

CONSERVATION COMMISSION AGENDA  
REGULAR MEETING (VIRTUAL)  
Thursday, July 11, 2024, 7:30 P.M.  
Town Office Building, 15 Gilead Street, Hebron, CT

RECEIVED

2024 JUL -2 P 2: 11  
Asst.  
HEBRON TOWN CLERK

REGULAR MEETING (VIRTUAL)

Conservation Commission Regular Meeting (Virtual)  
Jul 11, 2024, 7:30 – 10:30 PM (America/New\_York)  
Please join my meeting from your computer, tablet or smartphone.

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You can also dial in using your phone.

Access Code:

384-222-005

United States:

[+1 \(408\) 650-3123](tel:+14086503123)

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REGULAR MEETING OF JULY 11, 2024

- I. Call to Order/Roll Call
  - A. Seating of Alternate
- II. Approval of Minutes – Regular Meeting – May 9, 2024
- III. Additions to the Agenda
- IV. Recognition of Guests: Opportunity for citizens to briefly address the Commission on non-agenda items.
- V. Violations
- VI. Pending Applications
- VII. New Applications
  - A. **Petition 2024-5: 981 Church Street, Amston, Ned Tewksbury on behalf of the Quinebaug Valley Engineers Association, Construction of a 24' x 60' Storage Building in the Upland Review Area**
  - B. **Petition 2024-6: 981 Church Street, Amston, Ned Tewksbury on behalf of the Quinebaug Valley Engineers Association, Construction of a 26' x 38' Restroom Facility in the Upland Review Area**
- VIII. Wetlands Agent Approvals
- IX. Pre-applications - None

**CONSERVATION COMMISSION**  
**AGENDA (cont.)**  
**REGULAR MEETING (VIRTUAL)**  
**Thursday, July 11, 2024, 7:30 P.M.**  
**Town Office Building, 15 Gilead Street, Hebron, CT**

X. New Business

- A. Endorsement of Town Application to CTRC&D to Conduct an ERT Review of the O’Conner Property

XI. Other Pertinent Business

- A. Annual Report, Hebron Conservation and Inland Wetlands Commission
- B. Hebron Day 24, Saturday, June 15th

XII. Correspondence

- A. Correspondence dated May 9, from J. Cordier to Jeffrey Arpin, 225 Deepwood Drive re: Notice of Decision, Petition 2024-4
- B. Correspondence dated June 5, from F. Zitkus to J. Cordier, re: OSLAC endorsement of the Town’s Application to CTRC&D for an ERT Review of the O’Conner Parcel
- C. Correspondence dated June 6, from N. Piche, DEEP, to J. Cordier, re: Salmon River State Forest: Gilead Block Management Plan Review; Solicitation of Comments

XIII. Liaison Reports

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

XIV. Adjournment

Next Regular Meeting – August 8, 2024 (Virtual)

JC/dmg

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, May 9, 2024 - 7:30 PM**

RECEIVED  
2024 MAY 13 A 8:17  
E.D. Asst.  
HEBRON TOWN CLERK

**MINUTES**

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

Chris Frey called the meeting to order at 7:37 p.m.

**Members Present:** Tom Loto (Chair, arrived at 8:05 p.m.), Chris Frey (Vice-Chair), Dan Seremet, Joanna Chester

**Members Absent:** Jasmin Okugic

**Staff Present:** Jim Cordier

**Guests:** Jeff Arpin, Charles Dutch

**II. Approval of Minutes - April 11, 2024 (Regular Meeting)**

A. D. Seremet submitted the following amendment:

1. Section VII.A – amend to include “Due to the condition of the bridge and anticipated mandate from state of CT to replace as soon as possible the bridge is being replaced in kind”

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

**III. Additions to the Agenda**

None.

**IV. Recognition of Guests**

A. **Jeff and Fran Arpin** – Applicants for Petition 2024-04.

**V. Violations**

C. Frey and J. Cordier discussed a visit paid to a property abutting an Open Space area, where an excavator and skid steer had been observed near a stream. Upon closer observation and discussion with the resident, it was determined no violations had occurred, but the individual was advised that further work requires a permit.

