY SEWER SYSTEM.</div><div>9). THE STORAGE, WASHING, FUELING AND MAINTENANCE OF EQUIPMENT AND VEHICLES SHALL TAKE PLACE IN DESIGNATED AREAS ONLY. IN THE EVENT OF A CONTAMINANT SPILL, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION OIL AND CHEMICAL SPILL RESPONSE DIVISION (860-424-3338) AND THE OWNER'S AGENT.</div><div>PRESERVE AND CONSERVE SOIL</div><div>TOPSOILING (TO)</div><div>MATERIALS</div><div>SITE INVESTIGATIONS SHALL BE MADE TO DETERMINE IF THERE IS A SUFFICIENT QUANTITY OF TOPSOIL OF GOOD QUALITY ON THE SITE TO JUSTIFY STRIPPING. HIGH QUALITY TOPSOIL SHALL BE FRABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). OTHER SOIL TYPES WITH HIGH ORGANIC CONTENT MAY BE FOUND SUITABLE AFTER TESTING. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.</div><div>ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY TO DETERMINE THE PROPER APPLICATION RATES OF LIME AND FERTILIZER.</div><div>INSTALLATION REQUIREMENTS</div><div>1). STRIPPING OF TOPSOIL SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. THE DEPTH OF REMOVAL MAY VARY DEPENDING ON THE SITE CONDITIONS. ALL SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO BEGINNING STRIPPING OPERATIONS.</div><div>2). TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL SURFACE WATER FLOW IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.</div><div>3). SIDE SLOPES OF STOCKPILES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.</div><div>4). A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.</div><div>5). TEMPORARY SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 30 DAYS OF THE FORMATION OF THE STOCKPILE, IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE COVER REQUIREMENTS.</div><div>6). PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE DRAWINGS.</div><div>7). WHERE THE pH OF THE SUBSOIL IS 6.0 OR LESS, GROUND AGRICULTURAL LIMESTONE SHALL BE SPREAD IN ACCORDANCE WITH THE SOIL TEST TO A pH OF 6.0 TO 6.5 OR THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.</div><div>8). AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY DISCING OR SCARPING OR TRACKING TO A DEPTH OF AT LEAST 4 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.</div><div>9). TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING, THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 6 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.</div><div>10). TOPSOIL SHOULD BE COMPACTED ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A UNIFORM FIRM SEEDBED FOR THE ESTABLISHMENT OF A HIGH MAINTENANCE TURF. UNDOLE COMPACTION IS TO BE AVOIDED AS IT INCREASES RUNOFF VELOCITY AND VOLUME, AND PREVENTS SEED GERMINATION.</div><div>11). IMMEDIATELY FOLLOWING TOPSOIL APPLICATION, PROTECT THE TOPSOIL FROM EROSION BY EITHER SODDING, SEEDING AND/OR MULCHING.</div><div>LAND GRADING (LG)</div><div>1). ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.</div><div>2). AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.</div><div>3). ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.</div><div>4). FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS.</div><div>5). FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.</div><div>6). FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.</div><div>7). TOPSOILING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS FOR TOPSOILING.</div><div>8). ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.</div></div> <div><div>DUST CONTROL (DC)</div><div>INSTALLATION REQUIREMENTS</div><div>WATER</div><div>1). THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE QUANTITIES OF WATER TO CONTROL DUST.</div><div>STONE</div><div>1). COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL, IN AREAS ADJACENT TO WATERWAYS USE CHEMICALLY STABLE AGGREGATE.</div><div>MAINTENANCE</div><div>1). WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.</div><div>VEGETATIVE SOIL COVER</div><div>TEMPORARY SEEDING (TS)</div><div>INSTALLATION REQUIREMENTS</div><div>SITE PREPARATION</div><div>1). GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE REQUIREMENTS FOR LAND GRADING.</div><div>2). INSTALL NEEDED EROSION CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, SEDIMENT BASINS AND GRASSED WATERWAYS.</div><div>SEEDBED PREPARATION</div><div>1). APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY. SOIL SAMPLE MAPERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS:</div><div><table><tr><th>SOIL TEXTURE</th><th>TONS/AC.</th><th>LBS/1,000 SQUARE FEET</th></tr><tr><td>CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL</td><td>3</td><td>135</td></tr><tr><td>SANDY LOAM, LOAM, SILT LOAM</td><td>2</td><td>90</td></tr><tr><td>LOAMY SAND, SAND</td><td>1</td><td>45</td></tr></table></div><div>REFER TO COUNTY SOIL SURVEY REPORT FOR SOIL TEXTURES AT THE SITE.</div><div>SEEDING</div><div>1). ANNUAL RYE GRASS 40 LBS/ACRE, 1 LB/1,000 SF</div><div>2). WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER LIME AND SEED.</div><div>3). APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER. HYDROSEEDINGS WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED BY 10 PERCENT WHEN HYDROSEEDING.</div><div>4). SPRING SEEDINGS USUALLY GIVE THE BEST RESULTS. SPRING SEEDINGS OF ALL SEED LEGUMES IS RECOMMENDED. HOWEVER, LATE SUMMER SEEDINGS PRIOR TO SEPTEMBER 1 CAN BE MADE. WHEN CROWN VETCH IS SEEDING IN LATE SUMMER AT LEAST 35 PERCENT OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED).</div></div> <div><div>PERMANENT SEEDING (PS)</div><div>LAWNS</div><div>INSTALLATION REQUIREMENTS</div><div>SITE PREPARATION</div><div>1). GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE REQUIREMENTS FOR LAND GRADING.</div><div>SEEDBED PREPARATION</div><div>1). APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY. SOIL SAMPLE MAPERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS OF 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED FOR TOPDRESSING. APPLY GROUND LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS:</div><div><table><tr><th>SOIL TEXTURE</th><th>TONS/AC.</th><th>LBS/1,000 SQUARE FEET</th></tr><tr><td>CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL</td><td>3</td><td>135</td></tr><tr><td>SANDY LOAM, LOAM, SILT LOAM</td><td>2</td><td>90</td></tr><tr><td>LOAMY SAND, SAND</td><td>1</td><td>45</td></tr></table></div><div>REFER TO COUNTY SOIL SURVEY REPORT FOR SOIL TEXTURES AT THE SITE.</div><div>2). WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC. SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE FILLAGE UNTIL A REASONABLY UNIFORM FIRM SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.</div><div>3). REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION UNLESS OTHERWISE SPECIFIED. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OR CONCRETE, CLOS, LUMPS OR OTHER UNSUITABLE MATERIAL.</div><div>4). INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.</div><div>SEEDING DATES</div><div>1). SPRING SEEDINGS USUALLY GIVE THE BEST RESULTS. SPRING SEEDINGS OF ALL SEED MIXES WITH LEGUMES IS RECOMMENDED. HOWEVER, LATE SUMMER SEEDINGS PRIOR TO SEPTEMBER 15 CAN BE MADE. WHEN CROWN VETCH IS SEEDING IN LATE SUMMER AT LEAST 35 PERCENT OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). THE RECOMMENDED SEEDING DATES ARE:</div><div><table><tr><th>APRIL 1 THROUGH JUNE 15</th><th>SEPTEMBER 1 THROUGH OCTOBER 1</th></tr><tr><td>WITH THE EXCEPTION OF CROWN VETCH, THE FINAL FILL SEEDING DATE MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.</td><td></td></tr></table></div><div>SEEDING</div><div>1). UNLESS OTHERWISE SPECIFIED, THE SEED MIXTURE SHALL BE AS FOLLOWS:</div><div><table><tr><th></th><th>MIXTURE PERCENT</th></tr><tr><td>BLUE GRASS</td><td>45%</td></tr><tr><td>CREeping RED FESCUE</td><td>45%</td></tr><tr><td>PERENNIAL RYE</td><td>10%</td></tr></table></div><div>2). APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER. NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDINGS WHICH ARE MULCHED MAY BE LEFT ON SOIL SURFACE.</div><div>3). WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.</div><div>4). FROST CRACK SEEDING MUST BE DONE IN LATE WINTER OR EARLY SPRING. SUITABLE WEATHER CONDITIONS ARE FREEZING NIGHTS AND THAWING DAYS WITH LITTLE OR NO SNOW COVER. SEEDING RATES MUST BE INCREASED 10 PERCENT WHEN USING THIS METHOD.</div><div>5). HYDRAULIC APPLICATION (HYDROSEEDING) IS A SUITABLE METHOD FOR USE ON CRITICAL AREAS. WHEN HYDROSEEDING, A SEEDBED IS PREPARED IN THE CONVENTIONAL WAY OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND TO REMOVE SURFACE STONES LARGER THAN ONE AND ONE-QUARTER INCHES IN DIAMETER. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTAL TO ONE FOOT VERTICALLY). MULCH AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED UNLESS IT IS USED TO HOLD STRAW OR HAY. FIBER MULCH DOES NOT PROVIDE ADEQUATE SEEDBED PROTECTION. BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH. SEEDING RATES MUST BE INCREASED BY 10 PERCENT WHEN HYDROSEEDING.</div><div>6). APPLY MULCH ACCORDING TO THE TEMPORARY MULCHING MEASURE.</div><div>7). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.</div><div>MAINTENANCE</div><div>1). LIME ACCORDING TO A SOIL TEST OR AT A MINIMUM OF EVERY FIVE YEARS USING A RATE OF TWO TONS PER ACRE (100 POUNDS PER 1,000 SQUARE FEET).</div><div>2). WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO A SOIL TEST OR BROADCAST BIENNIALY, 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1,000 SQUARE FEET).</div><div>3). WHERE LEGUMES PREDOMINATE, FERTILIZE ACCORDING TO A SOIL TEST OR BROADCAST EVERY THREE YEARS 300 POUNDS OF 0-20-20 PER ACRE OR EQUIVALENT (7.5 POUNDS PER 1,000 SQUARE FEET).</div></div> <div><div>NON-LIVING SOIL PROTECTION</div><div>MULCH FOR SEED (MS)</div><div>MATERIALS</div><div>1). SELECT MULCH MATERIALS BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS AND LABOR AND EQUIPMENT. OTHER MATERIALS MAY BE USED ONLY WITH THE PERMISSION OF THE APPROVING AUTHORITY.</div><div>INSTALLATION REQUIREMENTS</div><div>ORGANIC MULCHES</div><div>1). ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED BELOW:</div><div><table><tr><th>MULCHES</th><th>PER ACRE</th><th>PER 1,000 SF</th></tr><tr><td>STRAW OR HAY</td><td>1 1/2 - 2 TONS</td><td>70-90 LBS</td></tr><tr><td>WOOD FIBER</td><td>1000-2000 LBS</td><td>25-50 LBS</td></tr><tr><td>CORN STALKS</td><td>4-6 TONS</td><td>185-275 LBS</td></tr><tr><td>WOOD CHIPS</td><td>4-6 TONS</td><td>185-275 LBS</td></tr><tr><td>SHREDDED BARK</td><td>50-75 CY</td><td>1-2 CY</td></tr></table></div><div>APPLICATION</div><div>1). MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE, WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND PLACE 70-90 POUNDS (1 1/2 TO 2 BALES) OF STRAW OR HAY IN EACH SECTION TO ENSURE UNIFORM DISTRIBUTION.</div><div>ANCHORING</div><div>1). HAY OR STRAW MULCHES MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT WINDBLOWING. HAY OR STRAW MULCH MAY BE ANCHORED BY TRACKING WITH CONSTRUCTION EQUIPMENT OR BY USING MULCH NETTING.</div><div>MAINTENANCE</div><div>1). ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH SHOULD BE APPLIED. NETS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREWAGE OCCUR, REINSTALL NET AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, REPAIR AS NEEDED.</div></div> <div><div>SEDIMENTATION CONTROL</div><div>FILTER FABRIC FENCE SYSTEM</div><div>N.T.S.</div><div></div></div> <div><div>NOTES:</div><div>1. SEE SHEET 2 FOR PROJECT NOTES.</div></div> <div><div>TOWN OF HEBRON</div><div>PEDESTRIAN BRIDGE</div><div>AND TRAIL</div><div>PENDLETON DRIVE</div><div>TO LIBRARY</div><div>EROSION & SEDIMENT</div><div>CONTROL NOTES</div><div>AND DETAILS</div><div>CONTRACT DRAWINGS</div><div>ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NATHAN L. JACOBSON & ASSOCIATES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND NATHAN L. JACOBSON & ASSOCIATES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.</div><div></div><div>Nathan L. Jacobson & Associates, Inc. 86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337 Tel: (860) 526-9591 Fax: (860) 526-5416 www.nlja.com Consulting Civil and Environmental Engineers Since 1972</div><div>NOT VALID WITHOUT ORIGINAL SEAL</div><div></div><div>THOMAS H. FENTON, P.E. CT REGISTRATION No. 14400</div><div>© COPYRIGHT 2024 NATHAN L. JACOBSON & ASSOCIATES, INC. ALL RIGHTS RESERVED.</div><div>REVISIONS</div><div><table><tr><th>No.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table></div><div><table><tr><td>DATE:</td><td>FEBRUARY 2024</td><td rowspan="6">SHEET No.:</td></tr><tr><td>SCALE:</td><td>AS NOTED</td></tr><tr><td>PROJECT No.:</td><td>06480092S</td></tr><tr><td>CADD FILE:</td><td>06480092S</td></tr><tr><td>DESIGNED:</td><td>THF</td></tr><tr><td>DRAWN:</td><td>CEB</td></tr><tr><td>CHECKED:</td><td></td><td>7 OF 14</td></tr></table></div></div>	SOIL TEXTURE	TONS/AC.	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PLANTING LEGEND				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
	AMELANCHIER CANADENSIS	SHADBUSH	3' - 4' HEIGHT	4
	ACER RUBRUM	RED MAPLE	3' - 4' HEIGHT	5
	CORNUS RACEMOSA	GRAY DOGWOOD	3' - 4' HEIGHT	3
	CORNUS SERICEA	RED TWIG DOGWOOD	3' - 4' HEIGHT	3
	ACER SACCHARUM	SUGAR MAPLE	2" DBH	4

NOTES:
1. SEE SHEET 2 FOR PROJECT NOTES.



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PLANTING PLAN

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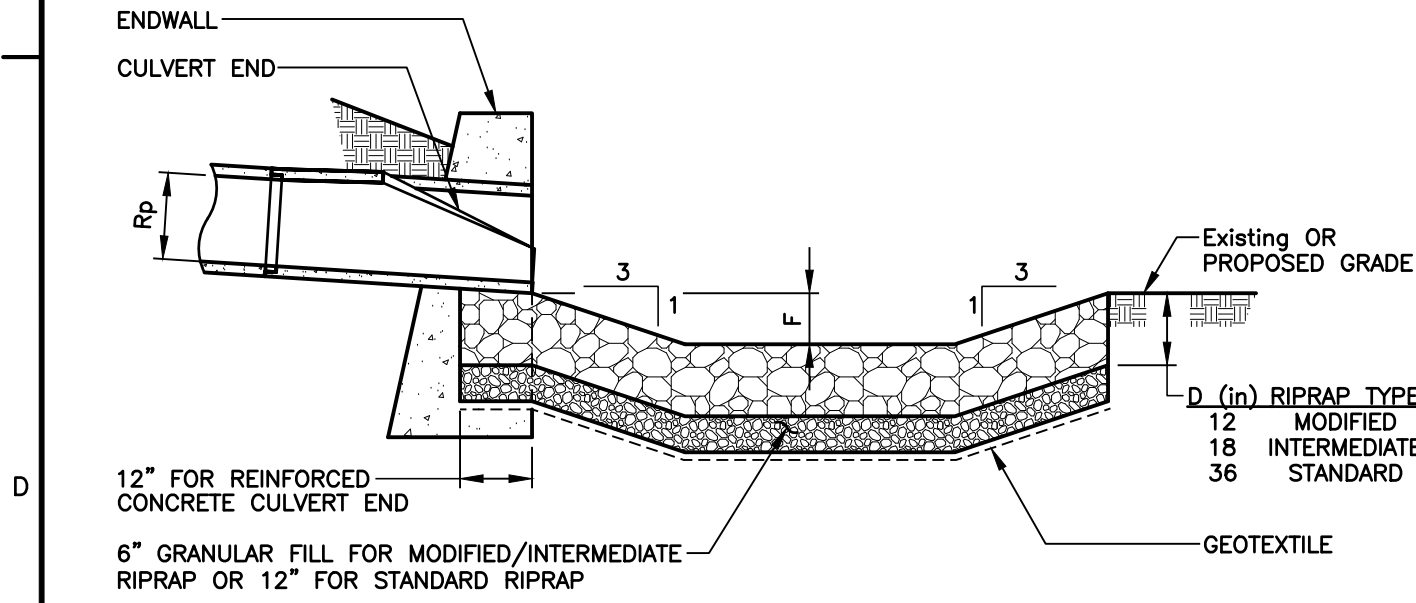
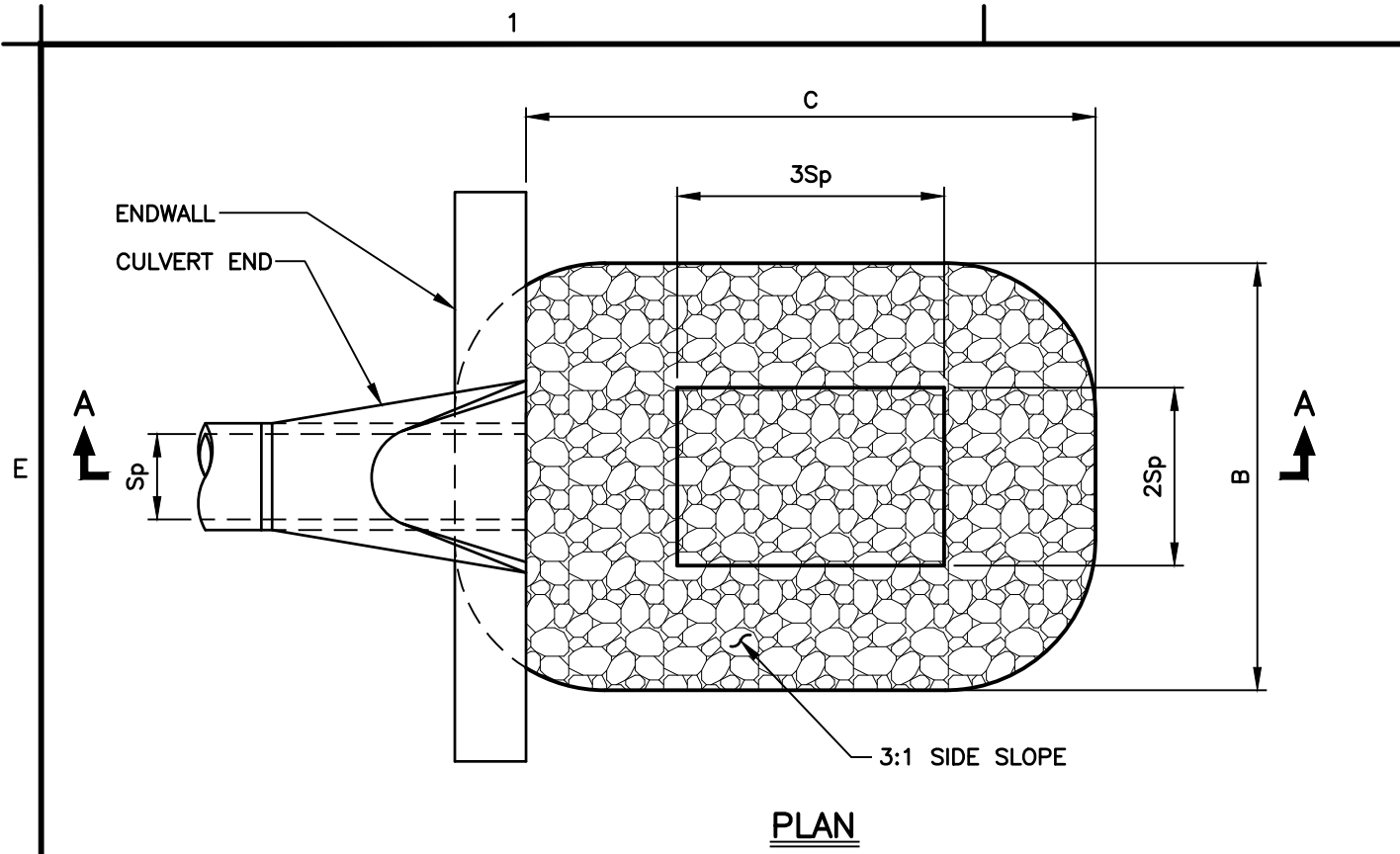
THOMAS H. FENTON, P.E.
CT REGISTRATION No. 14400

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REVISIONS		
No.	DESCRIPTION	DATE

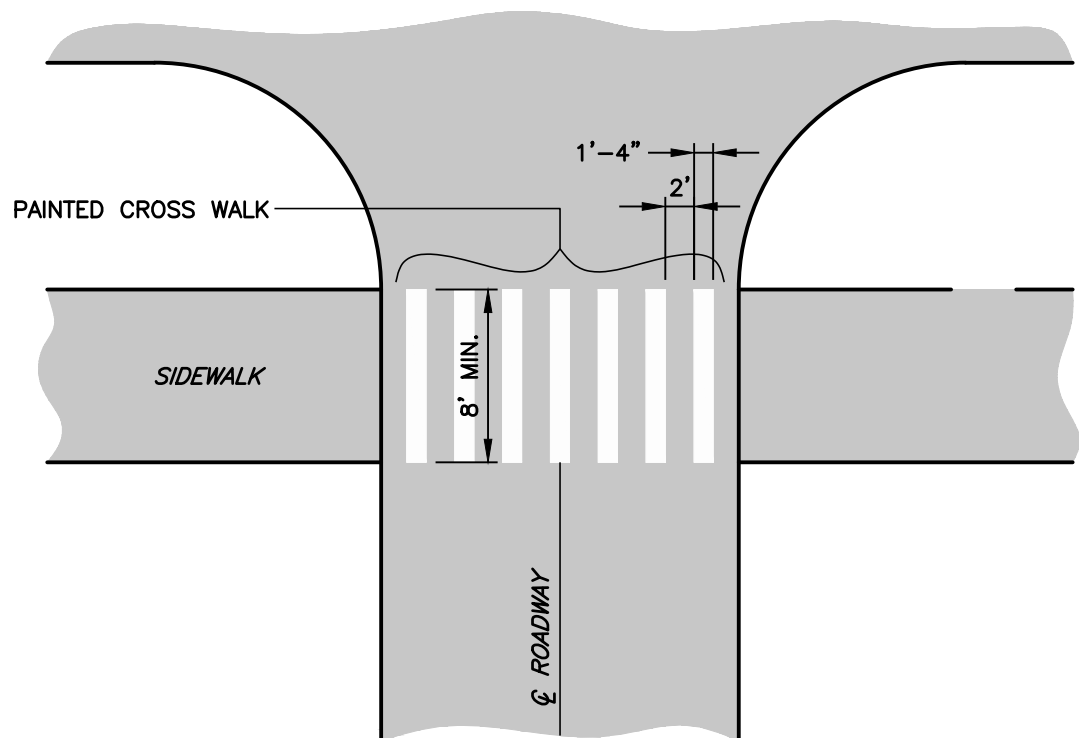
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SHEET No.:
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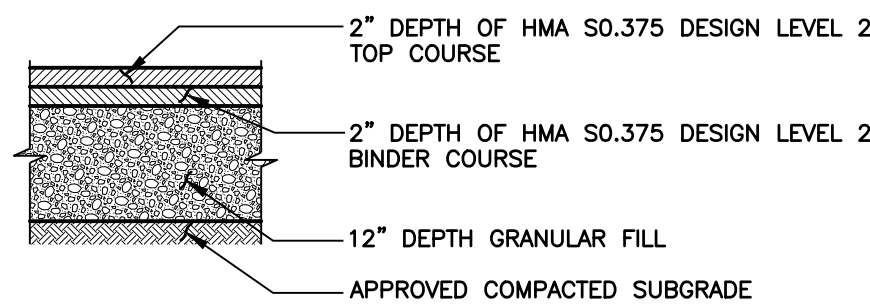


SECTION A-A
PREFORMED SCOUR HOLE
N.T.S.

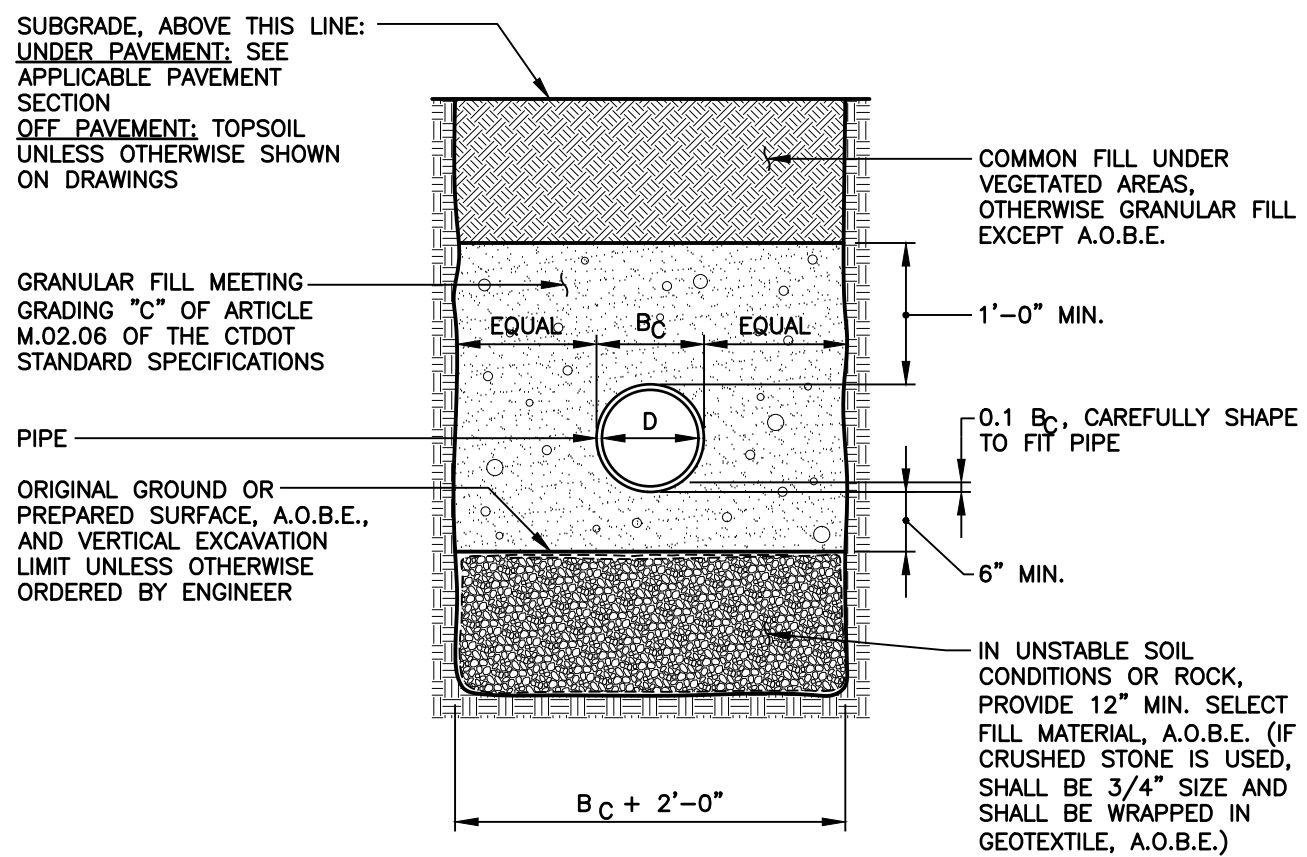
DIMENSIONS FOR PREFORMED SCOUR HOLE												
		PIPE DIAMETER OR SPAN (in)										
TYPE 1		12	15	18	24	30	36	42	48	54	60	
B		5	6	8	10	13	15	18	20	23	25	
C		6	8	9	12	15	18	21	24	27	30 <th></th>	
DEPENDS ON RIRRAP TYPE												
D		2Sp	2.0	2.6	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0
		3Sp	3.0	3.9	4.5	6.0	7.5	9.0	10.5	12.0	13.5	15.0
F=0.5 Sp		0.5	0.625	0.75	1	1.25	1.5	1.75	2	2.25	2.5	
		PIPE DIAMETER OR SPAN (in)										
TYPE 2		12	15	18	24	30	36	42	48	54	60	
B		8	10	12	16	20	24	28	32	36	40	
C		9	11	14	18	23	27	32	36	41	45	
DEPENDS ON RIRRAP TYPE												
D		2Sp	2.0	2.6	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0
		3Sp	3.0	3.9	4.5	6.0	7.5	9.0	10.5	12.0	13.5	15.0
F=Sp		1.0	1.3	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	



PAINTED CROSSWALK
N.T.S.

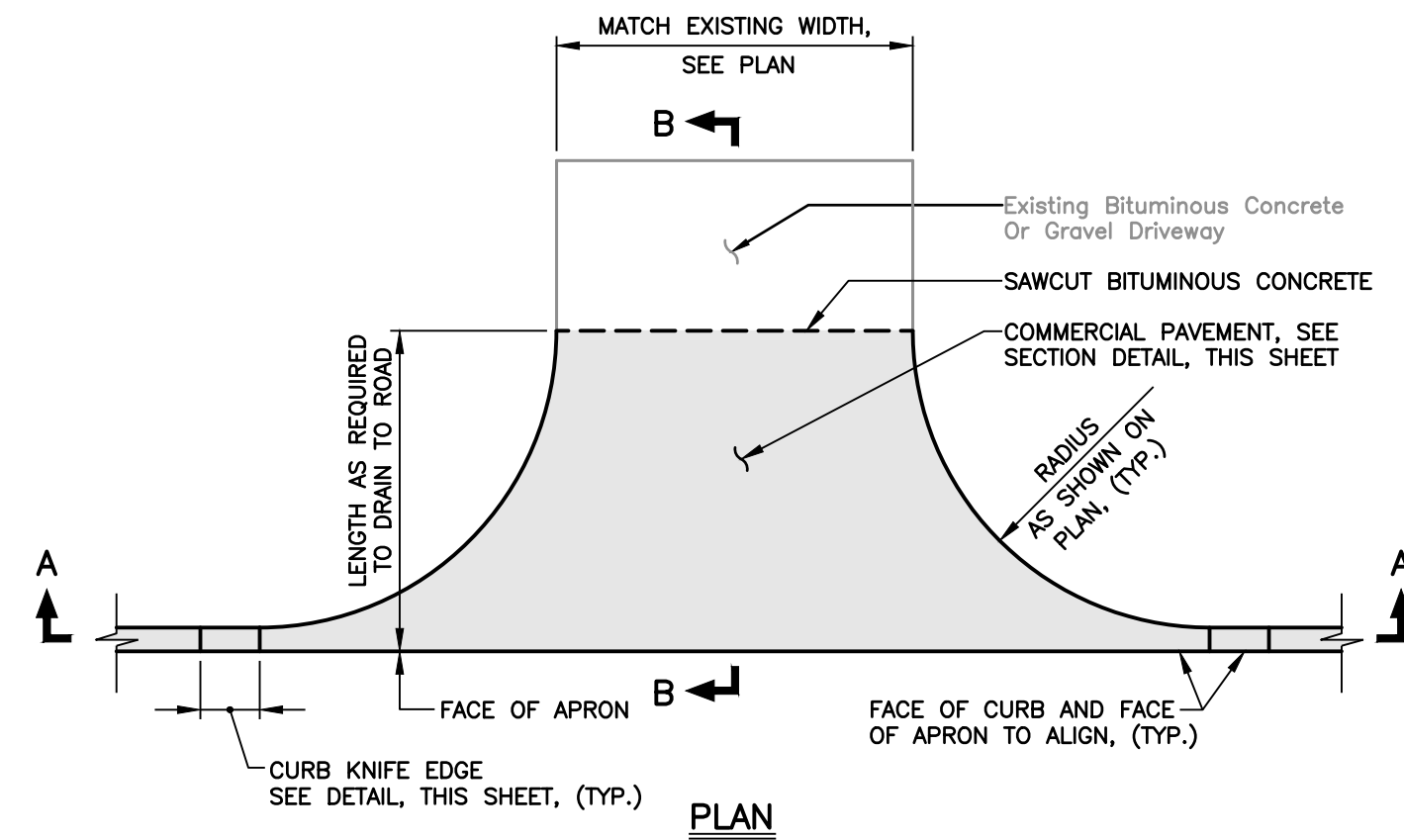


COMMERCIAL PAVEMENT SECTION
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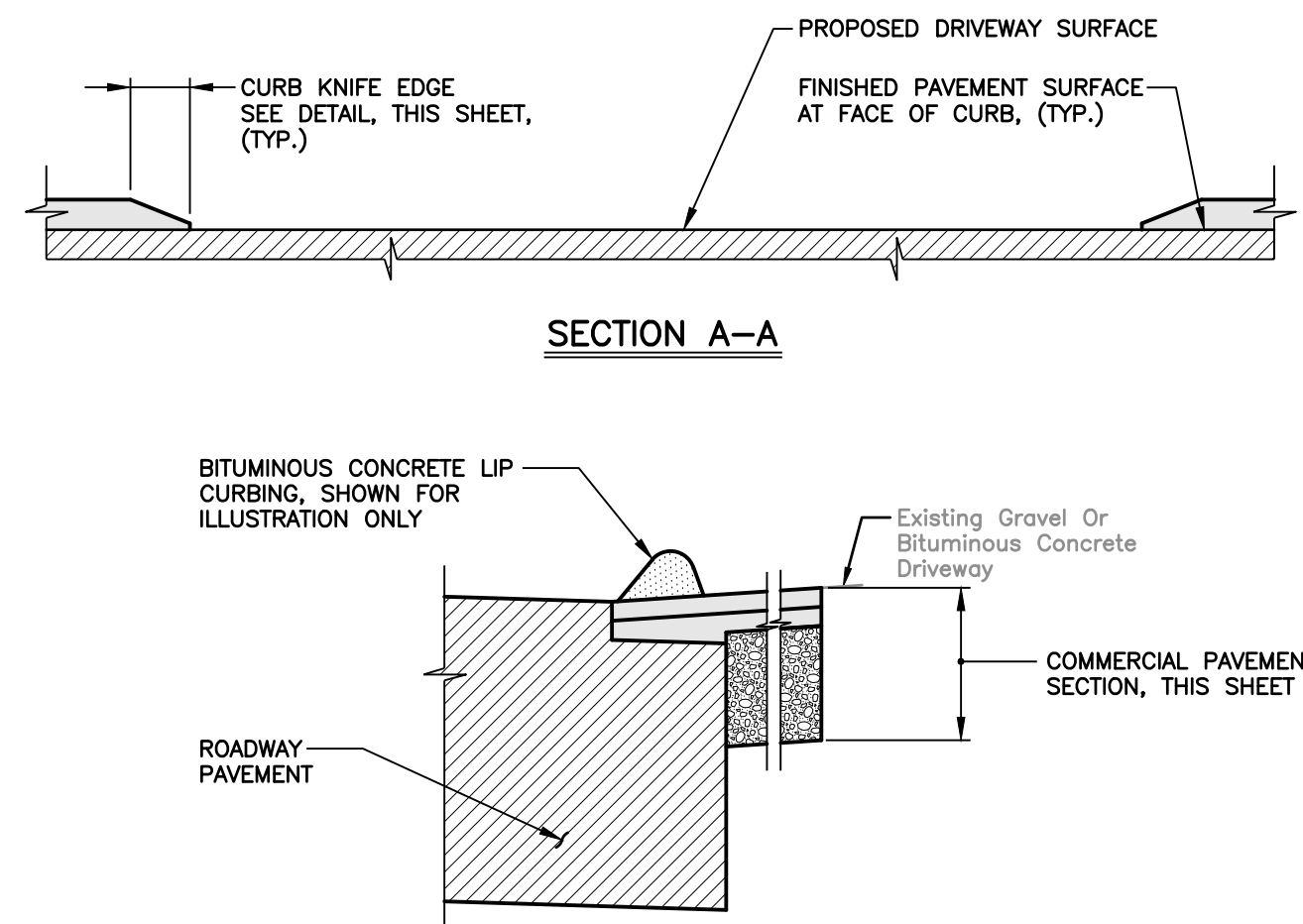


TYPICAL TRENCH SECTION
STORM DRAINAGE PIPE
N.T.S.

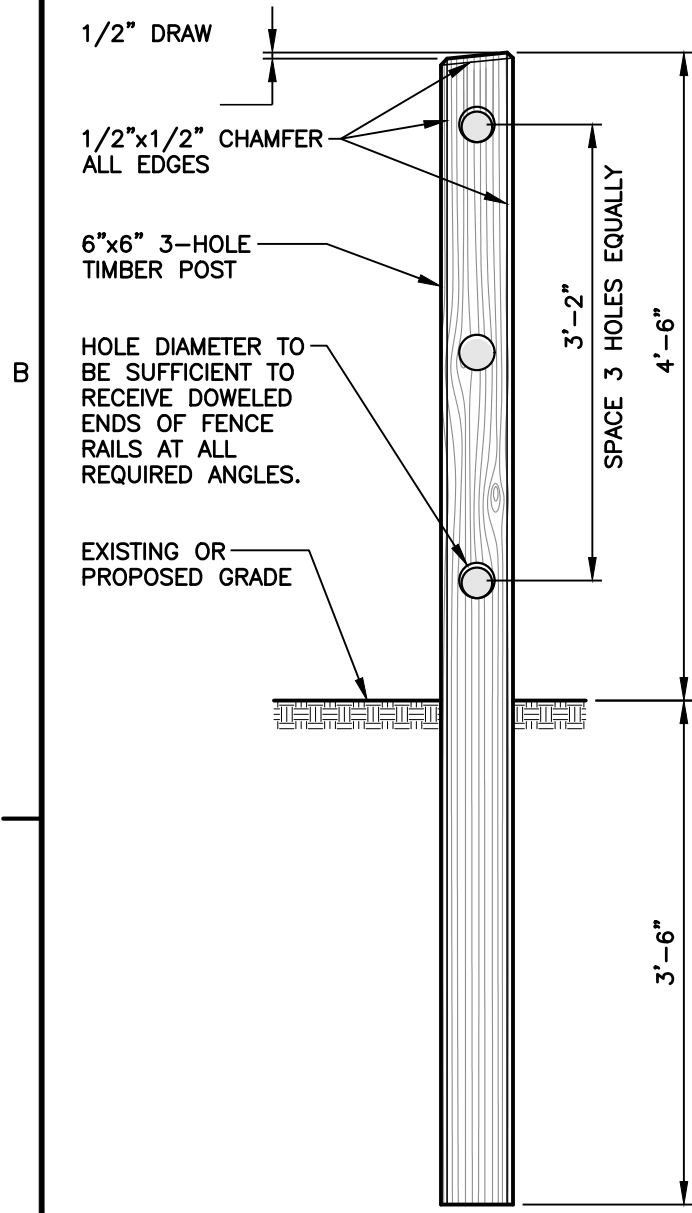
- NOTES:
- CONTRACTOR SHALL PROTECT EXCAVATIONS BY SHORING, BRACING, SHEET PILING, UNDERPINNING OR OTHER METHODS TO PREVENT CAVE-IN OR LOOSE SOIL FROM FALLING INTO THE EXCAVATION AND DAMAGING THE WORK OR ADJACENT STRUCTURES AND UTILITIES.



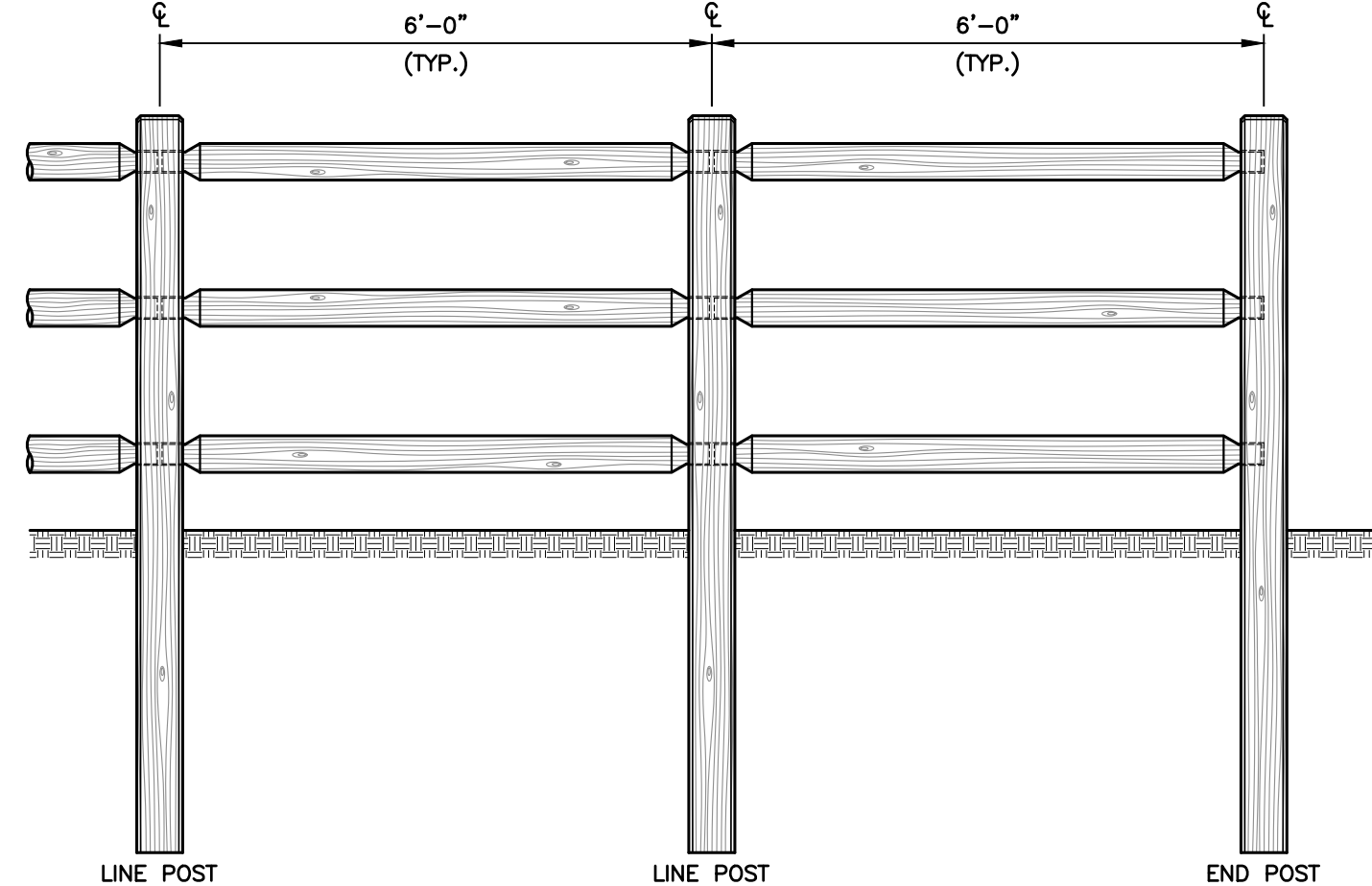
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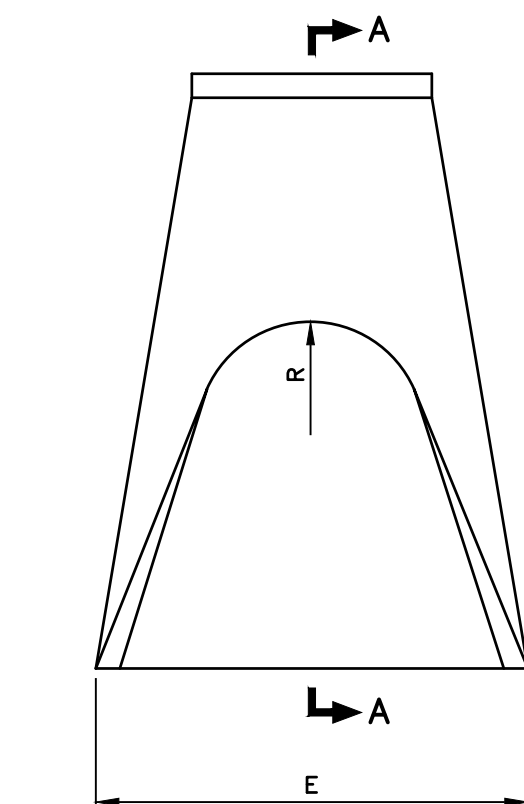
SECTION B-B
DRIVEWAY APRON (COMMERCIAL)
N.T.S.