**VI. Pending Applications**

None.

**VII. New Applications**

A. **Petition 2024-04: 225 Deepwood Drive, Amston, Jeffrey Arpin, Demolition of Existing Dwelling and Construction of Single-Family Dwelling in the Upland Review Area**

Charles Dutch, land surveyor working with the petitioners (J. and F. Arpin), briefed the Commission on plans to tear down the existing structure and construct a new house. Issues such as demolition material removal (including the potential for hazardous materials), water runoff and drainage outlets, and erosion control measures (both during construction and after completion), were discussed.

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2024 MAY 13 A 8:17  
EDX. Mast.  
HEBRON TOWN CLERK

*(T. Loto arrived at 8:05 p.m.)*

Several Commission members inquired about the possible presence of lead paint or asbestos, due to the age of the home to be demolished. There was discussion on the parcel's topography, and anticipated grading during the project. The property is currently on the sewer system. J. Chester asked if the previous septic tank had been removed, if it is no longer in use. C. Dutch noted public health regulations require abandoned vessels to be removed or crushed.

**Motion by D. Seremet and seconded by J. Chester to approve Petition 2024-04 (225 Deepwood Drive, Amston, Demolition of Existing Dwelling and Construction of Single-Family Dwelling in the Upland Review Area), with the following conditions, with all to be added to the plan under construction notes:**

- 1. Erosion controls installed and wetland agent inspection prior to construction**
- 2. Demolition materials to be live loaded due to concern for hazardous building materials**
- 3. No demolition materials stockpiling directly on soils**
- 4. Provide specification/detail on footing drain outlet/plunge pool**
- 5. Notes about lawn restoration to be added to plans**
- 6. Notify wetland agent after soil stabilization prior to erosion & sedimentation control removal**
- 7. Lawn to be hydroseeded**

**The motion passed unanimously (4-0).**

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

J. Cordier noted the usual seasonal uptick in compliance checks, but reported nothing in a regulated area.

**IX. Pre-Applications**

No pre-applications came before the Commission, though J. Cordier noted two anticipated applications concerning work in within the wetland review area, as well as installation of a solar array at Oak Hill/Camp Hemlocks.

**X. New Business**

None.

**XI. Other Pertinent Business**

**A. Hebron Day – June 2024**

Hebron Day is scheduled for Saturday, June 15<sup>th</sup>. J. Cordier reported F. Zitkus of OSLAC is securing a booth, likely to be shared with the Commission.

**B. 25 Mai Rd Settlement Status**

Per J. Cordier, once the surveyor's plans are updated, Town Attorney K. Slater will file it with the town, along with the settlement invoice. \$10,000 will be added to the

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HEBRON TOWN CLERK

Town's Open Space fund. There was brief discussion on OSLAC funding and potential parcels for Open Space acquisition.

**XII. Correspondence**

- A. Correspondence dated April 11 from J. Cordier to M. Bordeaux, Director of Planning and Development, Town of Hebron re: Notice of Decision, Petition 2024-03
- B. Correspondence from J. Cordier to Town Clerk re: Legal Notice of Action, Petition 2024-03
- C. Correspondence from CT Resource, Conservation and Development Area, Inc. to J. Cordier re: Air Line State Park Trail Regional Meeting at Windham Town Hall on Monday, May 20th from 3:00 PM to 5:00 PM

J. Cordier noted items A and B are pro forma notifications from permits previously approved by the Commission, with no further discussion. The Commission discussed item C, and the creation of a standing committee for planning and maintenance of the Air Line State Park Trail.

**XIII. Liaison Reports**

**A. Open Space Land Acquisition Committee/Trail Rangers**

C. Frey noted earlier discussions on Open Space parcels and potential acquisitions, as well as a new parking area on Old Colchester Road for the Bernstein property. There was then discussion on access to trails, and trail development, with J. Chester stating she is in the process of designing a trail for the property. The Commission discussed meeting at the site to begin clearing a trail. J. Chester also noted a planned hike on June 1<sup>st</sup> for Trail Day, convening at 10:30 a.m. at the Way Property. She also reported the state is conducting its State Park Passport program again this year.