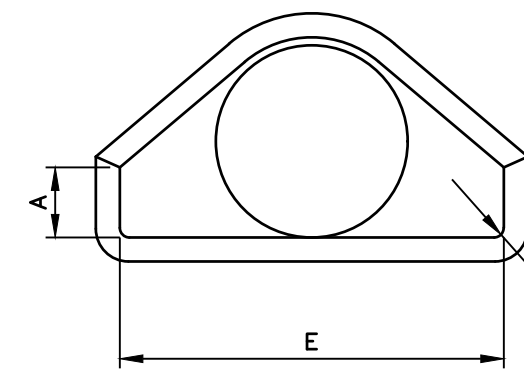
TYPICAL SECTION
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WOOD RAIL FENCE
SCALE AS SHOWN

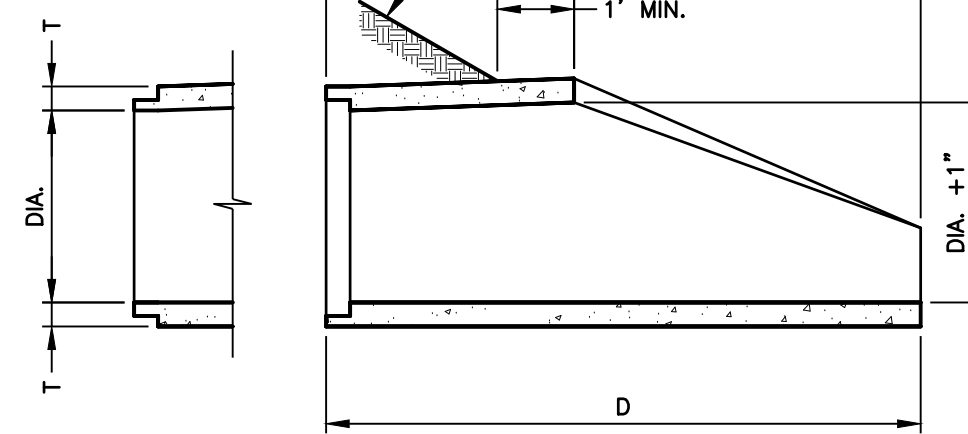


PLAN



END VIEW

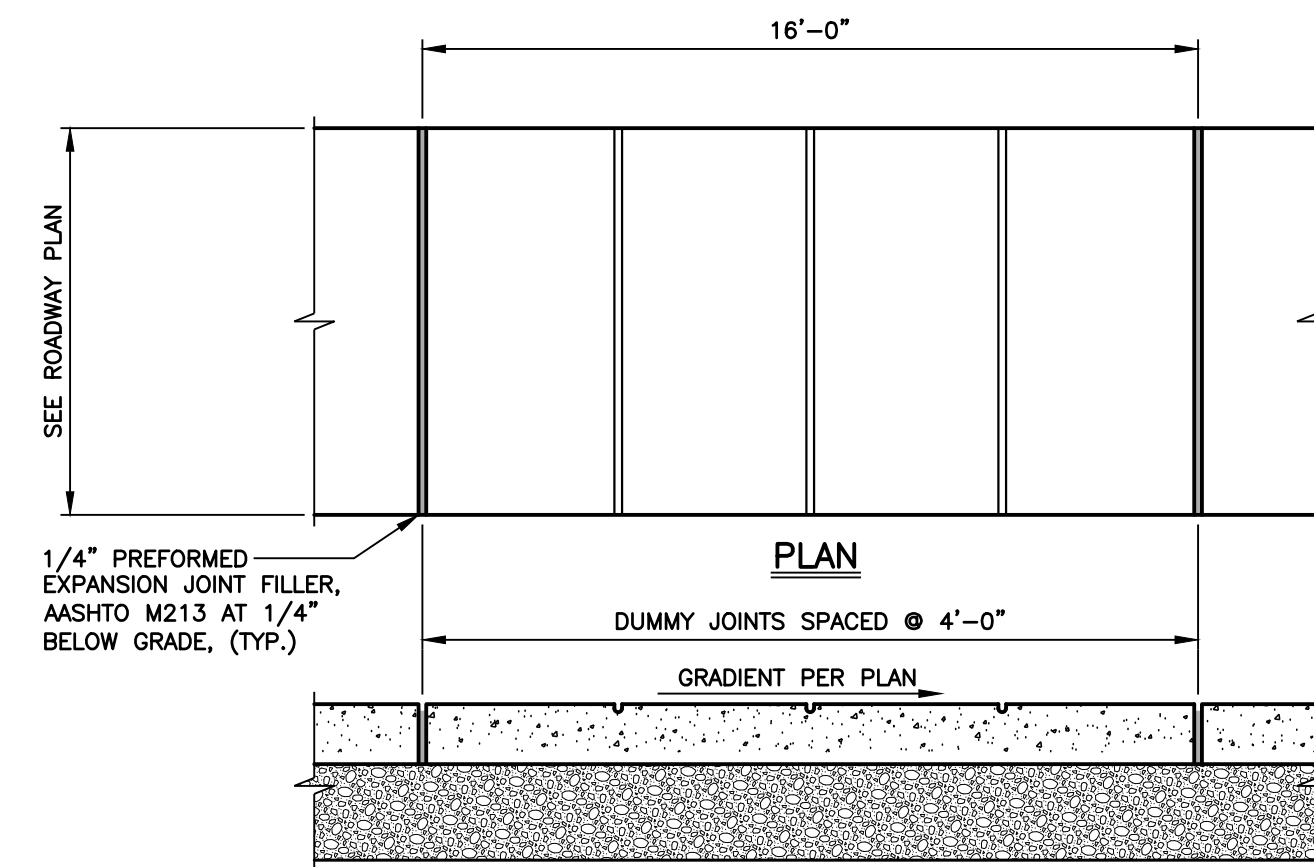
DIMENSIONS FOR REINFORCED CONCRETE CULVERT END						
PIPE DIA.	A	B	C	D	E	R
15"	6.00"	27.00"	46.00"	73.00"	30.00"	11.00"
18"	9.00"	27.00"	46.00"	73.00"	36.00"	12.00"
24"	9.50"	43.50"	30.00"	73.50"	48.00"	14.00"
30"	12.00"	54.00"	19.75"	73.75"	60.00"	15.00"
36"	15.00"	63.00"	34.75"	97.75"	72.00"	20.00"



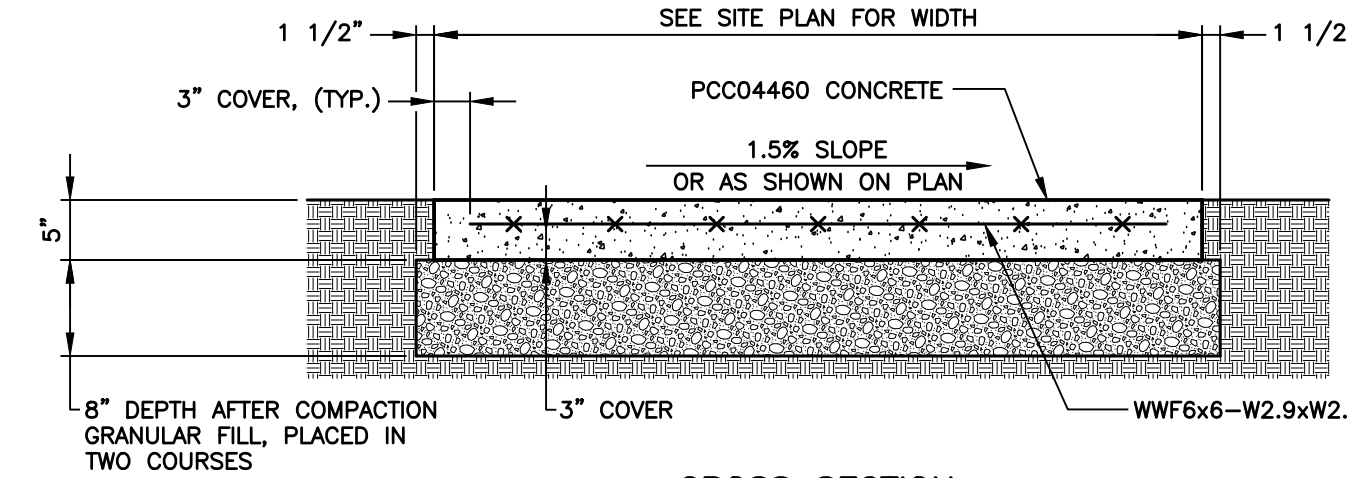
SECTION A-A

REINFORCED CONCRETE CULVERT END
N.T.S.

- NOTES:
- JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
 - WALL THICKNESS, T SHALL CONFORM TO PIPE THICKNESS.



LONGITUDINAL SECTION



CROSS SECTION
CONCRETE SIDEWALK
N.T.S.

- NOTES:
- PROVIDE TRANSVERSE BROOM FINISH.
 - OUTSIDE EDGES OF SLAB AND ALL JOINTS TO BE EDGED WITH A 1/4" RADIUS EDGING TOOL.

- NOTES:
- SEE SHEET 2 FOR PROJECT NOTES.

TOWN OF HEBRON PEDESTRIAN BRIDGE AND TRAIL PENDLETON DRIVE TO LIBRARY

SITE DETAILS

CONTRACT DRAWINGS

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Nathan L. Jacobson & Associates, Inc.
86 Main Street P.O. Box 337
Chester, Connecticut 06412-0337
Tel: (860) 526-9591 Fax: (860) 526-5416
www.nlja.com
Consulting Civil and Environmental Engineers Since 1972

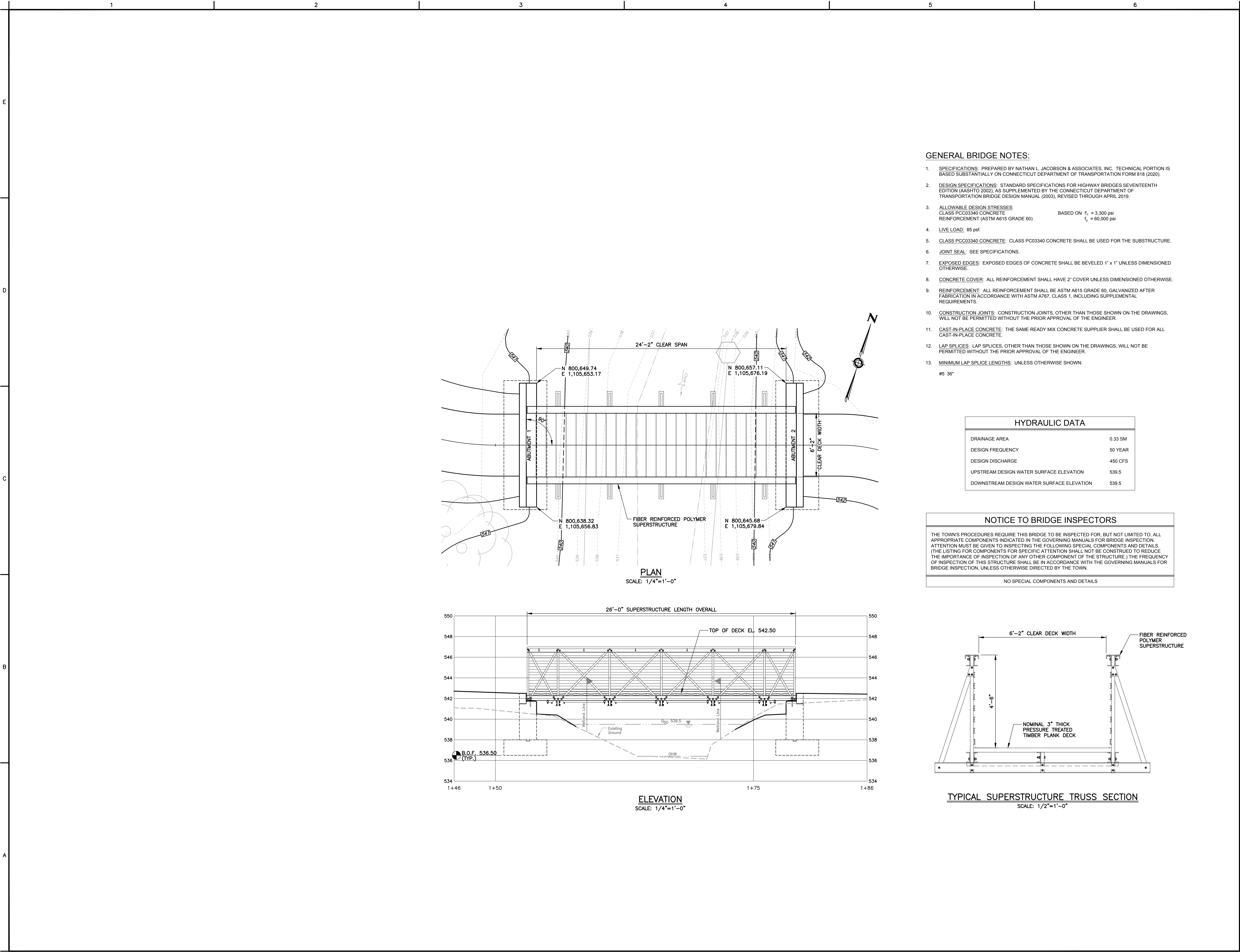
NOT VALID WITHOUT ORIGINAL SEAL

THOMAS H. FENTON, P.E.
CT REGISTRATION No. 14400

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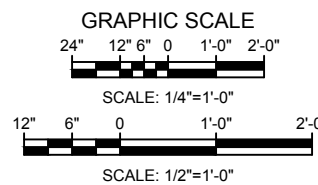
REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024	SHEET No.: 9 OF 14
SCALE: AS NOTED	
PROJECT No.: 06480092	
CADD FILE: 06480092.D	
DESIGNED: THF	
DRAWN: CEB	
CHECKED:	



NOTES:

- SEE SHEET 2 FOR PROJECT NOTES.



TOWN OF HEBRON

PEDESTRIAN BRIDGE AND TRAIL

PENDLETON DRIVE TO LIBRARY

TRAIL BRIDGE

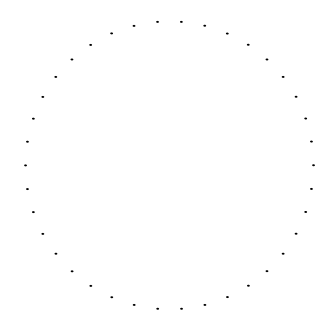
GENERAL PLAN

CONTRACT DRAWINGS

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NATHAN L. JACOBSON & ASSOCIATES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND NATHAN L. JACOBSON & ASSOCIATES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.

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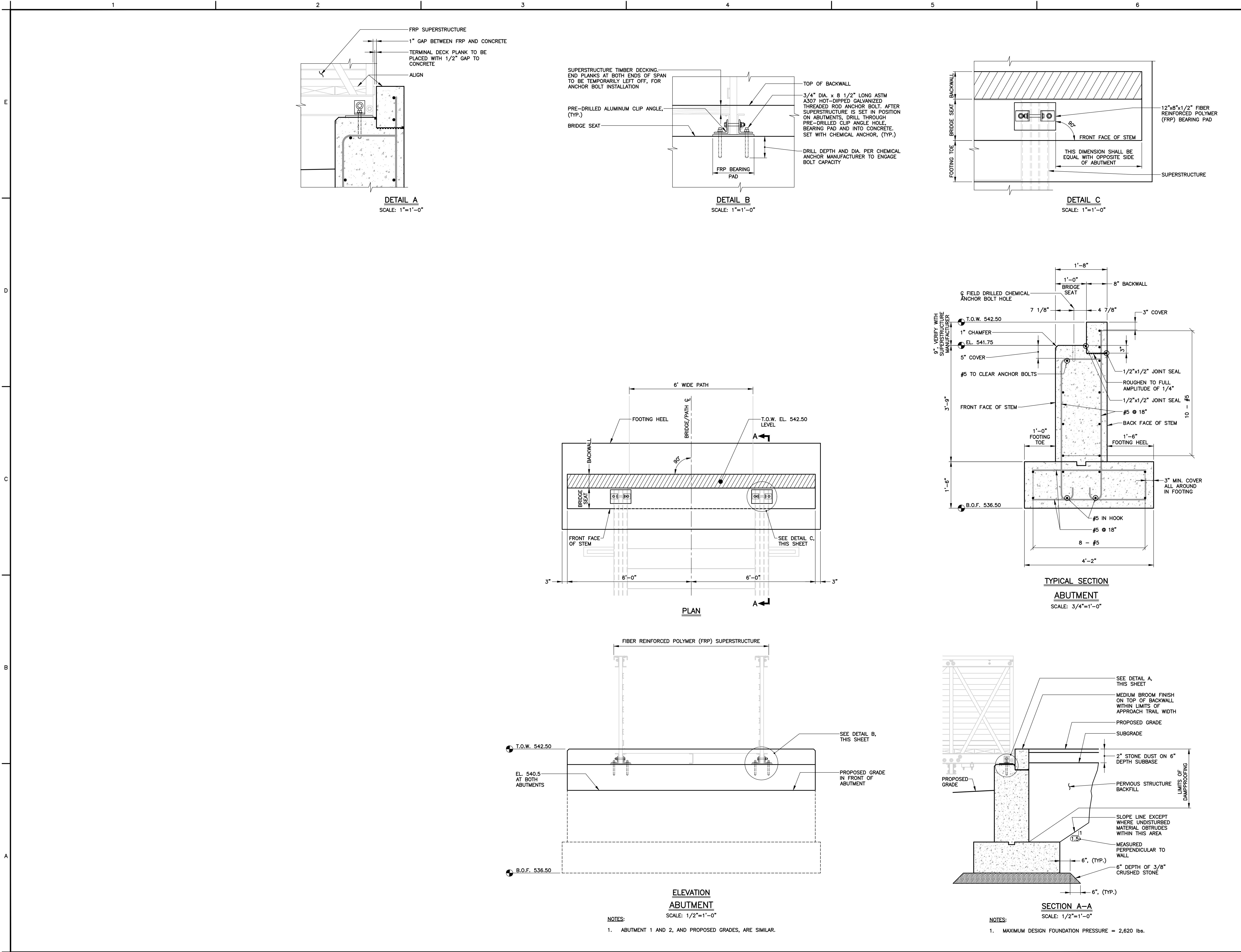
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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024
SCALE: AS SHOWN
PROJECT No.: 06480002
CADD FILE: 06480002SR
DESIGNED: JHP
DRAWN: AJG
CHECKED: -

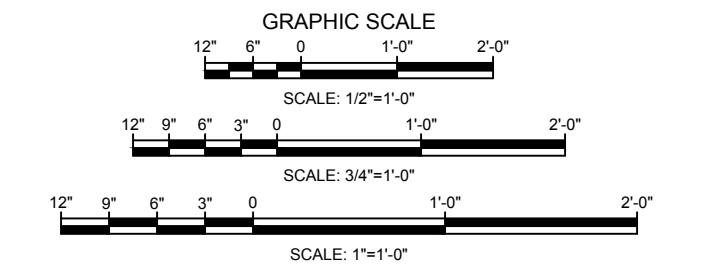
SHEET No.:

10 OF 14



NOTES:

1. SEE SHEET 2 FOR PROJECT NOTES.



TOWN OF HEBRON

PEDESTRIAN BRIDGE AND TRAIL

PENDLETON DRIVE TO LIBRARY

ABUTMENT DETAILS

CONTRACT DRAWINGS

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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024	SHEET No.:
SCALE: AS SHOWN	11 OF 14
PROJECT No.: 06480002	
CADD FILE: 06480002SR	
DESIGNED: JHP	
DRAWN: AJG	
CHECKED: -	

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E

D

C

B

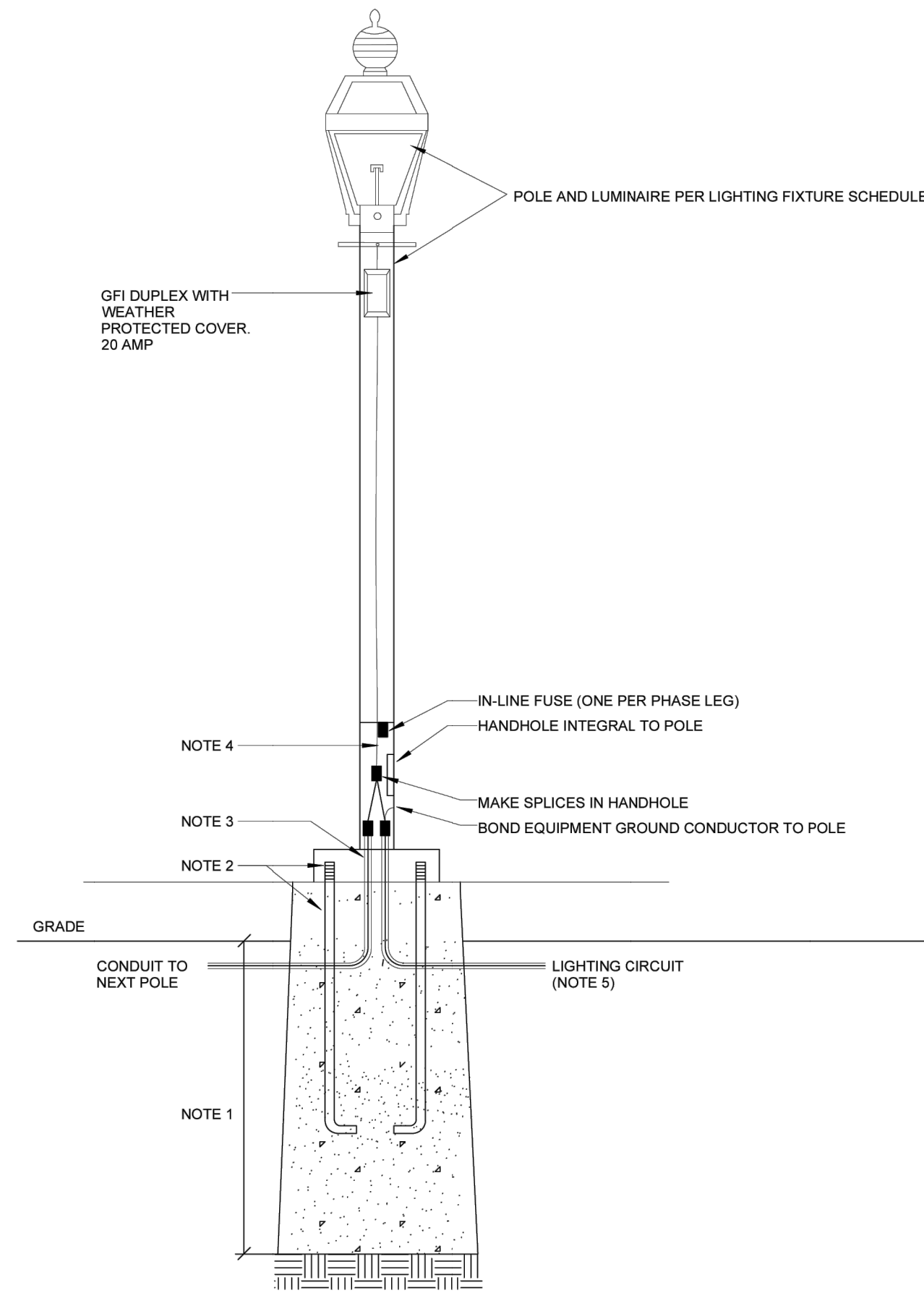
A

LIGHTING FIXTURE SCHEDULE				
TYPE	MANUFACTURER / MODEL	VOLTAGE	SOURCE	FIXTURE DESCRIPTION
A	PENN GLOBE NANTUCKET 1000 ESSEX FLUTED POST F3Y5-LX284-HB928-5 P065-W1122-1100 W501-R1CD-11575-0300JX39-E2A72-0275-0400	UNV	4000K, 60W, LED	PENSTAR LED, PLANNUS LED PLATFORM, CLEAR SEEDY ARYLIC LENSES, 9 FT' ALUMINUM ESSEX FLUTED POST WITH LADDER REST AND DUPLEX WEATHER PROTECTED GFI RECEPTACLE, BLACK TEXTURE #1003X LT FINISH, 4000K COLOR TEMPERTURE AT 60 WATTS.
NOTES: 1. ALL FIXTURES SHALL BE UL LISTED. 2. ALL NECESSARY MOUNTING HARDWARE, HANGERS, BRACKETS, RAILS, YOKES, CANOPIES, STEMS, CHAINS, ROW JOINERS, ETC. SHALL BE FURNISHED AND INSTALLED. 3. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.				

GENERAL ELECTRICAL NOTES	
1. THE CONTRACTOR SHALL FURNISH LABOR, MATERIAL, TOOL, AND OTHER EQUIPMENT REQUIRED TO INSTALL THE WORK SHOWN AND SPECIFIED. THE CONTRACTOR SHALL FURNISH AND INSTALL ITEMS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM. MATERIALS SHALL BE NEW AND BEAR THE REGISTERED UL MARK.	
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD TO (NEC), NATIONAL ELECTRICAL CODE (NEC), FEDERAL, STATE AND LOCAL CODES.	
3. CONTRACTOR SHALL SECURE PERMITS AND PAY THE FEES REQUIRED TO CARRY OUT THE WORK. CONTRACTOR SHALL FURNISH COPIES OF CERTIFICATES AND PERMITS TO THE ENGINEER.	
4. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R UNLESS OTHERWISE NOTED.	

SYMBOL LIST	
SYMBOL	DESCRIPTION
---	UNDERGROUND WIRING
---	SURFACE MOUNTED WIRING
O	SITE LIGHT FIXTURE - SEE LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS & SUBSCRIPTS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A/AMP	AMPERE	MIN	MINIMUM
AC	ALTERNATING CURRENT	MH	METAL HALIDE
ACU	AIR CONDITIONING UNIT	MLO	MAIN LUGS ONLY
AFCI	ARC FAULT CIRCUIT INTERRUPTION	N/A	NOT APPLICABLE
AFF	ABOVE FINISHED FLOOR	NEC	NATIONAL ELECTRIC CODE
AFG	ABOVE FINISHED GRADE	NIC	NOT IN CONTRACT
AIC	ARC INTERRUPTING CURRENT	NM	NONMETALLIC
A/V	AUDIO/VIDEO	NTS	NOT TO SCALE
AWG	AMERICAN WIRE GAUGE	OH	OVERHEAD
B	BOILER	P	POLE, PUMP
C	CONDUIT	PE	PRIMARY ELECTRIC
C.B.	CIRCUIT BREAKER	PF	POWER FACTOR
CP	CONDENSATE PUMP	PH, Ø	PHASE
CU	CONDENSING UNIT, COPPER	PNL	PANEL
D	DRYER	PVC	POLYVINYL CHLORIDE CONDUIT
DIA, Ø	DIAMETER	R	RANGE
DN	DOWN	REF	REFRIGERATOR
DWG	DRAWING	RGS	RIGID GALVANIZED STEEL CONDUIT
EH	ELECTRIC HEATER	RM	ROOM
ELEC	ELECTRICAL	RP	RECIRCULATING PUMP
EMT	ELECTRIC METALLIC TUBING	SE	SECONDARY ELECTRIC
F	FAHRENHEIT	SL	SITE LIGHTING
FA	FIRE ALARM	SP	SUMP PUMP
FACP	FIRE ALARM CONTROL PANEL	SPEC	SPECIFICATION
fc	FOOT-CANDLE	T/TX	TRANSFORMER
G	GROUND	TELE	TELECOMMUNICATIONS, TELEPHONE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
H	RANGE HOOD LIGHT, HUMIDIFIER	TYP	TYPICAL
HD	HAND DRYERS	UG	UNDERGROUND
HP	HORSE POWER; HEAT PUMP	UH	UNIT HEATER
HR	HOOR	UON	UNLESS OTHERWISE NOTED
HZ	HERTZ	V	VOLTS
IG	ISOLATED GROUND	VA	VOLT AMPERE
IN	INCHES	VAC	VOLTS ALTERNATING CURRENT
JB, J	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KCMIL	THOUSAND CIRCULAR MILS	VIF	VERIFY IN FIELD
KEF	KITCHEN EXHAUST FAN	W	WATT; WIRE
KVA	KILOVOLT AMPERE	WA	WASHER
KW	KILOWATT	WH	WATER HEATER
LCP	LIGHTING CONTROL PANEL	WP	WEATHERPROOF
MAX	MAXIMUM		
M	MICROWAVE	a	MOUNTED ABOVE COUNTER HEIGHT
MCB	MAIN CIRCUIT BREAKER	b	MOUNTED BELOW COUNTER
MCCB	MOLDED CASE CIRCUIT BREAKER	c	COORDINATE EXACT LOCATION



- NOTES:
- CONCRETE POLE BASE SHALL BE PROVIDED BY SITE CONTRACTOR. REFER TO STRUCTURAL POLE BASE DETAILS FOR REQUIRED DEPTH AND CONCRETE SPECIFICATIONS. POLE BASE SHALL BE SET ON UNDISTURBED SOIL. DIAMETER OF POLE BASE SHALL BE COORDINATED WITH BASE PLATE COVER DIMENSIONS, AS SPECIFIED. CONCRETE BASE SHALL BE LARGE ENOUGH TO ACCOMMODATE BASE PLATE WITH NO OVERHANG.
 - ANCHOR BOLTS SHALL BE PROVIDED IN POLE BASE BY SITE CONTRACTOR, ADHERING TO STRUCTURAL POLE BASE DETAILS AND SPECIFICATIONS. COORDINATE EXACT BOLT PATTERN WITH ELECTRICAL CONTRACTOR AND APPROVED POLE MANUFACTURER PRIOR TO INSTALLATION.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC CONDUIT SWEEPS WITHIN CONCRETE POLE BASE. COORDINATE EXACT STUB-UP LOCATION OF ALL CONDUITS WITH APPROVED POLE MANUFACTURER BOLT PATTERN PRIOR TO INSTALLATION.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE FLEXIBLE METAL CONDUIT WITHIN POLE TO LIGHT FIXTURE.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE UNDERGROUND CONDUITS TO THE LIGHT POLE AS SPECIFIED ON SITE PLAN. REFER TO CIVIL DRAWINGS FOR MINIMUM BURIAL DEPTH AND ADDITIONAL INFORMATION.

1 SITE LIGHTING FIXTURE DETAIL

SCALE: NTS

NOTES:

- SEE SHEET 2 FOR PROJECT NOTES.



TOWN OF HEBRON

PEDESTRIAN BRIDGE
AND TRAIL
PENDLETON DRIVE
TO LIBRARY

ELECTRICAL SYMBOLS,
ABBREVIATIONS, NOTES,
SCHEDULES, AND DETAILS

CONTRACT DRAWINGS

NOT VALID WITHOUT ORIGINAL SEAL



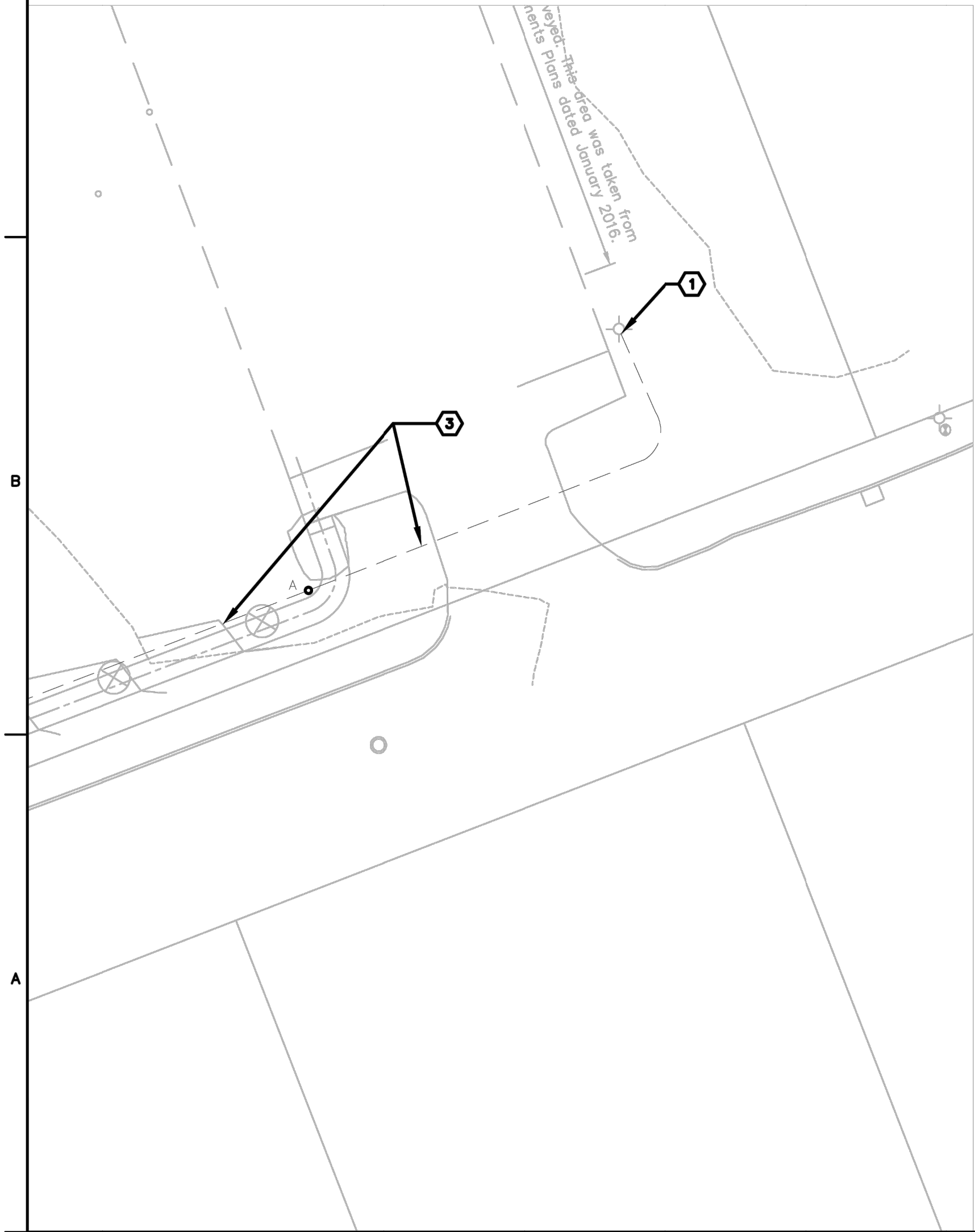
REVISIONS

No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024
SCALE: N.T.S.
PROJECT No.: 2023527.00
CADD FILE: N/A
DESIGNED: LMG
DRAWN: MH
CHECKED: LMG

SHEET No.:

12 OF 14



ELECTRICAL WORK NOTES	
1	CONTRACTOR TO EXCAVATE BASE OF EXISTING LIGHT POLE TO UNCOVER EXISTING CONDUIT FEEDING LIGHT POLE. USE EXISTING CONDUIT TO RUN NEW WIRING INTO BASE OF EXISTING LIGHT POLE AND CONNECT TO EXISTING WIRING IN BASE OF POLE TO FEED NEW LIGHT FIXTURES. BACKFILL AS DIRECTED BY CIVIL ENGINEER AND OWNER.
2	NEW 2" RGS CONDUIT TO RUN ALONG BASE OF NEW BRIDGE. PROVIDE EXPANSION FITTINGS AT EACH END OF CONDUIT. COORDINATE EXACT LOCATION ON BRIDGE WITH CIVIL ENGINEER AND OWNER.
3	2#10, 1#10G

NOTES:
1. SEE SHEET 2 FOR PROJECT NOTES.



TOWN OF HEBRON
PEDESTRIAN BRIDGE
AND TRAIL
PENDLETON DRIVE
TO LIBRARY

ELECTRICAL LIGHTING PLAN

CONTRACT DRAWINGS

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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024 SCALE: N.T.S. PROJECT No.: 2023527.00 CADD FILE: N/A DESIGNED: LMG DRAWN: MH CHECKED: LMG	SHEET No.: 13 OF 14
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	1	2	3	4	5	6
	ELECTRICAL SPECIFICATIONS					
E						
D						
C						
B						
A						

NOTES:
1. SEE SHEET 2 FOR PROJECT NOTES.



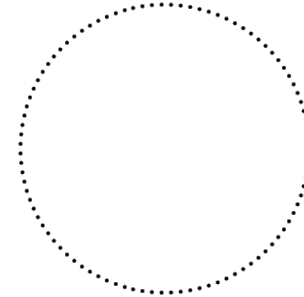
TOWN OF HEBRON

PEDESTRIAN BRIDGE
AND TRAIL
PENDLETON DRIVE
TO LIBRARY

ELECTRICAL SPECIFICATION

CONTRACT DRAWINGS

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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024
SCALE: N.T.S.
PROJECT No.: 2023527-00
CADD FILE: N/A
DESIGNED: LMG
DRAWN: MH
CHECKED: LMG

SHEET No.:

14 OF 14



Town of Hebron

**TOWN OFFICE BUILDING
15 GILEAD STREET
HEBRON, CONNECTICUT 06248
TELEPHONE: (860) 228-5971
FAX : (860) 228-5980
www.hebronct.com**

PLANNING & DEVELOPMENT

PLANNING

ECONOMIC DEVELOPMENT

CONSERVATION

HEALTH

BUILDING

CERTIFIED MAIL

February 8, 2024

Matt Bordeaux, Director of Planning and Development
Town of Hebron
15 Gilead Street
Hebron, CT 06248

Re: Petition 2024-01 – 30 Pendleton Drive, 42 Pendleton Drive, 22 Main Street, and 28 Main Street, Town of Hebron, Construction of a Pedestrian Bridge and Trail and Associated Site Improvements within the Regulated Area

NOTICE OF DECISION

Dear Mr. Bordeaux:

After reviewing the application for construction of a pedestrian bridge and trail and associated site improvements within an inland wetlands upland review area and based upon the findings in accordance with Section 22a-41 of the Connecticut General Statutes, **approval** is granted for conducting the activity described in the above-referenced application, with the following conditions:

1. Work with the Town Engineer to determine the feasibility of the installation of a water quality swale between the paved leak-off and culvert outlet.
2. Examine the state of the stone walls and have the PZC take a closer look at their disposition.
3. Conservation and Inland Wetlands Agent will inspect SEC measures prior to and during construction.

We wish you success in this endeavor. Should you have any questions, please contact me at 860-228-5971 extension 139 or at jcordier@hebronct.com

For the Hebron Conservation and Inland Wetlands Commission:

James P. Cordier
James P. Cordier, MPH RS
Conservation and Inland Wetlands Agent
Town of Hebron

cc: Matt Bordeaux, Director of Planning and Development
Tom Loto, Chairman, Conservation and Inland Wetlands Commission
File # 2024-01

October 28, 2022

Mr. Thomas Fenton
Nathan L. Jacobson & Associates, Inc.
86 Main Street
Chester, Connecticut 06412-0337
(via email only to tfenton@nlja.com)

Subject: Pedestrian Bridge and Trail
Pendleton Road to Douglas Library
Hebron, Connecticut


Dear Mr. Fenton:

The State Historic Preservation Office (SHPO) is in receipt of your request for our comments on the potential effects of the referenced project on historic properties. It is our understanding that the Town of Hebron plans to construct a pedestrian walkway from a municipal parking lot located on Pendleton Road behind the Hebron Fire Department west to a municipal parking lot associated with the Douglas Library. The project will consist of approximately 750 linear feet of pathway that measures approximately 5 feet in width, a pedestrian bridge over an unnamed tributary of Raymond Brook, new light fixtures, and electrical conduit. The proposed activities are subject to permitting from the United States Army Corps of Engineers. As a result, the proposed project is subject to review by this office pursuant to the provisions of Section 106 of the National Historic Preservation Act.

SHPO notes that the western end of the proposed project area is located within the Hebron Center Historic District. The Hebron Center Historic District was nominated to the National Register of Historic Places (NRHP) in 1993 as a locally significant center of political, commercial, educational, and religious activity that has developed since the eighteenth century. The district was also listed to the NRHP for its well-preserved examples of eighteenth and nineteenth century architecture. In addition, a previously recorded archeological site is located in the region surrounding the proposed trail (Site 67-3). Although the area containing the proposed project location is considered archaeologically sensitive, it is unlikely that the proposed project would disturb significant archeological resources because construction will be largely confined to previously disturbed areas as well as poorly drained soils not favorable to human habitation. Based on the information provided to our office, it is SHPO's opinion that the proposed improvements will not impact the character defining features of the Hebron Center Historic District and there will be no adverse effect to historic properties.

This office appreciates the opportunity to review and comment upon this project and we look forward to additional coordination. Do not hesitate to contact Cory Atkinson, Staff Archaeologist and Environmental Reviewer, for additional information at (860) 500-2458 or cory.atkinson@ct.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Kinney".