**B. Salmon River Watershed Partnership**

C. Frey reported an upcoming meeting on the 17<sup>th</sup>.

**XIV. Adjournment**

The next regular meeting will be June 13<sup>th</sup>. The Commission briefly discussed the status of the proposed land swap with Savy and Sons, as well as the history of both parcels involved.

**Motion by J. Chester and seconded by D. Seremet to adjourn.**

Meeting adjourned at 9:00 p.m.

Respectfully submitted,  
Hannah Walcott (Board Clerk)

APPLICATION

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



OK # 2603 Dmg

File No.	
Received:	6/4/24
Approved:	
Denied:	
Fee Paid:	\$130

Inland Wetlands and Watercourses Permit

Site Location Hebron, CT Assessors Map \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_  
Street Address 981 Church St. Total Parcel Acreage 100 Total Area of Wetlands Disturbance 0

Owner of Record Quinebaug Valley Engrs. Assoc., Inc. Telephone (H) 860-982-5158 (W) Art Chester, Treasurer  
Address 544 Amston Rd., Colchester, CT Mailing Address 180 S. Plumb. Rd.,  
Address \_\_\_\_\_ Mailing Address Middletown, CT  
06457

Applicant Ned Tewksbury Telephone (H) 860-537-2252 (W) \_\_\_\_\_  
Address 90 Park Rd., Colchester, CT Mailing Address Same  
Address 06415 Mailing Address \_\_\_\_\_

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

To the Conservation Commission:  
I, Ned Tewksbury, hereby apply for and Inland Wetlands and Water Courses Permit, pursuant to Section(s) \_\_\_\_\_ of the Hebron Inland Wetlands and Watercourse Regulations for: (describe proposed regulated activities) 26' x 30' Restroom Facility  
26' x 38'

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

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

Ned A. Tewksbury  
Signature of Owner (s)

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

Ned A. Tewksbury  
Signature of Applicant

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

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Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

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60'

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Ned R. Tewksbury  
Signature of Owner (s)