Jonathan Kinney
State Historic Preservation Officer



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: Fran K Blakeslee
Address: 471 Kick Hill Rd. Lebanon
Phone: 860-428-5221 Fax: _____
Email: blakesleeconstruction@yahoo.com
Legal Interest: _____

Email for Scott Majek - stonecutterscott@gmail.com

Owner Information

Name: The Worship Center
Address: 99 Marjorie Circle, Hebron, CT 06248
Phone: 860-228-4442 Fax: N/A
Email: admin@theworshipcenterct.org

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

Subject Parcel

Address: 99 Marjorie Circle, Hebron, CT
Size: 12.6800 ACRES Zone: R-1 Assessor's Map and Lot #: 23-6A

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: Shed 23' x 26'

Parties of Interest*

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: Frank BlakesleeAddress: 471 Kick Hill Rd, Lebanon, CTPhone: 860-428-5221 Fax: _____Email: blakeslee construction @ yahoo. com

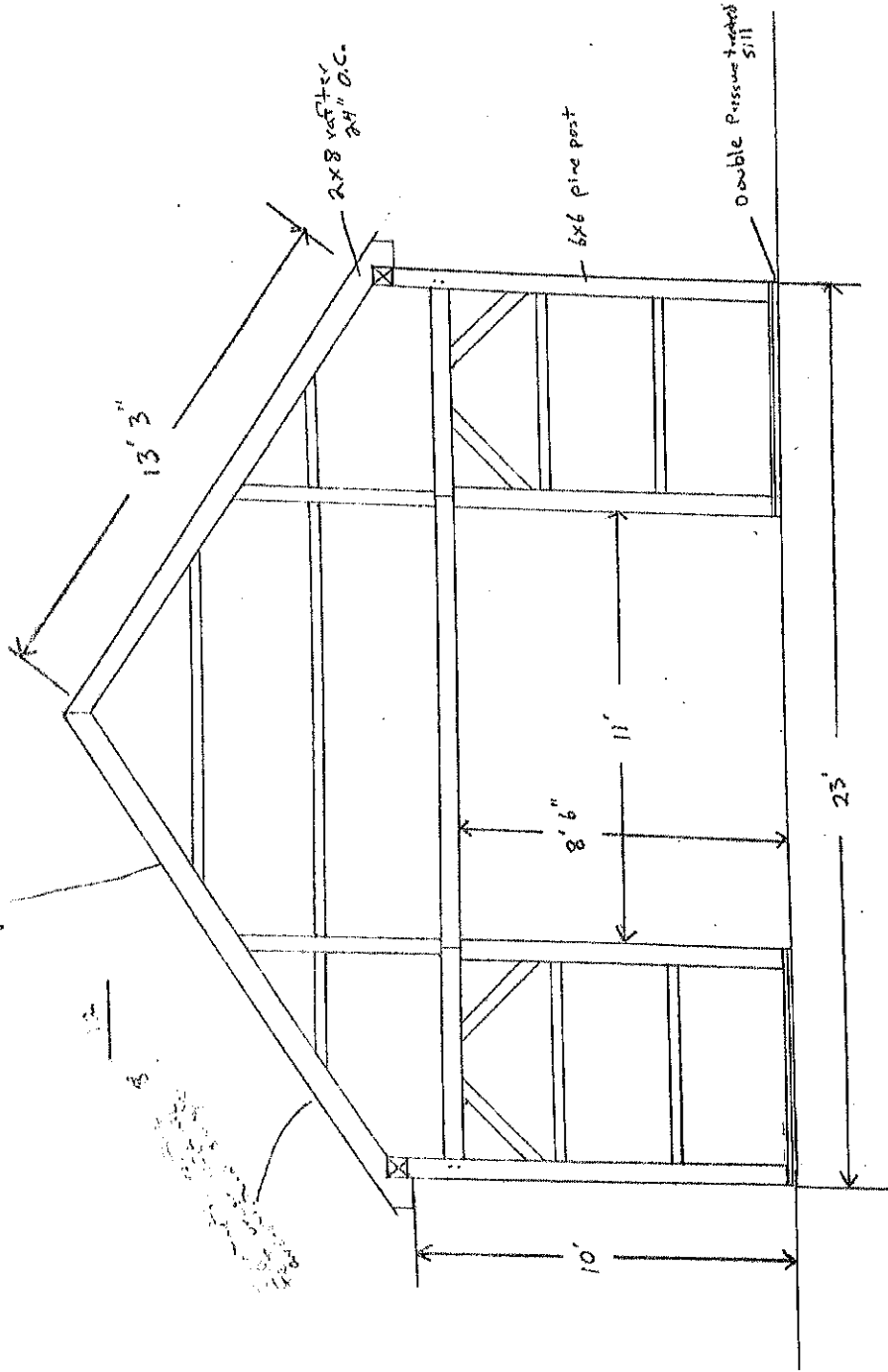
*Complete information in this section as applicable.

Taxes — Doesn't apply - tax exemption attachedAre all real estate, sewer use, and sewer assessment taxes current? ☐ yes ☐ no☐ Attached is proof of payment. (required)**Fees**
$$\$150 + \$ \frac{\text{N/A}}{(\$ 50 / \text{ea. } 1,000 \text{ sf of new construction})} + \$10 \text{ Processing Fee} + \$60 \text{ (State Fee)} = \$ \underline{220.00}$$

(Payable to the Town of Hebron)

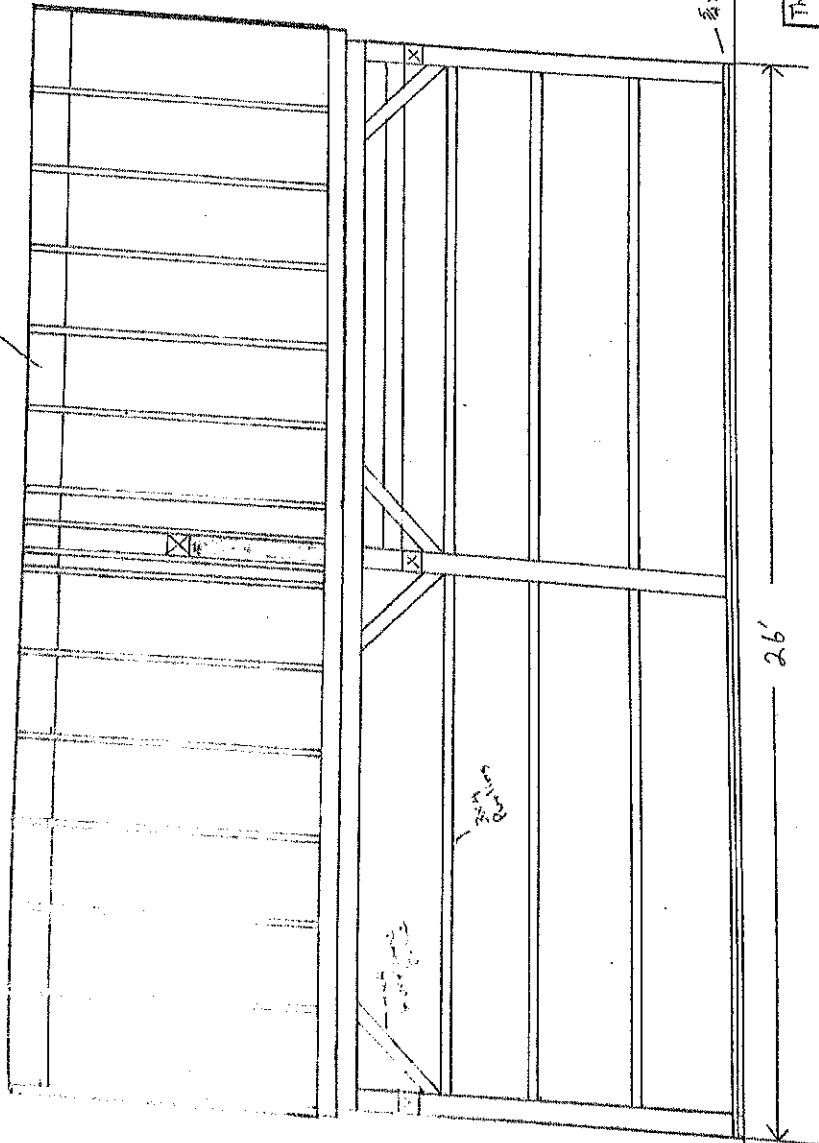
SignaturesSignature of Owner(s) Just Myns G/O worship center. Date: 3-11-24Signature of Applicant(s) Frank Blakeslee Date: 3/11/24

Shed for the workshop and storage



The Workshop Center Gardening Shed	
Scale: 1/2" = 1'	Approved By:
Date: 1-29-2004	Drawn By:
South Gable Elevation	
1 of 4	

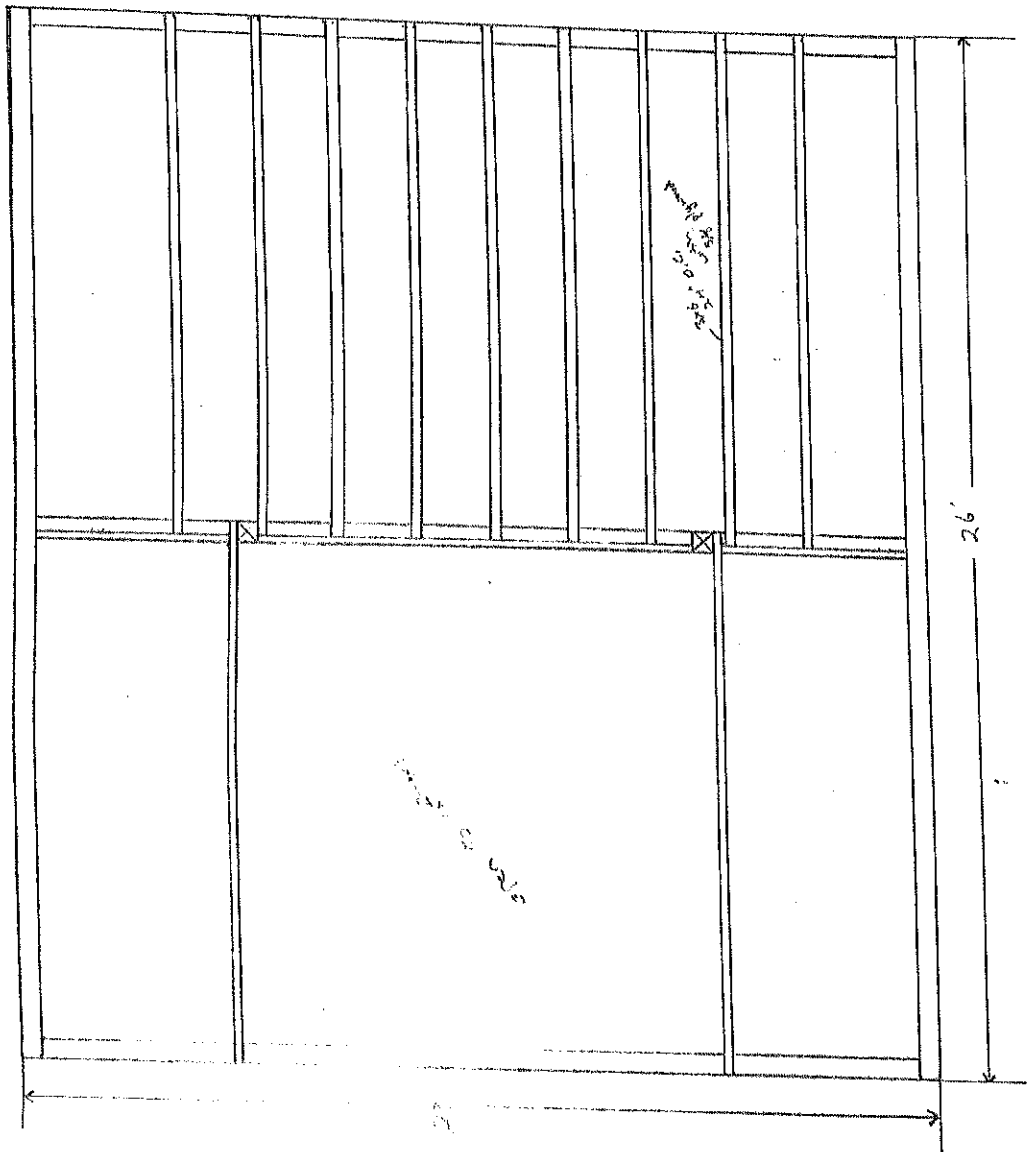
Handwritten note: *Handwritten note: 1/4" x 6" x 10' x 10'*



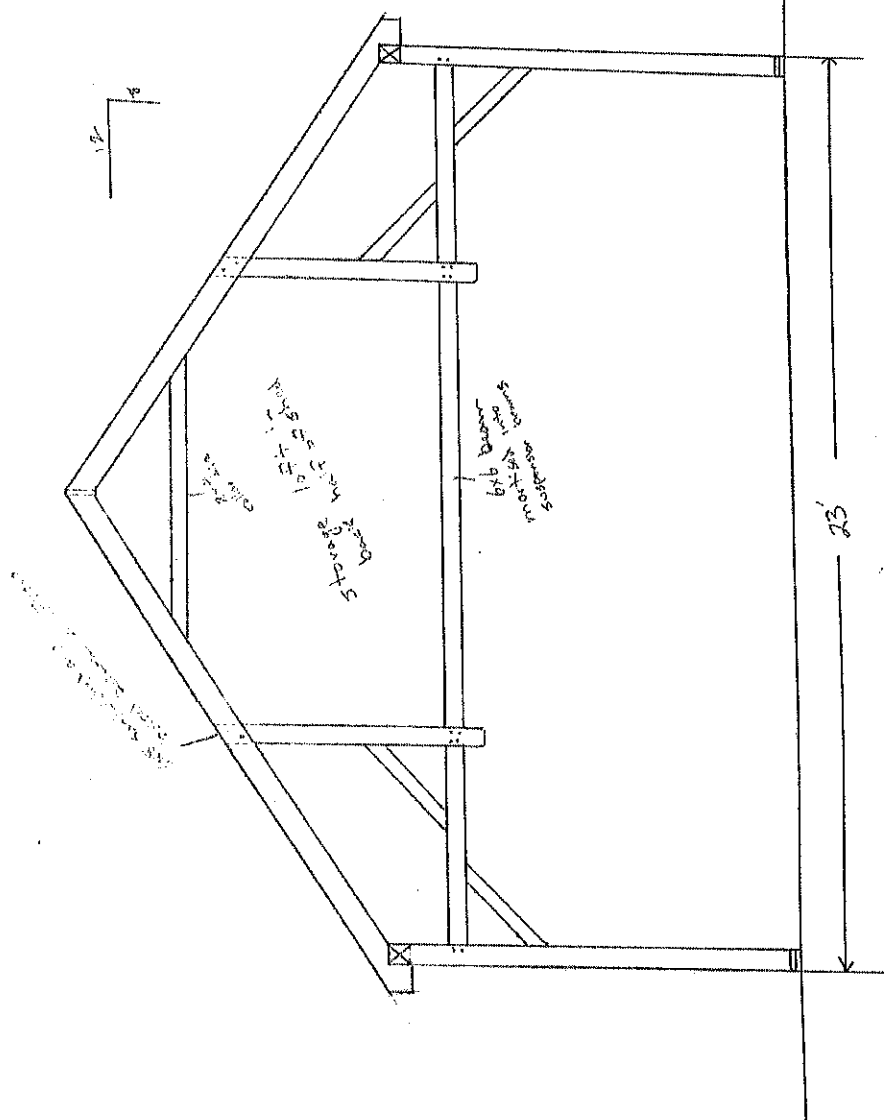
Handwritten note: *5x6 Pressure treated bottom rail
Passive treated bottom rail
5x6 Pressure treated bottom rail
5x6 Pressure treated bottom rail*

Handwritten note: *The Workshop under Guttering shed*

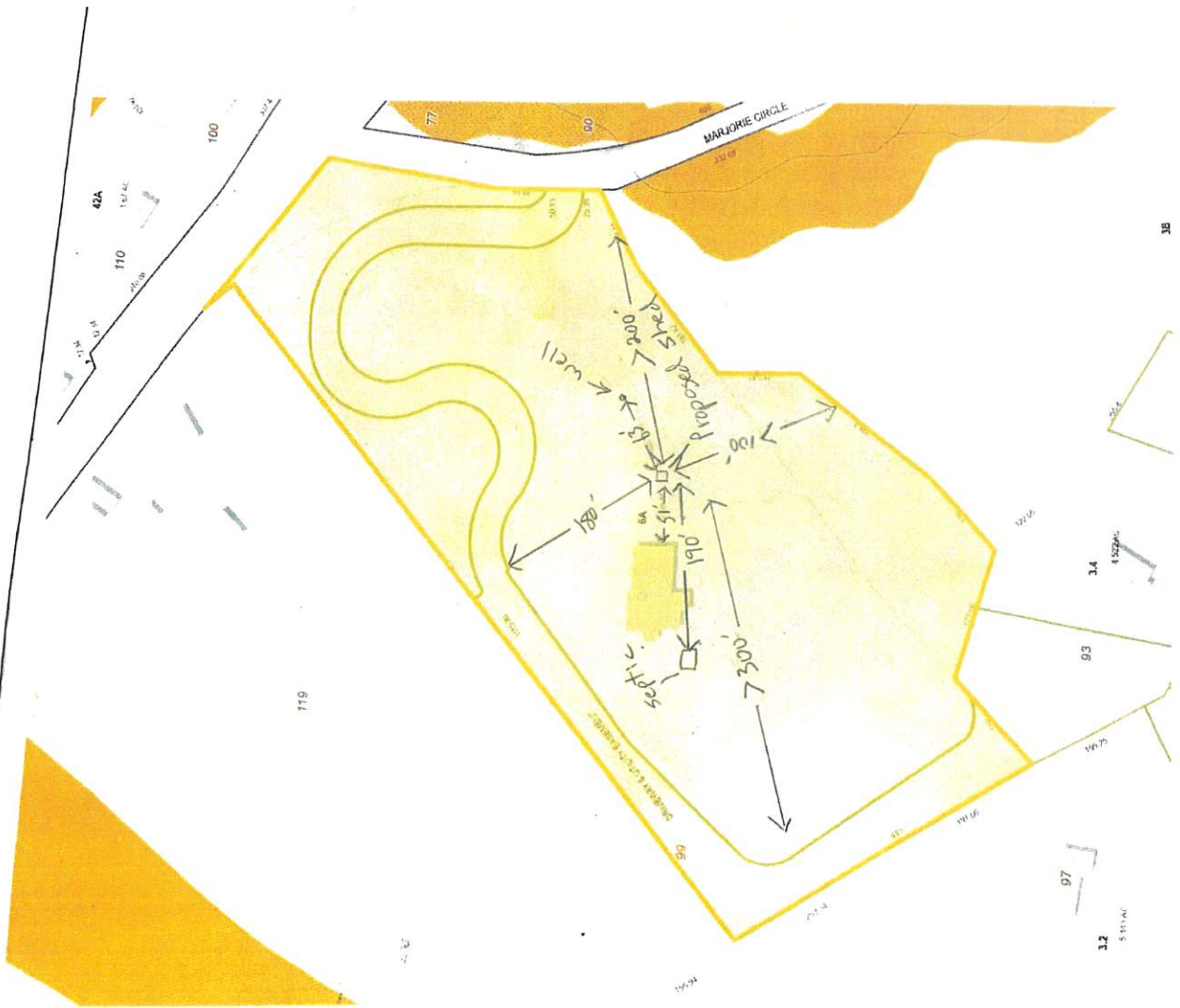
DATE: 1/1		APPROVED BY:
DATE:	REVISION:	
Side Elevation		
Drawing Number: 11		



The Worship Center Gardening shed	
REVISIONS: 1	APPROVED BY:
DATE: 3/1/2024	DESIGNED BY:
Storage loft frame plan	
CALCULATED BY:	3 of 4



The Workshop center Building shed	
SCALE: 1/4" = 1'	DATE: 2/1/2024
DESIGNED BY: [blank]	REVIEWED BY: [blank]
Middle East Data	
CONSTRUCTION NUMBER	4 of 4






**Town of Hebron
Assessor's Office**

Debra L. Gernhardt, CCMA II
15 Gilead Street
Hebron CT 06248
860-228-5971 ext. 147
Fax # 860-228-4859
E-mail; dgernhardt@hebronct.com

To: Property Owner

From: Debra L. Gernhardt, Assessor 

Date: November 19, 2021

Subject: Tax Exempt filing

Please find a copy of the tax exempt (M3) quadrennial report that you filed requesting to continue your exempt status for property taxes, as a tax-exempt organization.

Your application was approved; the next filing will be in the year 2025, unless there are changes between now and then, at which time you should notify this office immediately.

Thank you, if you have any questions or concerns regarding this matter, please feel free to contact the Assessor's office.

Tax Exempt Application

2021 Year

Municipality: Town of Hebron, CTCheck Application Type: Initial Application ☒ Quadrennial Report (Renewal) ☐ Additional Report (Interim) ☐

A tax-exempt application of charitable and of certain other organizations, is required by C.G.S. §12-81 and §12-87. Scientific, educational, literary, historical, or charitable institution, an agricultural or horticultural society, a cemetery organization, or a hospital society*, or corporation* or sanatorium* must file a return every four years. An additional report must be filed in any assessment year that is not a required filing year when seeking exemption for property acquired or previously not exempt. Applications must be filed with the assessor in each town in which exempt property is situated and owned on the assessment day. Applications must show all property for which exempt status is sought, and must be filed with each assessor on or before November 1, or if such day is a Saturday or Sunday, on the next business day.

Name of Organization The Worship CenterContact Person Ann Ketelhut, Office AdministratorMailing Address 99 Marjorie Circle City/State/Zip Hebron CT 06248Telephone 860-228-4442 E-mail admin@theworshipcenterct.orgFEB 2021
HEBRON
CONNECTICUT

1. What are the purposes of this organization - Submit copy of the charter and by-laws.

Church

2. Exemption is claimed in accordance with which section of the CONNECTICUT GENERAL STATUTES?

See C.G.S. Section number & titles listed below signature block and those statutes on last two pages.

12-81 (7)

3. If not an agricultural, horticultural or cemetery society, is the gross income of such corporation

entirely devoted to scientific, educational, literary, historical, charitable, or hospital purposes or to two or more such purposes? Yes ☒ No ☐

4. Last fiscal year end date:	Gross income for fiscal year:	Amount of income used for other than Item 1 purposes.
<u>12/31/20</u>	<u>\$ 247,541</u>	<u>\$ 0</u>

Identify sources of income as % of total	Donations	Fees	Rentals	Grants	Subsidies by local, State or Federal Governments	Other
	<u>100 %</u>	<u>0 %</u>	<u>0 %</u>	<u>0 %</u>	<u>0 %</u>	<u>0 %</u>

5. Last fiscal year end date:	Gross expenses for fiscal year:	Expenses devoted to other than Item 1 purposes.
<u>12/31/20</u>	<u>\$ 161,511</u>	<u>\$ 0</u>

Identify expenses as a % of total	Salaries	Maintenance	Rent	Mortgage	Other (describe)
	<u>12 %</u>	<u>14 %</u>	<u>0 %</u>	<u>14 %</u>	<u>Church Operations</u>

Identify expenses as a % of total	Salaries	Maintenance	Rent	Mortgage	Other (describe)
	<u>12 %</u>	<u>14 %</u>	<u>0 %</u>	<u>14 %</u>	<u>Missions, Ministry expenses</u>

6. Agricultural, horticultural societies only: If such corporation is receiving from the state reimbursement in part for cash premiums given at an agricultural or horticultural exhibition held by it in the state, enter the date last reimbursement was received:

7. Cemetery organization only: Is gross income entirely devoted to cemetery purposes?

Yes ☐ No ☐

8. Is any officer, member, or employee of this organization receiving, or may he at any future time (even in event of its dissolution) receive any pecuniary profit from its operations, except reasonable compensation paid for services in effecting one or more of its purposes, or as a proper beneficiary of its strictly charitable purposes?

Yes ☐ No ☒

If answer is yes, show here the manner by which such individual pecuniary profit may be received.

9. What would be the disposition of profit which the organization might make?

Profit is transferred to the Building FundDoes organization's charter contain any provisions relative to the disposition of incidental profit? Yes ☐ No ☒

If yes, highlight pertinent sections of the charter. If no explain.

10. What would become of the property of such organization in the event of its dissolution? Assets in the event of a disposition would be dealt with in accordance to IRS 501(c)(3) regulations.

Does organization's charter contain any provisions relative to its dissolution?

Yes ☒ No ☐

If yes, highlight pertinent sections of charter/bylaws.

11. Has the organization filed a Federal and/or State income tax for the current fiscal year? If yes, attach copy.

Yes ☐ No ☒

Copy pages if additional lines are needed.

Organization Name The Worship Center, Inc.

12. On assessment day in the year of the return, specify book and market values of tangible personal property of such organization. Attach personal property declaration and list registered motor vehicles on this form.

Book	Market
\$ 0	\$ 8,666

13. Is all tangible personal property claimed on the personal property declaration devoted to carrying out purposes for which exemption is claimed? If not, list items below.

Yes ☐ No ☐

Describe	Property Code	Yr. Acq'd	\$

14. Describe real estate, giving number of parcels, location, area and uses. If additional lines needed - copy and attach.

Location - Street and Map/Block/Lot	Area - Land/Bldg.	Uses
99 Marjorie Circle 23-6A	12.6 Acres	Church Services and Religious Activities

15. Is all the real estate being used exclusively for purposes of the organization as stated in item Number 1. If not list those not so used below

Yes ☒ No ☐

Location	Percentage of time used for other purposes	Uses other than stated in item Number 1
	%	
	%	
	%	
	%	
	%	
	%	
	%	
	%	
	%	
	%	

16. Does the reporting organization own any real estate for which no income is derived on the land of which suitable buildings are in the progress of construction, which real estate is exempt from taxation under the first sentence of section 12-88 of the general statutes.

Yes ☐ No ☒

If yes, explain purpose. _____

Copy pages if additional lines are needed.

Organization Name The Worship Center, Inc.

17. Is any portion of the real estate rented, leased or otherwise occupied by other than the reporting organization? If yes, describe below. Yes ☐ No ☒

Location	Area rented, leased or occupied by others	Lessee's or Occupant's Name

18. Registered Motor Vehicles

Year	Make	Model	VIN	Registration	Purpose Used/Driver	% Time other uses

Are the motor vehicles listed used exclusively for the purpose as stated in Item Number 1? If no, complete purpose and % time used in other purposes. Yes ☐ No ☐

19. List any other Connecticut Municipality that has GRANTED the organization an exemption per statutes referenced in this application.

Name of Municipality	# of Properties	Statutory Reference/Use	Original Date Exempt

20. List any other Connecticut Municipality that has DENIED the organization an exemption per statutes referenced in this application.

Name of Municipality	# of Properties	Reason for Denial	Date of Denial

Copy pages if additional lines are needed.

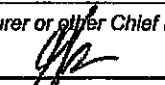
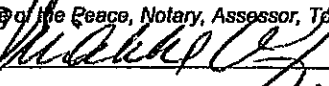
Organization Name The Worship Center, Inc.

21. Has organization received a 'Certificate of Need' from the Connecticut Office of Health Care Access? If yes, attach current copy (less than two years old). If no, explain. Yes ☐ No ☒
Not applicable
22. Has organization received a State of Connecticut Sales Tax Exemption? If yes, attach a copy. If no, explain. Yes ☒ No ☐
23. Has organization received an exemption from the IRS in accordance with Section 501 (c) or 501 (d)? If yes, attach a copy. If no, explain. Yes ☒ No ☐

24. Documents Provided: Put a check mark in front of each described document attached with this initial or quadrennial application. Personal Property Declaration is the only item required for Additional Reports.

- ☒ IRS document (most recent) recognizing the organization as tax exempt under 26 U.S.C. Sec. 501 (c) or 501 (d).
☒ State of Connecticut Sales Tax Exemption.
☐ Evidence that corporation has timely filed its biennial return naming officers & directors with the Secretary of State.
☐ Certificate of Need from Connecticut Office of Health Care Access.
☒ Certified copy by authorized officer of corporate charter and by-laws or good faith equivalent if applicant is not corporation.
☐ Signed federal and/or state income tax returns, with all schedules attached for most current year.
☐ Audited financial statements for the latest available year.
☐ Description of each source of revenue, e.g. rents, fees, grants, charges, gifts, donation and the like, generated by or for each use of all real and/or personal property.
☐ Description of all uses of real and/or personal property, owned or leased, of which an exempt activity is a part, whether or not exemption is requested for any such use or uses.
☐ Personal property declaration for the current year REQUIRED ANNUALLY and complete listing of all Connecticut registered motor vehicles.
☐ Copies of funding requests made to public institutions or private parties in the current tax year and prior tax year of the applicant.
☐ Evidence of compensation in money or in-kind paid to officers, directors and/or employee of the applicant.
☒ Evidence that the property is used as claimed.

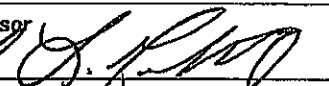
I do hereby declare under oath that, according to the best of my knowledge, remembrance and belief, this report is true.

Signed: Treasurer or other Chief Financial Officer of the Corporation <input checked="" type="checkbox"/> 	Title Stewardship Team Member	Date 10/29/21
Signed: Justice of the Peace, Notary, Assessor, Town Clerk, Comm.-Superior Court <input checked="" type="checkbox"/>  Doranne Wolf Notary Public My Commission Expires 6/30/2023	Subscribed and sworn to before me:	Date 10/29/21

For additional information, please refer to the Section of the Connecticut General Statutes listed.

Charitable Organizations	12-81 (7)	Agricultural Societies	12-81(10)	Determination of Exemption	12-89
Educational Organizations	12-81 (7)	Horticultural Organization	12-81(10)	Partially Exempt Property	12-88
Historical Organizations	12-81 (7)	Hospitals	12-81 (16)		
Literary Organizations	12-81 (7)	Sanatoriums	12-81 (16)		
Scientific Organizations	12-81 (7)	Religious	12-81 (12) (13) (14) (15)		
		Cemetery Use	12-81 (11)		

This Area for Office use only

Signed: Assessor <input checked="" type="checkbox"/> 	Application Approved <input checked="" type="checkbox"/> Application Denied <input type="checkbox"/>	Date 11/18/2021
---	---	--------------------

- ☐ Denied as a copy of the Organization's IRS tax exemption certificate or determination letter under Section 501 (c) or 501 (d) of the IRS Code was not filed.
- ☐ Denied as a copy(s) of the Organization's by-laws and/or Charter, was/were not filed.
- ☐ Denied for failure to forward documentation that would support whether or not the property is held by a religious organization.
- ☐ Denied as the property is not being used for statutory exempt purposes.
- ☐ Denied for other reasons: _____

Hebron Parks and Recreation

Veterans Park Lighting Request

February 2024

Project Scope

- Install LED lighting on one 70' baseball field at Veterans Park
 - Field to be reconfigured to 60' field
- This allows RHAM Youth Baseball to host extended play
- Field could be used for other sports such as HAMR softball and Adult recreational softball
- Parks & Recreation could host Special Events such as music concerts and Holiday Celebrations

Long Term Plan

- Install LED lighting for addition Veterans Park facilities and fields
 - Including the Basketball court, Skate Park, Softball field and/or Soccer field
- Install LED lighting for Pickleball courts at St. Peter's Park

The Hebron Board of Selectmen has committed \$250,000 ARPA Funds for this project.

RHAM Youth Baseball has pledged \$40,000 financial support for this project (letter attached).



Veterans Park Field Lighting

FIELD LIGHTING REQUIREMENTS:

RHAM Youth Baseball Field Usage

- Baseball field used by three divisions
 - Rookie (ages 7-8)
 - Minors (ages 9-10)
 - Majors (ages 11-12)
- Current enrollment approximately 150 players / 15 teams
- Play from April to October (Spring/Summer/Fall)
- Tee Ball (ages 4-6) also use the field at end of season (70 players)
- Hours of operation to be regulated by the P&R Department

Project Requirements

- LED six pole system
- Must comply with Little League Lighting Standards for LED lighting
- Project to be designed by the Town Engineer
- Requires Park electrical system upgrade
- Need to incorporate recommendations from the International Dark Sky Association



Veterans Park Field Lighting

FIELD LIGHTING MAP PROPOSAL:

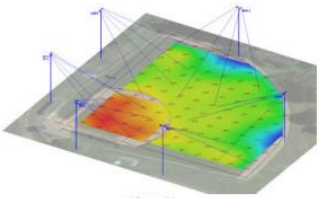
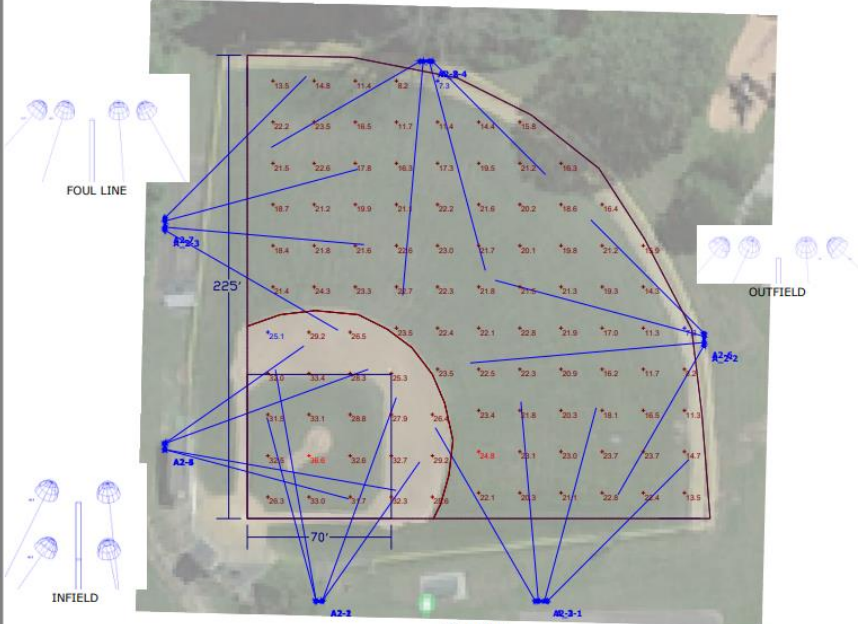


PROJECT NAME:
Apex Lighting
Solutions-RHAM
Youth Baseball
Field

THIS IS A
GENERATED
RENDERING OF
THE LIGHT
LUMINANCE
BASED ON THE
FIXTURED
SPECIFIED. THE
SOLE PURPOSE OF
THESE
RENDERINGS ARE
TO GIVE
CUSTOMERS A
VISUAL
REPRESENTATION
OF OUR
PRODUCTS
EFFECT ON THE
ENVIRONMENT. PACLIGHTS IS
NOT
RESPONSIBLE
FOR ANY
DISCREPANCIES
WITH IES
STANDARDS
BEING MET IN
THE DESIGN
PROCESS

Designer
Paul M.
Date
11/23/2021
Scale
Not to Scale
Drawing No.
01-00982
Summary

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
INFIELD	+	30.0 fc	36.6 fc	25.1 fc	1.5:1	1.2:1
OUTFIELD	+	19.0 fc	24.8 fc	7.3 fc	3.4:1	2.6:1



Luminaire Locations							
Location							
No.	Label	X	Y	Z	MH	Orientation	Tilt
1	A2	35.00	-40.00	60.00	60.00	0.00	---
2	A2	35.00	-40.00	57.00	57.00	0.00	---
3	A2	143.00	-40.00	60.00	60.00	0.00	58.00
4	A2	-40.00	35.00	60.00	60.00	90.00	---
5	A2	-40.00	35.00	57.00	57.00	90.00	---
6	A2	222.00	87.00	60.00	60.00	270.00	---
7	A2	-40.00	143.00	60.00	60.00	90.00	58.00
8	A2	87.00	222.00	60.00	60.00	180.00	---
1	A_2	143.00	-40.00	60.00	60.00	0.00	58.00
2	A_2	222.00	87.00	60.00	60.00	270.00	---
3	A_2	-40.00	143.00	60.00	60.00	90.00	58.00
4	A_2	87.00	222.00	60.00	60.00	180.00	---

Note

1. A2, A_2 represents two fixtures.

2. Total Qty=24 FFHS/2-500 fixtures.

3.

Plan View
Scale - 1" = 42ft

Schedule								
Symbol	Label	Quantity	Manufacturer	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
● ●	A2	8	PACLIGHTS	1	FFHS2-500-44 (2).ies	65615	0.95	1003.46
● . ●	A_2	4	PACLIGHTS	1	FFHS2-500-44 (1).ies	65615	0.95	1003.46

Veterans Park Field Lighting

RHAM YOUTH BASEBALL FINANCIAL SUPPORT PLEDGE:

RHAM Youth Baseball, Inc
PO Box 699
Hebron, CT 06248



November 2, 2022

Andrew Tierney
15 Gilead St
Hebron, CT 06248

Dear Mr. Tierney,

We are writing to support the project to install lights on the baseball field at Veteran's Park in Hebron. As members of the Hebron Parks and Recreation commission we are aware this project is being forwarded to you for consideration for ARPA funding. It is our strong belief that this would be an exceptional opportunity to improve the infrastructure in Hebron and enhance the quality of life in town. Of course this project would be of great benefit to our youth baseball organization but would also provide many additional benefits to the residents of Hebron.

RHAM Youth Baseball will be transitioning to an official Little League program in 2023 (we were previously a Cal Ripken program), which will be an exciting change for our program. The addition of a lighted field will greatly increase our ability to utilize the field for extended hours in the Spring, Summer and Fall seasons. In addition, we envision that having a lighted field will provide us opportunities for hosting tournaments, bringing regional baseball events to Hebron, which in turn will have a positive economic impact on local businesses. Beyond youth baseball events, a lighted field will provide the opportunity to host enriching nighttime activities for the community (e.g., adult softball league, concerts, movies, holiday events, etc.). The ARPA funding that Hebron is receiving provides a unique opportunity, and the installation of lights would create a lasting impact that brings excitement and new opportunities to our residents.

We are aware that this project would come at a significant financial cost, and we wish to not only offer our moral support but also our financial support to this project. To that end, we are hereby pledging to donate \$40,000 to the town of Hebron if the Veteran's Park lighting project were to come to fruition.

Please feel free to contact us, we would be happy to discuss our pledge in further detail.

Sincerely,

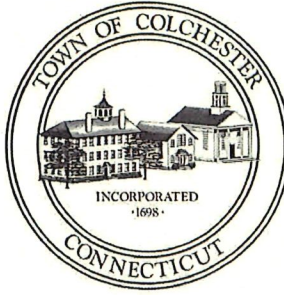
Eric May
Treasurer, RHAM Youth Baseball

Digitally signed by
Ryan Price
DN: cn=Ryan Price,
email=ryan.price@us
ps.gov, c=US
Date: 2022.11.02
10:19:56 -0400

Ryan Price
President, RHAM Youth Baseball

Town of Colchester

Land Use Department
127 Norwich Ave, Suite 105
Colchester, CT 06415
www.colchesterct.gov



Demian Sorrentino, AICP, Planning Director
Stacey Churchill, Land Use Assistant
Isabelle Kisluk, Asst. Planner/ZEO
Daniel Hickey, Wetlands Agent
T: (860) 537-7278

DATE: March 13, 2024

TO: Town Clerks of: Town of Bozrah; Town of Salem; Town of East Haddam; Town of East Hampton; Town of Marlborough; Town of Hebron; Town of Lebanon

FROM: Demian A. Sorrentino, AICP, CSS, Planning Director

RE: **Inter-Municipal Notification of Proposed Regulation Amendments**
Application PZC 2023-015 of the Colchester Planning & Zoning Commission

Dear Adjoining Municipal Town Clerk,

In accordance with the requirements of Connecticut General Statutes (CGS) Sections 8-7d(f) and 8-7d(g)(1), attached please find proposed amendments to the Town of Colchester Land Development (Zoning) Regulations, which amendments may affect property within 500' of the boundary of adjoining municipalities.

The proposed amendments are more particularly described as follows:

Part A: Amendments to Sections 3.2, 3.3, 4.2, 4.3, 5.3.1, 6.2, 6.3, 7.3, 8.4, 8.8.9, 8.8.15, 8.10.4, 10.1, 10.5, 14.1, and 20.4 to achieve consistency with PA21-1, PA21-29, PA21-34, PA21-163, PA22-25 & PA23-142;

Part B: Amendments to Sec. 8.2.1 the Standard Affordable Housing Requirement (10%), to create Sec. 8.2.2 Multi-Family Affordable Housing Incentive (30%) and Sec. 20.4 to create a definition of "Affordable Housing Unit"; and

Part C: Amendments to Sections 3.3, 4.3, 13.6, 20.4 and to create Sec. 8.13 Manufactured Home Park (MHP).

Please note that only those proposed amendments that apply to Colchester's Rural Use (RU) district need be considered by the Towns of Bozrah, Salem, East Haddam, East Hampton, Marlborough and Lebanon, as this is the only district within 500' of these Town's municipal boundary. Only those proposed amendments that apply to Colchester's Rural Use (RU) and Arterial Commercial (AC) district need be considered by the Town of Hebron for the same reason.

This application has been initiated by the Colchester Planning & Zoning Commission. The public hearing is scheduled to commence on Wednesday, March 20, 2024 at 7:00P and will not be closed prior to Wednesday April 17, 2024 in order to allow adequate time for comment.

Should you have any questions regarding this correspondence, or the proposal attached hereto, please contact the undersigned at your convenience.

Sincerely,

Demian A. Sorrentino, AICP, CSS
Planning Director
Town of Colchester
T: (860) 537-7282
E: dsorrentino@colchesterct.gov

Copy: File
Attachments: (3)

Sent Via USPS Certified Mail w/ Return Receipt Requested

Application PZC 2023-015 – Part A

Achieving Conformance with PA 21-1, PA 21-29, PA 21-34, PA 21-163, PA 22-25 and PA 23-142

Proposed Amendments to Land Development (Zoning) Regulations

Applicant: Colchester Planning & Zoning Commission

Prepared by: Demian A. Sorrentino, AICP, CSS, Planning Director

Final Draft for Public Hearing 3/7/24

SECTION 3.0 RURAL USE ZONING DISTRICT (RU)

3.2 PERMITTED USES IN THE RU DISTRICT

The following uses are permitted in the RU District:

1. Single-Family Dwellings;
2. Two-Family Dwellings provided the property is on an arterial or Collector Road, and has at least 600 feet of frontage, lot size of at least 160,000 square feet, front setback of 100 feet and side and rear setbacks of 50 feet.
3. Accessory Buildings and Accessory Uses to Residential Development;
4. Agricultural uses as permitted in [Section 8.9](#);
5. Home Occupation;
6. Membership Clubs that relate to outdoor activities;
7. Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in all Single-Family, Two-Family or Multi-Family Dwellings.

3.3 SPECIAL PERMIT USES IN THE RU DISTRICT

The following are eligible for Special Permit in the RU District after consideration and approval from the Commission:

1. Commercial Kennel;
2. Bed and Breakfast;
3. Golf course;
4. Institutional and municipal land uses including public utilities;
5. ~~Day Care/Nursery Schools in accordance with [Section 8.8.9](#) of these Regulations and licensed by the State of Connecticut;~~
6. Educational Institutions;
7. Agricultural uses permitted by Special Permit pursuant to [Section 8.9](#).