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

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Signature of Applicant

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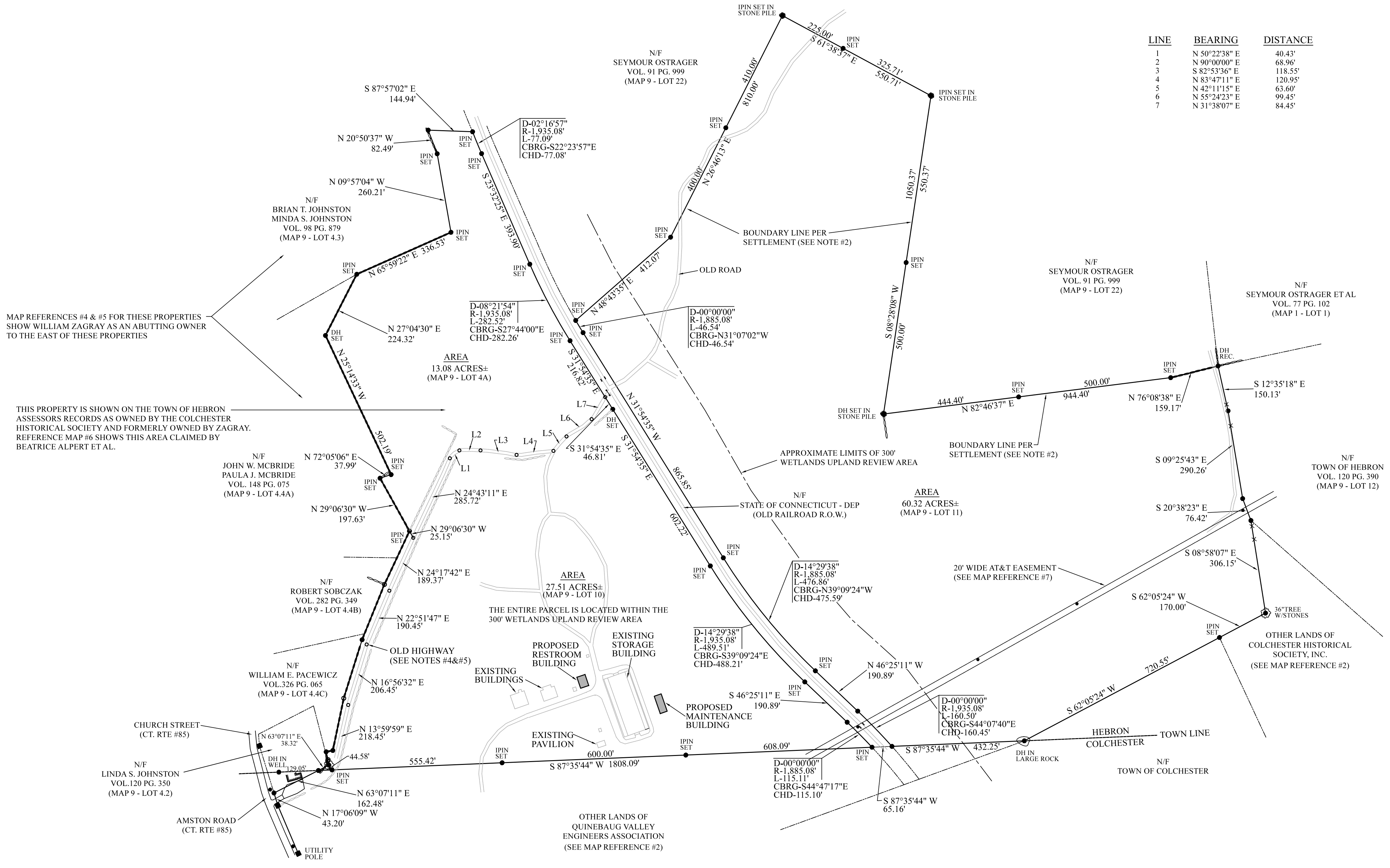
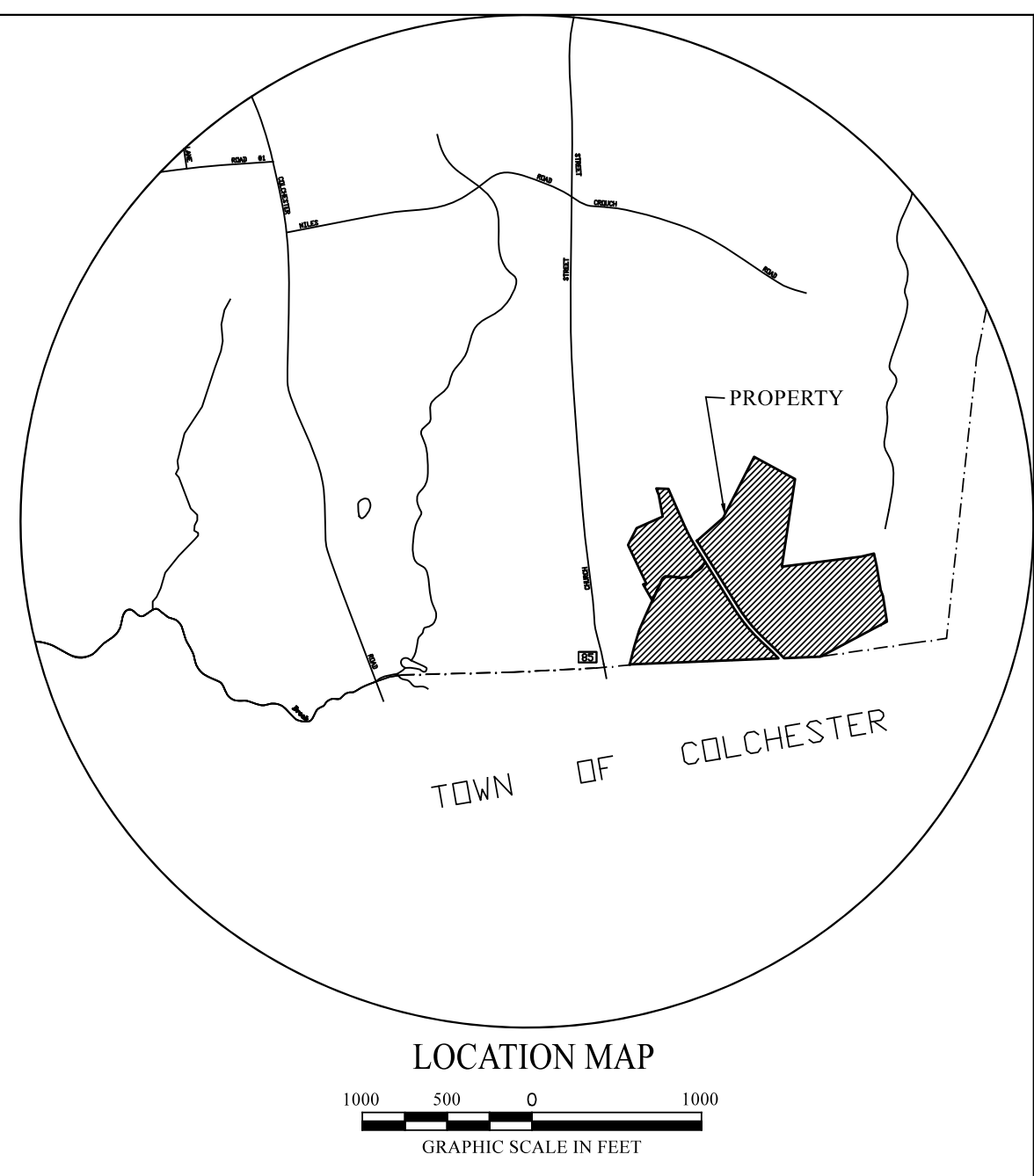
Ned A. Tewksbury  
Signature of Owner (s)

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

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LINE	BEARING	DISTANCE
1	N 50°22'38" E	40.43'
2	N 90°00'00" E	68.96'
3	S 82°53'36" E	118.55'
4	N 83°47'11" E	120.95'
5	N 42°11'15" E	63.60'
6	N 55°24'23" E	99.45'
7	N 31°38'07" E	84.45'

MAP REFERENCES #4 & #5 FOR THESE PROPERTIES SHOW WILLIAM ZAGRAY AS AN ABUTTING OWNER TO THE EAST OF THESE PROPERTIES

THIS PROPERTY IS SHOWN ON THE TOWN OF HEBRON ASSESSORS RECORDS AS OWNED BY THE COLCHESTER HISTORICAL SOCIETY AND FORMERLY OWNED BY ZAGRAY. REFERENCE MAP #6 SHOWS THIS AREA CLAIMED BY BEATRICE ALPERT ET AL.

**OWNER/APPLICANT:**  
 QUINEBAUG VALLEY ENGINEERS ASSOCIATION  
 544 AMSTON ROAD  
 COLCHESTER, CT 06415

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
  - FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF HEBRON LAND RECORDS VOLUME 239 - PAGE 137. REFERENCE IS ALSO MADE TO A BOUNDARY LINE AGREEMENT & SETTLEMENT RECORDED IN VOL. 297 PG. 278.
  - THE PROPERTIES ARE SHOWN ON ASSESSORS MAP 9, LOTS #4A, 10, & 11.
  - ANCIENT HIGHWAY ABANDONED & DISCONTINUED JULY 30, 1979 AS RECORDED IN THE TOWN OF HEBRON TOWN MEETING BOOK 7, PAGE 287.
  - POSSIBLY SUBJECT TO & TOGETHER WITH RIGHTS TO PASS & REPASS OVER THE OLD ANCIENT HIGHWAY WHICH WAS ABANDONED & DISCONTINUED.
  - THE PROPERTY IS LOCATED IN THE TOWN OF HEBRON ZONING DISTRICT R1.
  - THE PROPERTY IS LOCATED IN FLOOD ZONE "CX" AREAS OF 500 YEAR FLOODS AS SHOWN ON "FRM MAP - TOWN OF HEBRON, CONNECTICUT, TOLLAND COUNTY, PANEL 10 OF 10, CPN 090162 0010 B, MARCH 18, 1991.