4.2 PERMITTED USES IN THE SU DISTRICT

The following uses are permitted in the SU District subject to all applicable requirements of these Regulations:

1. Single-Family and Two-Family residential development;
2. Accessory Buildings and Accessory Uses to Residential Development;
3. Publicly owned recreation area, such as a park or playground;
4. Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in all Single-Family, Two-Family or Multi-Family Dwellings.
5. Home Occupation.
6. Agricultural uses as permitted in Section 8.9.5.A.

4.3 SPECIAL PERMIT USES IN THE SU DISTRICT

The following are eligible for Special Permit after consideration and approval from the Commission:

1. Religious facilities and Educational Institutions
2. Mobile Homes
3. Multi-family Uses - the Parcel must be served by municipal water and sewer and comply with Section 8.1.1 as applicable. ~~In addition, multi-family uses shall not be permitted once the total amount of multi-family units permitted in this zone is 200 units.~~ No more than 100 units will be permitted on any multi-family site in the suburban district.
4. Municipal facilities
5. Private outdoor recreation
6. Bed and Breakfasts/Inns
7. Day Care/Nursery School in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut.
8. Retail Sales/Service Development along Arterial or Collector Roads. See Section 4.6.

5.3.1 PERMITTED USES IN THE TC DISTRICT

The following uses are permitted in the TC District, subject to all applicable requirements of these Regulations:

1. Residential Uses:
 - A. Single-Family and Two-Family Residential Development;
 - B. Multi-Family Residential Development, subject to the requirements of Sections 5.4 and 8.1, in which no building shall contain more than eight (8) dwelling units;
 - C. Accessory Buildings and Accessory Uses to Residential Development.
2. Commercial development except auto-related uses (sales, service, repair) and oil, propane sales/service;
3. Office development except construction/landscaping service that stores equipment and materials. Administrative offices of construction/landscaping operations are permitted.
4. Service Development;
5. Religious facilities and Educational Institutions;
6. Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in all Single-Family, Two-Family or Multi-Family Dwellings.
7. Municipal facilities;
8. Hotel/Motel;
9. Mixed uses, provided that the ground floor of a mixed-use building (any combination of retail, office, and residential) shall be occupied by non-residential uses only. Parcels registered as historic can utilize rear sections of the ground floor for residential uses.

6.2 PERMITTED USES IN THE FD DISTRICT

The following uses are permitted in the FD District subject to all applicable requirements of these Regulations. All sites must be serviced by public water and public sewer. Each site must utilize best management practices to protect water quality. Each site must derive access from internal Roads as much as possible.

1. Business, corporate, or Professional Offices.
2. Medical, dental, or optical laboratories.
3. Laboratories and research facilities.
4. Accessory Buildings and accessory structures.
5. Retail business where the total gross Floor Area shall not exceed 200,000 square feet.
6. Restaurants and eating and drinking establishments when most food and drink is intended to be consumed on the Premises at tables, counters or bars
7. Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in any existing Single-Family, Two-Family or Multi-Family Dwellings.

6.3 SPECIAL PERMIT USES IN THE FD DISTRICT

1. The following uses are permitted by Special Permit in the FD District provided they are served by public water and public sewer, derive access from internal roads rather than existing collector or arterial roads, and use best management practices to protect water quality:
 - A. Warehouse, storage and distribution facilities, except not to include Mini Storage Facilities.
 - B. Light Manufacturing or assembly conducted entirely within a Building, such as computer or electronic components and equipment, and light industrial machinery or equipment and sub-assemblies for commercial applications.
 - C. Hotel, Motel or banquet facility.
 - D. Retail businesses with a total gross floor area that exceeds 200,000 square feet
 - E. Mixed-Use Development including multi-family residential development of no more than seventy-five (75) total units on a Parcel. ~~No more than four hundred (400) additional residential units will be permitted in all of the FD District. When the total of Multi-Family Dwelling Units permitted meets this threshold, there shall be no additional residential units permitted under this Section.~~
 - F. Movie Theater.
 - G. Municipal facilities.
 - H. Day Care/Nursery School in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut.
 - I. Cannabis Cultivator, Cannabis Micro-Cultivator, Cannabis Product Manufacturer,

Cannabis Food and Beverage Manufacturer and Cannabis Packager

J. Cannabis Retailer and Hybrid Retailer, subject to the following provisions:

1. Establishment shall be no less than five hundred (500) linear feet from a school daycare or playground measured from the nearest property line of such establishment to the area reasonably considered to be a functional use of the school, daycare or playground as determined by the Commission;
2. On-site consumption is prohibited;
3. Applicant shall submit documentation demonstrating the adequacy of traffic management controls, security measures, hours of operation and any additional information reasonably necessary to determine the suitability of the proposed site for the use.

7.3 SPECIAL PERMIT USES IN AC DISTRICT

The following uses are permitted by Special Permit in the AC, subject to all applicable requirements of these Regulations:

1. Construction Services including staging and equipment storage (except salvage and wrecking services);
2. Auto dealership and repair including outdoor storage and/or activity;
3. Manufacture and assembly;
4. Retail uses over 20,000 square feet if serviced by municipal water and sewer;
5. Public utility structures;
6. Private Warehousing and storage including Mini Storage Facilities;
7. Wholesale storage and distribution uses if serviced by municipal water;
8. Light industrial uses over 20,000 square feet;
9. Hotel/Motel;
10. Banquet, conference and convention facilities;
11. Restaurant with drive through;
12. Gasoline stations provided that the site is adjacent to a transportation interchange and no portion of the lot is within the Town Aquifer Protection Area, in accordance with Section 9.2.1, and/or within the Town Aquifer Protection Zone. See Section 9.2.2.
13. Cannabis Cultivator, Cannabis Micro-Cultivator, Cannabis Product Manufacturer, Cannabis Food and Beverage Manufacturer and Cannabis Packager
14. Cannabis Retailer and Hybrid Retailer, subject to the following provisions:
 - A. Establishment shall be no less than five hundred (500) linear feet from a school daycare or playground measured from the nearest property line of such establishment to the area reasonably considered to be a functional

use of the school, daycare or playground as determined by the Commission;

- B. On-site consumption is prohibited;
- C. Applicant shall submit documentation demonstrating the adequacy of traffic management controls, security measures, hours of operation and any additional information reasonably necessary to determine the suitability of the proposed site for the use.

15. Day Care/Nursery School in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut.

8.4 SWIMMING POOLS

Swimming pools and associated decks and other appurtenances are permitted as Accessory Uses on residential Lots provided they are not closer than fifteen (15) feet from any **side or rear** property line.

8.8 NON-RESIDENTIAL DEVELOPMENT

- 9. Day Care/Nursery School – Day care/nursery schools, other than ~~family day care homes~~, Family Child Care Homes and Group Child Care Homes may be permitted by Special Permit, subject to the following:
 - A. This use requires the minimum Lot area for the district where the use is permitted.
 - B. ~~A Single-Family Dwelling may coexist on the same Lot~~ **One single-family dwelling unit of not more than 2 bedrooms may coexist** in the same Building as the Day Care/Nursery School.
 - C. ~~In the Suburban Use District, a~~ **A Single-Family Dwelling** may occupy a second Building on the same Lot provided the Lot has twice the area requirement and it can be demonstrated that the Lot can be divided such that each use can stand alone on its own Lot and the Lots meet all the district requirements. This requirement shall be demonstrated on the Site Plan submitted for the Special Permit.
 - D. Parking areas and Driveways must have capacity to accommodate all vehicles dropping off or picking up children at any one time. There shall be no in-street drop-off or waiting except for school buses.
 - E. **In the Suburban Use District**, a minimum twenty-five (25) foot Buffer Area shall be established around the perimeter of the Lot. No Building, parking lot, Driveway (except for the entrance of the Driveway onto the Street), play area or any other use is permitted in this Buffer Area.
 - F. In the Suburban Use District, a sound-absorption plan that meets the approval of the Commission must be submitted.
 - G. In the Suburban Use District, the use and any structure related to the day care/nursery school, shall be designed so as to blend into the neighborhood. Parking and playground areas shall be fully screened from adjacent properties and the Street with year-round Evergreen plantings.

15. Camper units/Recreational Vehicles

No more than one (1) camper unit or Recreational Vehicle (RV) **as defined herein** shall be parked or stored on a Lot, except in an authorized recreation campground. Recreational Vehicles shall be located behind the **required** front yard setback or front building line, whichever is less, **and not** in **required** side or rear Yards. Recreational Vehicles cannot be used as permanent Dwelling Unit or for office use. See Exhibit 11.

8.10 DESIGN AND SITE DEVELOPMENT STANDARDS

4. Residential Unit Standards

~~A. Minimum Floor Area. The following minimum Floor Areas are required for residential Dwellings:~~

~~1. Single Family Dwelling~~

~~a. One (1) story, including raised ranch — 1,000 square feet.~~

~~b. One and one half (1½) story — 1,200 square feet (900 on ground floor and 300 on second floor).~~

~~c. Two (2) story — 1,400 square feet (800 on first floor and 600 on second floor).~~

~~2. Multi-Family Dwellings and Two-Family Dwellings shall contain a minimum of 500 square feet plus 150 square feet for each bedroom.~~

A. Minimum Floor Area. **The minimum floor area for any dwelling unit shall be as set forth in applicable building, housing or other code(s).**

Table 10.1 Number of Parking Spaces Required

Land Use	Minimum Spaces
Residential (Studio, 1-bedroom and 2-bedrooms)	1 per Dwelling Unit
Residential (3-bedrooms +)	2 per Dwelling Unit

10.5 PARKING LOT DESIGN

4. Electric Vehicle (EV) Charging Infrastructure

A. On and after January 1, 2023, each new construction of a commercial building or multi-unit residential building with thirty (30) or more designated parking spaces for cars or light duty trucks shall include Electric Vehicle (EV) charging infrastructure that is capable of supporting Level 2 Electric Vehicle Charging Stations or Direct Current (DC) Fast Charging Stations for at least ten per cent (10%) of such parking spaces.

14.1 APPLICATION AND REVIEW FEES

There are fees assessed for most development applications reviewed by **Land Use** Department personnel. These charges will change from time to time. A listing of charges for review of a development application is on file in the **Land Use** Office and is available on the Town's web site. Different activities may require different fees and all fees must be paid prior to commencement of review.

1. In addition to an application fee, the **Planning & Zoning Commission or Zoning Board of Appeals may require any applicant** to pay the cost of reasonable fees associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such application, such as regarding traffic or stormwater, for the benefit of such Commission or Board. Any such fees shall be accounted for separately from other funds of such Commission or Board and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the municipality or such Commission or Board. Any amount of the fee remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five (45) days after the completion of the technical review.

20.4 DEFINITIONS

RECREATIONAL VEHICLE: A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes. For the purposes of these Regulations, **boats longer than 18' in length are considered recreational vehicles.** No more than one (1) such unit shall be parked or stored on a Lot except in an authorized recreation campground.

8.2 AFFORDABLE HOUSING

1. **STANDARD AFFORDABLE HOUSING REQUIREMENT (10%)** - Any housing development with more than six (6) Dwelling Units proposed for single-family use **[as cumulatively created by subdivision or resubdivision after (enter effective date)]**, or more than three (3) **Dwelling Units** for multi-family use shall contain an Affordable Housing component that demonstrates that ten percent (10%) of all units will be **Affordable Housing Units as defined in Section 20.4 of these Regulations**, and provided in the following manner:
 - A. **Applicability:** **In order for a Dwelling Unit to be deemed an Affordable Housing Unit for the purposes of this Section, it must conform to the definition contained in Section 20.4 of these Regulations.** ~~In order for a unit to be deemed an "affordable Dwelling Unit" for purposes of these Regulations it must conform to the definition in CGS Section 8-30g as Section 8-30g relates to persons or families whose household income is less than or equal to eighty percent (80%) of the area or statewide Median Income, whichever is less, and must be deed restricted in accordance with CGS Section 8-30g, as amended.~~
 - B. **Density Bonus:** If fifteen percent (15%) or more Dwelling Units in a development are sold or rented as units of Affordable Housing **Units** in accordance with Section 8.2.1.A, the development can qualify for a twenty percent (20%) increase in gross density provided there is adequate capacity and connection to Town water and sewer.
 - C. **Quality and Size Floor Area:** **The Affordable Housing Units shall be of a construction quality and floor area that is comparable to market-rate units within the development and shall be dispersed throughout the development. For detached single-family Affordable Housing units in subdivisions, the Commission may allow a reduction in the floor area of an Affordable Housing unit, that is not less than 75% of the floor area of the nearest existing market-rate unit.** ~~The affordable Dwelling Units shall be of a construction quality and size that is comparable to market-rate units within the development and shall be dispersed throughout the development. A developer can reduce the size of half (50%) of the affordable Dwelling Units that will be sold or rented, but may not diminish the size of affordable Dwelling Units by more than twenty-five percent (25%) when compared to Dwelling Units sold at market rate.~~
 - D. **Phasing:** ~~The affordable Dwelling Units shall be built at the same time as other residential construction.~~ **The Affordable Housing Units shall be built at the same time as market-rate Dwelling Units, such that at any time during project construction, Affordable Housing Units available for sale or rent/lease shall represent the required percentage of the total number Dwelling Units available**

for sale or rent/lease.

- E. Bedrooms: The ratio of one (1), two (2) and three (3) bedroom units among the ~~affordable Dwelling Units~~ **Affordable Housing Units** shall be comparable to the ratio of one (1), two (2) and three (3) bedroom units among the market-rate Dwelling Units.
- F. Qualification of Occupants: Prospective buyers/occupants of the ~~affordable Dwelling Units~~ **Affordable Housing Units** will be required to fill out an application form containing instructions for calculating their Family income and allowing the **Property Manager** to verify the information. Income definitions prepared by the U.S. Department of Housing and Urban Development will serve as a principal guideline for such calculation. Applicants will be required to sign a verification of their review and understanding of the income maximums, the penalties for false information, and, with regard to tenants, the applicable procedures in the event that their income increases at some future time above the allowable maximum. Applicants will also be required to provide appropriate documentation to verify their income. Incomes of tenant(s) in each ~~affordable Dwelling Unit~~ **Affordable Housing Unit** that is rented will be re- verified annually.
- G. Standard Lease Provision: Each lease for an ~~affordable Dwelling Unit~~ **Affordable Housing Unit** will contain a ~~provision~~ explicit Affordability Restricts as prescribed under Sec. 8.2.1.N, reflecting that this unit is being rented as an **Affordable Housing Units as defined in Section 20.4 of these Regulations**. ~~an "affordable housing" as defined in CGS Section 8-30g, and is available only to persons or families whose household income is less than or equal to eighty percent (80%) or sixty percent (60%), where applicable, of the statewide Median Income as determined by the Connecticut Department of Economic and Community Development in conjunction with the U.S. Department of Housing and Urban Development. Approval by the Commission of such development is based in part on the condition that a defined percentage of units will always be rented as affordable Dwelling Units. The owner is required by law to strictly enforce these restrictions at all times.~~
- H. Maximum Monthly Payment: Calculation of the maximum monthly payment for an ~~affordable Dwelling Unit~~ **Affordable Housing Unit** that is rented/leased, ~~so as to satisfy CGS Section 8-30g,~~ shall utilize the ~~area~~ **Statewide** Median Income data as published by the U.S. Department of Housing and Urban Development for a rental unit, as in effect on the day the lease is signed. The maximum monthly payment, adjusted by bedroom size, for an ~~affordable Dwelling Unit~~ **Affordable Housing Unit** shall not be greater than the amount that will preserve such unit as an **Affordable Housing Units as defined in Section 20.4 of these Regulations**. ~~"affordable housing" as that term is defined in CGS Section 8-30g, as it applies to eighty percent (80%) units.~~
- I. Utility Allowance: The monthly rent for an ~~affordable Dwelling Unit~~ **Affordable Housing Unit** shall include a monthly allowance for utilities, which are heat, hot water and electricity, but exclude telephone and cable television. Heat and utility costs may be calculated by reasonable estimate.
- J. Principal Residence: ~~Affordable Dwelling Units~~ **Affordable Housing Units** shall be occupied only as ~~tenant's~~ **a qualified occupant's** principal residence. Subletting of

~~affordable rental units~~ **Affordable Housing Units** for more than the affordable rate **or to unqualified occupants** is prohibited.

K. Affordability Period: The ~~affordable~~ **affordability** period for each ~~affordable Dwelling Unit~~ **Affordable Housing Unit** shall be **forty (40) years** ~~based on CGS Section 8-30g, as amended,~~ and shall begin on the initial date of occupancy of each available **Affordable Housing Unit**.

L. Change of Income or Qualifying Status of Tenant: In the event that an ~~affordable Dwelling Unit~~ **Affordable Housing Unit** tenant's income changes so as to exceed the qualifying maximum at the time of re-verification, such tenant must provide notice to the **Property Manager** within seven (7) days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the ~~unit~~ **Affordable Housing Unit** within ninety (90) days, or to remain in the unit paying a market rate rent. Within fifteen (15) days of receiving notice of a tenant's disqualification, the **Property Manager** shall provide written notice to the tenant of the market rate rent for the unit. The tenant shall notify the **Property Manager** within fifteen (15) days of receipt of such notice whether the tenant will accept the market-rate rent or vacate. If the tenant elects to remain in the unit at the market rate, the property manager shall offer the next available unit as an ~~affordable Dwelling Unit~~ **Affordable Housing Unit**, if necessary, in order for the development to comply with the ~~proper~~ **required** minimum set aside for ~~affordable Dwelling Units~~ **Affordable Housing Units**.

M. Compliance Reporting for Leased/Rented Units: No later than January 31 of each year, beginning the year after the initial occupancy of the last ~~affordable Dwelling Unit~~ **Affordable Housing Unit** to be rented, the **Property Manager** shall prepare and file with the Commission or its designee ~~{Colchester Housing Authority}~~ a report, containing a list of the units utilized as ~~affordable Dwelling Units~~ **Affordable Housing Units**, a list of the incomes of all tenants, and a certification by the **Property Manager** of compliance. A violation of these Regulations shall not result in a forfeiture or reversion of title, but in enforcing these Regulations the Commission shall retain all enforcement powers granted by the Connecticut General Statutes, including Section 8-12, which powers include the authority, at any reasonable time, to inspect the property and to examine the books and records of the **Property Manager** to determine compliance of the development or individual units with these Regulations. **Non-compliance shall be resolved in accordance with CGS Section 8-30h.**

N. Affordability Restrictions: ~~There shall be several restrictions~~ **The following** restrictions shall be placed on the deeds **or lease agreements** of **all** ~~affordable Dwelling Units~~ **Affordable Housing Units**: They are identified below:

- ~~1. If an affordable Dwelling Unit is proposed to be sold/rented/leased, it must be to a Family that has household income below eighty percent (80%) or sixty percent (60%) of the area or statewide Median Income, whichever is less.~~
- ~~2. Homebuyers cannot incur monthly housing costs that exceed thirty percent (30%) of their monthly income.~~

- 1. This Dwelling Unit is designated by the Colchester Planning & Zoning Commission to be an Affordable Housing Unit as defined in Section 20.4**

of the Colchester Land Development (Zoning) Regulations, in accordance with P&ZC approval # _____.

2. For a period of not less than forty (40) years from the date of initial occupation, this Affordable Housing Unit shall be sold or rented at, or below price(s) which will preserve this unit as housing for which persons and families pay thirty per cent (30%) or less of their annual income, where such income is less than or equal to eighty per cent (80%) of the Connecticut Statewide Median Income as published by the U.S. Department of Housing and Urban Development.
3. The date of initial occupation of this deeded unit or date of initial occupation of this or substitute leased/rented unit is _____.

2. MULTI-FAMILY AFFORDABLE HOUSING INCENTIVE (30%) - In the Town Center (TC) and Suburban Use (SU) districts, on properties with available municipal water and sewer, and subsequent to review of a Site Plan – Class 2 and Special Permit, where applicable, the Commission may offer specific zoning flexibility for multi-family housing developments, provided that thirty percent (30%) of all Dwelling Units proposed are designated as Affordable Housing Units as defined in Section 20.4 of these Regulations, and provided in the following manner:

- A. Applicability: Utilization of this incentive requires that thirty percent (30%) of the total number of proposed multi-family Dwelling Units are Affordable Housing Units. In order for a Dwelling Unit to be deemed an Affordable Housing Unit for the purposes of this Section, it must conform to the definition contained in Section 20.4 of these Regulations.
- B. Zoning Flexibility: Where thirty percent (30%) of the total number of Dwelling Units are designated as Affordable Housing Units, the development may utilize flexibility with bulk and dimensional standards, as follows:

In the Suburban Use (SU) District, multi-family development requires a Special Permit per Section 4.3.3, though the bulk requirements of Section 4.5 are modified so that:

Minimum Lot Size:	87,120 SF (2 acres)
Minimum Buildable Area:	40,000 SF
Max. Units/Buildable Area:	No limit provided all other requirements are met
Maximum Units/Building:	30
Building Coverage:	30%
Impervious Coverage:	40%

For projects in the SU District, the requirements of Section 8.1.1 are modified so that:

8.1.1.A.2 is not applicable provided all other requirements are met.

8.1.1.A.5 shall be thirty percent (30%) Building Coverage and forty percent (40%) impervious coverage.