- MAP REFERENCES:**
- LAND IN HEBRON AND COLCHESTER, CT, HARRY STANLEY & WILLIAM ZAGRAY, SCALE: 1"=200', NOV. 15, 1995 BY FRANCIS T. DONOFORIO.
  - PROPERTY SURVEY PREPARED FOR COLCHESTER HISTORICAL SOCIETY ON CT. ROUTE 85 & EAST TO THE RAILROAD, COLCHESTER, CONNECTICUT, 1"=200', DATED: 6/14/2002, REV. 7/11/2002 BY THE CENTER, LLC.
  - PLAN OF LAND OF MURRAY, EVA & SEYMOUR OSTRAGER, HEBRON, CONN., SCALE: 1"=100', APRIL 1976 BY PAUL KAYES.
  - PLAN SHOWING PROPERTY OF STELLA ANN JOHNSTON, CONN. ROUTE 85, HEBRON, CONN., SCALE: 1"=200', DEC. 20, 1974 BY BERNARD F. STONE & ASSOC., INC.
  - FINAL SUBDIVISION PLAN PROPERTY OF STELLA ANN JOHNSTON, ROUTE NO. 85, HEBRON, CONN., JAN. 3, 1980 BY CHARLES R. DUTCH & ASSOC.
  - BOUNDARY SURVEY SHOWING PROPERTY AS CLAIMED BY BEATRICE ALPERT ET AL. AMSTON ROAD (ROUTE #85), HEBRON, CONNECTICUT, SCALE: 1"=50', JULY 17, 2003, REVISED: 2/20/04, BY FLYNN & CYR LAND SURVEYING, LLC.
  - THE AMERICAN TELEPHONE & TELEGRAPH CO. PROPOSED BURIED CABLE CROSSING PROPERTY OF TOWN OF COLCHESTER, TOWN OF COLCHESTER, NEW LONDON CO., TOWN OF HEBRON, TOLLAND CO., STATE OF CONN., APPROX. SCALE: 1"=500', AUG. 18, 1967.

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
CHD	CONNECTICUT HIGHWAY DEPARTMENT
MON	MONUMENT
IPIN	IRON PIN
DH	DRILL HOLE
REC.	RECOVERED
CL&P	CONNECTICUT LIGHT & POWER