In the TC District multi-family developments with ≤ 8 units per building are permitted per Section 5.3.1.1.B, and multi-family developments with >8 units but no more than 36 units per building on parcels with ten (10) or more acres of buildable area require a Special Permit per Section 5.3.2.1, though the bulk requirements of Section 5.4 are modified so that:

- 2. Maximum Height: Three (3) stories or forty-five (45) feet
- 3. Max. Units/Buildable Area: No limit provided all other requirements are met

For projects in the TC District, the requirements of Section 8.1.1 are modified so that:

8.1.1.A.2 is not applicable provided all other requirements are met.

8.1.1.A.5 shall be thirty-five percent (35%) Building Coverage and forty-five percent (45%) impervious coverage.

- C. Quality and Floor Area: The Affordable Housing Units shall be of a construction quality and floor area that is comparable to market-rate units within the development and shall be dispersed throughout the development.
- D. Phasing: The Affordable Housing Units shall be built at the same time as market-rate Dwelling Units, such that at any time during project construction, Affordable Housing Units available for sale or rent/lease shall represent thirty percent (30%) of the total number Dwelling Units available for sale or rent/lease.
- E. Bedrooms: The ratio of one (1), two (2) and three (3) bedroom units among the Affordable Housing Units shall be comparable to the ratio of one (1), two (2) and three (3) bedroom units among the market-rate Dwelling Units.
- F. Qualification of Occupants: Prospective buyers/occupants of the Affordable Housing Units will be required to fill out an application form containing instructions for calculating their income and allowing the Property Manager to verify the information. Income definitions prepared by the U.S. Department of Housing and Urban Development will serve as a principal guideline for such calculation. Applicants will be required to sign a verification of their review and understanding of the income maximums, the penalties for false information, and, with regard to tenants, the applicable procedures in the event that their income increases at some future time above the allowable maximum. Applicants will also be required to provide appropriate documentation to verify their income. Incomes of tenant(s) in each Affordable Housing Unit that is rented will be re-verified annually.
- G. Standard Lease Provision: Each lease for an Affordable Housing Unit will contain explicit Affordability Restrictions as prescribed under Sec. 8.2.2.N, reflecting that this unit is being rented as an Affordable Housing Unit as defined in Section 20.4 of these Regulations. The owner is required by law to strictly enforce these restrictions at all times.
- H. Maximum Monthly Payment: Calculation of the maximum monthly payment for an Affordable Housing Unit that is rented/leased shall utilize the Statewide

Median Income data as published by the U.S. Department of Housing and Urban Development for a rental unit, as in effect on the day the lease is signed. The maximum monthly payment, adjusted by bedroom size, for an Affordable Housing Unit shall not be greater than the amount that will preserve such unit as an Affordable Housing Units as defined in Section 20.4 of these Regulations.

- I. Utility Allowance: The monthly rent for an affordable Dwelling Unit shall include a monthly allowance for utilities, which are heat, hot water and electricity, but exclude telephone and cable television. Heat and utility costs may be calculated by reasonable estimate.
- J. Principal Residence: Affordable Housing Units shall be occupied only as tenant's principal residence. Subletting of Affordable Housing Units for more than the affordable rate or to unqualified occupants is prohibited.
- K. Affordability Period: The affordability period for each Affordable Housing Unit shall be forty (40) years and shall begin on the initial date of occupancy of each available Affordable Housing Unit.
- L. Change of Income or Qualifying Status of Tenant: In the event that an Affordable Housing Unit tenant's income changes so as to exceed the qualifying maximum at the time of re-verification, such tenant must provide notice to the Property Manager within seven (7) days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit Affordable Housing Unit within ninety (90) days, or to remain in the unit paying a market rate rent. Within fifteen (15) days of receiving notice of a tenant's disqualification, the Property Manager shall provide written notice to the tenant of the market rate rent for the unit. The tenant shall notify the Property Manager within fifteen (15) days of receipt of such notice whether the tenant will accept the market-rate rent or vacate. If the tenant elects to remain in the unit at the market rate, the property manager shall offer the next available unit as an Affordable Housing Unit, if necessary, in order for the development to comply with the required minimum set aside for Affordable Housing Units.
- M. Compliance Reporting: No later than January 31 of each year, beginning the year after the initial occupancy of the last Affordable Housing Unit to be rented, the Property Manager shall prepare and file with the Commission or its designee a report, containing a list of the units utilized as Affordable Housing Units, a list of the incomes of all tenants, and a certification by the Property Manager of compliance. A violation of these Regulations shall not result in a forfeiture or reversion of title, but in enforcing these Regulations the Commission shall retain all enforcement powers granted by the Connecticut General Statutes, including Section 8-12, which powers include the authority, at any reasonable time, to inspect the property and to examine the books and records of the Property Manager to determine compliance of the development or individual units with these Regulations. Non-compliance shall be resolved in accordance with CGS Section 8-30h.
- N. Affordability Restrictions: The following affordability restrictions shall be placed on the deeds or lease agreements of all Affordable Housing Units:
 - 1. This Dwelling Unit is designated by the Colchester Planning & Zoning

Commission to be an Affordable Housing Unit as defined in Section 20.4 of the Colchester Land Development (Zoning) Regulations, in accordance with P&ZC approval # _____.

2. For a period of not less than forty (40) years from the date of initial occupation, this Affordable Housing Unit shall be sold or rented at, or below price(s) which will preserve this unit as housing for which persons and families pay thirty per cent (30%) or less of their annual income, where such income is less than or equal to eighty per cent (80%) of the Connecticut Statewide Median Income as published by the U.S. Department of Housing and Urban Development.
3. The date of initial occupation of this deeded unit or date of initial occupation of this or substitute leased/rented unit is _____.
- O. Affordability Plan: Any person filing an application under this section shall submit, as part of the application, an Affordability Plan which shall include at least the following: (1) Designation of the person, entity or Agency that will be responsible for the duration of any affordability restrictions, for the administration of the Affordability Plan and its compliance with the income limits and sale price or rental restrictions; (2) an affirmative fair housing marketing plan governing the sale or rental of all Affordable Housing Units; (3) a sample calculation of the maximum sales prices or rents of the intended affordable Dwelling Units; (4) a description of the projected sequence in which the affordable Dwelling Units will be built and offered for occupancy and the specific location of such units within the proposed development; and (5) draft property deeds and/or lease agreements that contain the Affordability Restrictions prescribed by Sec. 8.2.2.N of these Regulations.

20.4 DEFINITIONS

Affordable Housing Unit: A dwelling unit conveyed by deed or lease, containing covenants or restrictions which shall require that, for at least forty (40) years after the initial occupation of the proposed development, such dwelling unit shall be sold or rented at, or below prices which will preserve the units as housing for which persons and families pay thirty per cent (30%) or less of their annual income, where such income is less than or equal to eighty per cent (80%) of the Statewide Median Income as published by the U.S. Department of Housing and Urban Development, or Assisted Housing as defined in CGS Sec. 8-30g(a)(3).

Enabling Legislation for Affordable Housing Requirement:

CGS Sec. 8-2i(a)(1) "the setting aside of a reasonable number of housing units for long-term retention as affordable housing through deed restrictions or other means";

Application PZC 2023-015 – Part C

Proposed Amendments to Land Development (Zoning) Regulations

Applicant: Colchester Planning & Zoning Commission

Prepared by: Demian A. Sorrentino, AICP, CSS, Planning Director

Final Draft for Public Hearing 3/7/24

3.3 Special Permit Uses in the RU District

7. Manufactured Home Park (MHP) pursuant to Sec. 8.13

4.3 Special Permit Uses in the SU District

9. Manufactured Home Park (MHP) pursuant to Sec. 8.13

13.6 NON-CONFORMING MOBILE HOME PARKS **(EXISTING)**

No new Mobile Home Park is permitted in the Town of Colchester.

1. Expansion of Existing Mobile Home Parks – Expansion of existing Mobile Home parks may be permitted in accordance with the following:
 - A. Expansion of twenty-five percent (25%) of the total number of existing and occupied Lots as of the effective date of these Regulations is permitted.
 - B. Either public water and/or sewer facilities must be provided. Each site must be serviced by individual water and sewer facilities.
 - C. Minimum Lot size must be 20,000 square feet per each Mobile Home site.
 - D. Must comply with all Public Health Codes.
 - E. The storage, collection and disposal of refuse in the Mobile Home Park shall be handled or managed so as not to create health hazards, rodent harborage, insect breeding areas, accident hazards and/or area pollution.
 - F. No Additions to Mobile Homes shall be permitted unless a minimum of ten (10) feet from adjacent Mobile Home is provided or a minimum of ten (10) feet from individual Lot line is provided.
 - G. Additional Lots or Mobile Home sites may be added after approval by the Commission of a Site Plan – **Class 2** showing these Lots, in accordance with Section 15 of these Regulations. Said Site Plan shall show the location of all proposed Mobile Home sites, Mobile Home parking area, driveways, sewer and water supplies, etc. The proposed roadway system must comply with the Road requirements noted in the Subdivision Regulations, with the exception that such Road may be ~~twenty-four (24)~~ **twenty-two (22)** feet in width and curbing is not required.
 - H. Any variation from the approved Site Plan for the location of the Mobile Home on each **Lot or Mobile Home** Site shall be approved by the Zoning Enforcement Officer on a ~~Class 2~~ **Class 2** Site Plan – **Class 2** submitted in accordance with Section 15.4 of these Regulations.

20.4 DEFINITIONS

MANUFACTURED HOME: A structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. ~~The term includes all Mobile Homes and also includes park trailers, travel~~

trailers, and similar transportable structures placed on a site for 180 consecutive days or longer. A detached residential unit having three-dimensional components which are intrinsically mobile with or without a wheeled chassis or a detached residential unit built on or after June 15, 1976, in accordance with federal manufactured home construction and safety standards, and, in either case, containing sleeping accommodations, a flush toilet, tub or shower bath, kitchen facilities and plumbing and electrical connections for attachment to outside systems, and designed for long-term occupancy and to be placed on rigid supports at the site where it is to be occupied as a residence, complete and ready for occupancy, except for minor and incidental unpacking and assembly operations and connection to utilities systems (Reference CGS Sec. 21-64(1)).

MOBILE HOME: A structure originally designed and constructed or redesigned and reconstructed for year-round occupancy for one (1) or more persons and equipped with or designed to be equipped with wheels for movement of the structure from place to place.

Add the following Section 8.13 (all text is proposed):

8.13 MANUFACTURED HOME PARK (MHP)

1. The purpose of the Manufactured Home Park (MHP) is to allow for single-family residential manufactured homes to be located on six thousand square foot (6,000 SF) Land Units with associated internal access roads and open spaces. The allowance of MHPs is intended to afford the private sector the opportunity to make available new housing stock which would be accessible to the first-time home buyer, single head of household, and the retired segment of the community. A diversified type of manufactured homes within the MHP will be strongly encouraged by the Commission.
2. A Manufactured Home Park (MHP) shall require a Special Permit in the Suburban Use (SU) and Rural Use (RU) zoning districts, and shall meet the following requirements:
 - A. Minimum parcel size: The minimum land area required for a MHP is four (4) acres.
 - B. Maximum density: The maximum unit density for a MHP shall be 5 units per acre. Density Methodology: 1 acre of land is 43,560 SF; (5) 6,000 SF lots = 30,000 SF (70% of one acre for Land Units; 15% of an acre for open space; 15% for of an acre internal access roads.
 - C. Land Units: Each manufactured home shall have a minimum of six thousand square feet (6,000 SF) of land area that is owned together with the manufactured home that is placed thereon. Land lease is expressly prohibited.
 - D. Frontage: Each designated Land Unit shall have a minimum of 60' of frontage on the internal access road and should be varied to provide for maximum variety and aesthetic appeal.
 - E. Setbacks from property perimeter: No manufactured homes within a MHP may be located within 75' of a perimeter property line that is adjacent to a State or Town Road, or within 35' of the perimeter boundary of the MHP.
 - F. Front yard setback from internal access roads: The minimum average of all front yards shall be twenty-five feet (25') with no front yard of any MHP Land Unit being less than fifteen feet (15') from a front Land Unit line abutting an internal access road. Front yard setbacks should be staggered to provide a maximum variety in the size of such front yards.

- G. Side yard setback: Ten feet (10') minimum from the side Land Unit line.
- H. Rear yard setback: Twenty feet (20') minimum from the rear Land Unit line
- I. Building Separation: Thirty feet (30') minimum between manufactured homes
- J. Driveway Access: All manufactured homes in a MHP shall be accessed from the internal access road and not via an individual driveway to a State or Town Road.
- K. Open Space and Recreation: A minimum of fifteen percent (15%) of the total gross land area of the MHP shall be set aside for passive or active recreational use. A maximum of fifty percent (50%) of the open space set-aside may be regulated inland wetlands, and the remaining fifty percent (50%) shall be useable land. Construction of a clubhouse or community center for exclusive use by Park residents is encouraged, and may be accepted in lieu of the useable open space land requirement.
- L. Internal Access Road Standards: Internal Access Roads must comply with the Road requirements noted in the Colchester Subdivision Regulations, with the exception that such Road may be twenty-two (22) feet in width and curbing is not required. Loop roads, in lieu of cul-de-sacs, may be constructed provided that the center line radius of any such road is not less than forty-five feet (45') and the central angle of the curve of such road is not less than one hundred eighty degrees (180°). Gravel internal access roads are expressly prohibited.
- M. Sidewalks: 4' wide concrete pedestrian sidewalks internal to the MHP may be required at the Commission's discretion, where deemed beneficial to the residents of the Park, or where connection to existing sidewalks along State or Town Roads is currently feasible, or may be feasible in the future.
- N. Driveways: Individual driveways leading from an internal access road to a manufactured home shall be paved in their entirety. Gravel driveways are expressly prohibited.
- O. Water Supply: Potable water supply for MHPs shall be provided by either (1) the Colchester public water supply system, or (2) a non-transient community public water supply permitted by the Connecticut Department of Public Health. If water supply is to be provided by connection to the Colchester public water supply system, construction of all associated infrastructure shall be in accordance with current Department of Public Works standards and specifications.
- P. Sanitary Sewage: Sanitary sewage disposal for MHPs shall be provided by either (1) connection to the Colchester public sanitary sewer system, or (2) a centralized on-site Subsurface Sewage Disposal System (SSDS) permitted by the Chatham Health District and/or the Connecticut Department of Public Health. If sanitary sewage disposal is to be provided by connection to the Colchester public sanitary sewer system, construction of all associated infrastructure shall be in accordance with current Department of Public Works standards and specifications.
- Q. Ownership of Infrastructure: Unless otherwise specified or required, ownership and maintenance of all roads, sidewalks, stormwater management, water supply and sanitary sewer infrastructure within the MHP shall remain vested in the MHP Association of Owners.
- R. Underground Utilities: All utilities within a MHP shall be placed underground. Where above-ground utility appurtenances are required, they shall be appropriately screened from view by landscaping or other suitable means.

- S. Fire Protection: The location of all fire protection infrastructure, whether hydrants if public water supply is utilized, or underground storage cistern(s) if a non-transient community public water supply is utilized, must be approved by the Colchester Fire Marshal prior to the granting of a Special Permit.
 - T. Refuse Collection: Refuse collection is the responsibility of the MHP Association of owners. Any centralized refuse collection areas shall be screened from view with fences, berms, and/or landscaping.
3. All Manufactured Homes placed within MHPs approved under this Section shall be new, and meet the following specifications:
- A. Manufactured Home Standards: All manufactured homes shall have a minimum width of fourteen feet (14') and shall meet or exceed all applicable construction standards, CT Building Code, FEMA Code, HUD Code and CT Health Code requirements. The main roof of all manufactured homes shall have a minimum of 2/12 pitch.
 - B. Wind Load Protection: All foundations, slabs, and tie downs for manufactured homes must comply with the most recent edition of the CT Building Code, FEMA Code and HUD Code.
 - C. Skirting: If a solid concrete or masonry perimeter foundation is not used, a solid screen material shall conceal the void between the bottom of the manufactured home and the ground. The use of a solid, low maintenance skirting material is preferable. The use of lattice around the perimeter of the manufactured home is expressly prohibited.
4. In order to maintain affordability in perpetuity, all MHPs permitted under this Section shall be resident-owned (Association of owners) and the manufactured homes therein shall, at all times, be owner-occupied. Renting or sub-letting is expressly prohibited.
- A. Each manufactured home and its associated Land Unit shall be held together in single ownership, and shall at no time be separated one from another. Land lease(s) within a MHP permitted under this Section is expressly prohibited.
 - B. All common elements of the MHP must be owned in perpetuity by an Association of owners, not by an absentee owner or management company.
 - C. An Association of owners may contract the operational management of the MHP to an outside management company, but at no time shall any portion of the MHP, its common elements, manufactured homes, or Land Units be owned by any individual or entity other than the resident owners of the MHP or an Association of said owners.

Notes:

This proposed MHP Section could be made age-restricted to 55+ if the Commission is concerned about impacts to schools.

To see the variety of manufactured homes that are available, see the following link:

<https://www.jacobsenplantcity.com/our-manufactured-and-modular-home-floor-plans/>

CT General Statutes Sec. 8-30g(k)

(4) mobile manufactured homes located in mobile manufactured home parks or legally approved accessory apartments, which homes or apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, or (5) mobile manufactured homes located in resident-owned mobile manufactured home parks.

“resident-owned mobile manufactured home park” means a mobile manufactured home park consisting of mobile manufactured homes located on land that is deed restricted, and, at the time of issuance of a loan for the purchase of such land, such loan required seventy-five per cent of the units to be leased to persons with incomes equal to or less than eighty per cent of the median income, and either (A) forty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than sixty per cent of the median income, or (B) twenty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than fifty per cent of the median income.

Centralized SSDS Permitting Requirements:

- Generally 150 GPD per bedroom design flow (2 occupants @ 50 GPD ea w/ 1.5 factor of safety)
- 0 – 2,000 GPD permitted by Chatham HD (CT DPH central system exception required) – up to 13 bedrooms;
2,000 – 7,500 GPD permitted by CT DPH – up to 50 bedrooms;
- 7,500+ GPD permitted by CT DEEP – 50+ bedrooms.



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

March 20, 2024

The Honorable Peter D. Kasper
Chairperson
Town of Hebron
Town Office Building
15 Gilead Street
Hebron, CT 06248
pkasper@hebronct.com

RE: **EM-VER-067-240320** - Cellco Partnership d/b/a Verizon Wireless notice of intent to modify an existing telecommunications facility located at 107 Buck Road, Hebron, Connecticut.

Dear Chairperson Kasper:

Pursuant to the Regulations of Connecticut State Agencies Section 16-50j-72, the Connecticut Siting Council (Council) is in receipt of a request to modify an existing telecommunications facility located in the Town of Hebron.

In accordance with Section 16-50j-73 of the Regulations of Connecticut State Agencies, on March 14, 2024, written notice of the intent to modify the existing telecommunications facility was provided to the Council, the property owner of record and the chief elected official of the municipality in which the existing telecommunications facility is located.

The above-referenced request for exempt modification may be accessed on the Council's website at the following link: https://portal.ct.gov/-/media/CSC/2_EMS-medialibrary/Hebron/BuckRd/Verizon/EM-VER-067-240320_FILING_BuckRoad_Hebron_a.pdf.

Should you have any questions or comments regarding the above-referenced request, please feel free to call me at 860-827-2951 or submit written comments to the Council by April 3, 2024.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melanie A. Bachman".

Melanie A. Bachman
Executive Director

MAB/ANM/dll

c: Andrew J. Tierney, Town Manager, Town of Hebron (atierney@hebronct.com)

Public Hearing Petition 2024-1, Historic Wood Bridge, JW Barber 1836.

Kevin J. Tulimieri <kjt.history@gmail.com>

Tue 3/12/2024 3:55 PM

To: Natalie Wood <nwood@hebronct.com>; Frank Zitkus <fzitkus@hebronct.com>; David Sousa <dsousa@hebronct.com>; Terry McManus <tmcmanus@hebronct.com>; Bradley Franzese <bfranzese@hebronct.com>; Janet Fodaski <jfodaski@hebronct.com>; Devon Garner <dgarner@hebronct.com>
Cc: Matthew Bordeaux <mbordeaux@hebronct.com>

 1 attachments (1 MB)

Bridge JW Barber Willimantic 1836.jpg;

Dear Chairman Wood and members of the Planning and Zoning Commission,

Thank you for your time and consideration regarding Petition 2024-1, the Town of Hebron's construction of a pedestrian bridge between the Douglas Library and Pendleton Drive. As you are aware, this location is within and adjacent to the National Register Historic District. It is also located in close proximity to Hebron's most visible historic building, the 1838 Old Town Hall. I respectfully request the Planning and Zoning Commission require the Town to provide new designs for a bridge that will maintain the integrity and historic quality of this location.

I have attached a photo and a link to a drawing created by John Warner Barber (1798-1885) in 1836. It features a view of Willimantic, Connecticut with a timber frame bridge.

<http://emuseum.chs.org/emuseum/objects/21850/south-west-view-willimantic-windham-ct?ctx=cc085f487975b3de305380cf4b1024696c4b42fa&idx=3>

We are fortunate to have Country Carpenters located right here in Hebron, experts in timber frame construction. I would request that the Planning and Zoning Commission and the Town meet with Country Carpenters to see if a construction of this nature is a possibility. If not, I would be happy to suggest other timber frame craftsmen that may be able to provide such a structure.

Not only would a mid-19th century period style pedestrian bridge compliment the National Register Historic District, it would itself become an attraction and asset for the Hebron Green District.

Thank you and please let me know if you have any questions.

All best wishes,

Kevin J. Tulimieri

110 Kinney Road

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