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE

PROJECT NO.	24-054
DRAWN BY:	R.A.D.
DATE:	5/24/24
SCALE:	1"=200'
SHEET	1 OF 2
REVISIONS	

**SITE PLAN  
PREPARED FOR**

**QUINEBAUG VALLEY ENGINEERS ASSOCIATION**

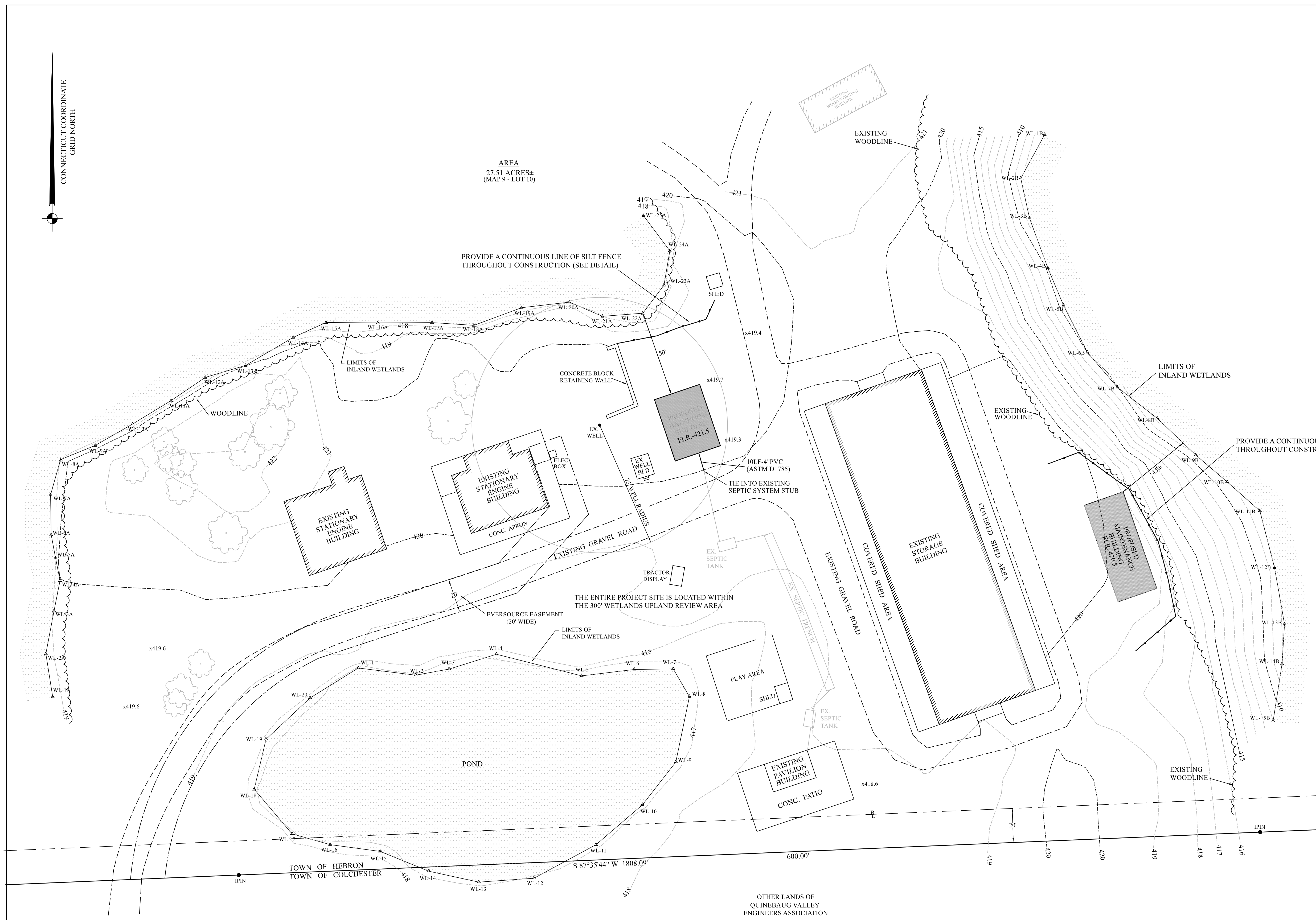
OFF AMSTON ROAD (CONN. ROUTE #85)  
HEBRON, CONNECTICUT

---

**BOUNDARY**

**ADVANCED SURVEYS, LLC.**  
 43 Flyers Drive, Norwich, CT 06360  
 Phone (860) 639-8928

CONNECTICUT COORDINATE  
GRID NORTH



- NOTES:**
1. TOPOGRAPHIC MAPPING COMPLIES WITH T-3 MAPPING STANDARDS. BASE FOR LEVELS: APPROXIMATE N.G.V.D. 1929.
  2. LIMITS OF INLAND WETLANDS DELINEATED BY MARK H. SULLIVAN, C.S.S.
  3. THERE ARE NO KNOWN UNDERGROUND UTILITIES LOCATED IN THE AREA OF THE PROPOSED BUILDING. CONTRACTOR SHOULD CONTACT "CALL BEFORE YOU DIG: 1-800-922-4455.
  4. A BENCHMARK IS TO BE PLACED WITHIN 50' OF THE PROPOSED BUILDINGS AT THE TIME OF CONSTRUCTION.
  5. THERE SHALL BE NO STOCKPIILING OF MATERIAL WITHIN THE 300' UPLAND REVIEW AREA.

- EROSION AND SEDIMENT CONTROL PLAN:**
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED BATHROOM AND MAINTENANCE BUILDING AND ACCESS DRIVEWAY.
  2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
  3. ALL TOPSOIL TO BE STOCKPIILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
  4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
  5. PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF HEBRON SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
  6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
  7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

**TEMPORARY VEGETATIVE COVER:**

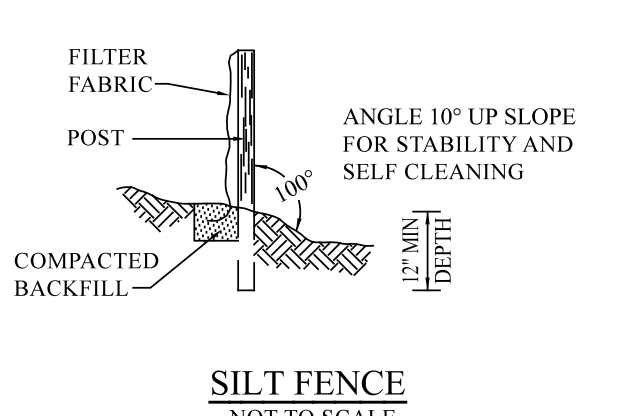
MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

**PLANTING SCHEDULE:**

SEEDING DATES:  
 APRIL 1 ----- JUNE 15  
 AUGUST 1 ----- SEPTEMBER 15

SEED MIXTURE:  
 45% RED FESCUE  
 45% KENTUCKY BLUE GRASS  
 10% PERENNIAL RYE

- CONSTRUCTION SEQUENCE:**
1. BEFORE THE START OF ANY CONSTRUCTION THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE) MUST BE INSTALLED AND INSPECTED.
  2. AFTER EROSION AND SEDIMENT CONTROL IS IN PLACE, TOPSOIL IS TO BE STRIPPED AT THIS POINT ROUGH GRADING OF THE BUILDING AND ACCESS DRIVE AREAS IS TO BE COMPLETED.
  3. THE BUILDING SLABS AND STRUCTURES SHALL BE CONSTRUCTED.
  4. ACCESS DRIVE AREAS SHALL BE GRADED.
  5. FINAL GRADING AROUND THE BUILDINGS SHALL BE PERFORMED AND ALL DISTURBED AREAS SHALL BE SEEDED.
  6. AFTER ALL CONSTRUCTION IS COMPLETED AND INSPECTED, THE EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED.



- LEGEND:**
- VOL. VOLUME
  - PG. PAGE
  - N/F. NOW OR FORMERLY
  - F.F. FIRST FLOOR
  - EL. ELEVATION
  - S.F. SQUARE FEET
  - TYP. TYPICAL
  - x419.2 EXISTING SPOT ELEVATION
  - x420.5 PROPOSED SPOT ELEVATION
  - 420 EXISTING CONTOURS
  - 420 PROPOSED CONTOURS
  - B BUILDING SETBACK LINE

APPROVED BY THE TOWN OF HEBRON CONSERVATION COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE \_\_\_\_\_

PROJECT NO.	24-054
DRAWN BY:	R.A.D.
DATE:	5/24/24
SCALE:	1"=30'
SHEET	2 OF 2
REVISIONS	

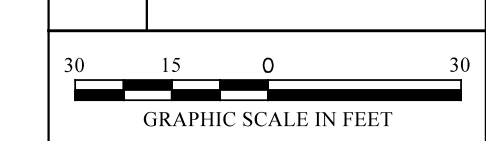
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PREPARED FOR**

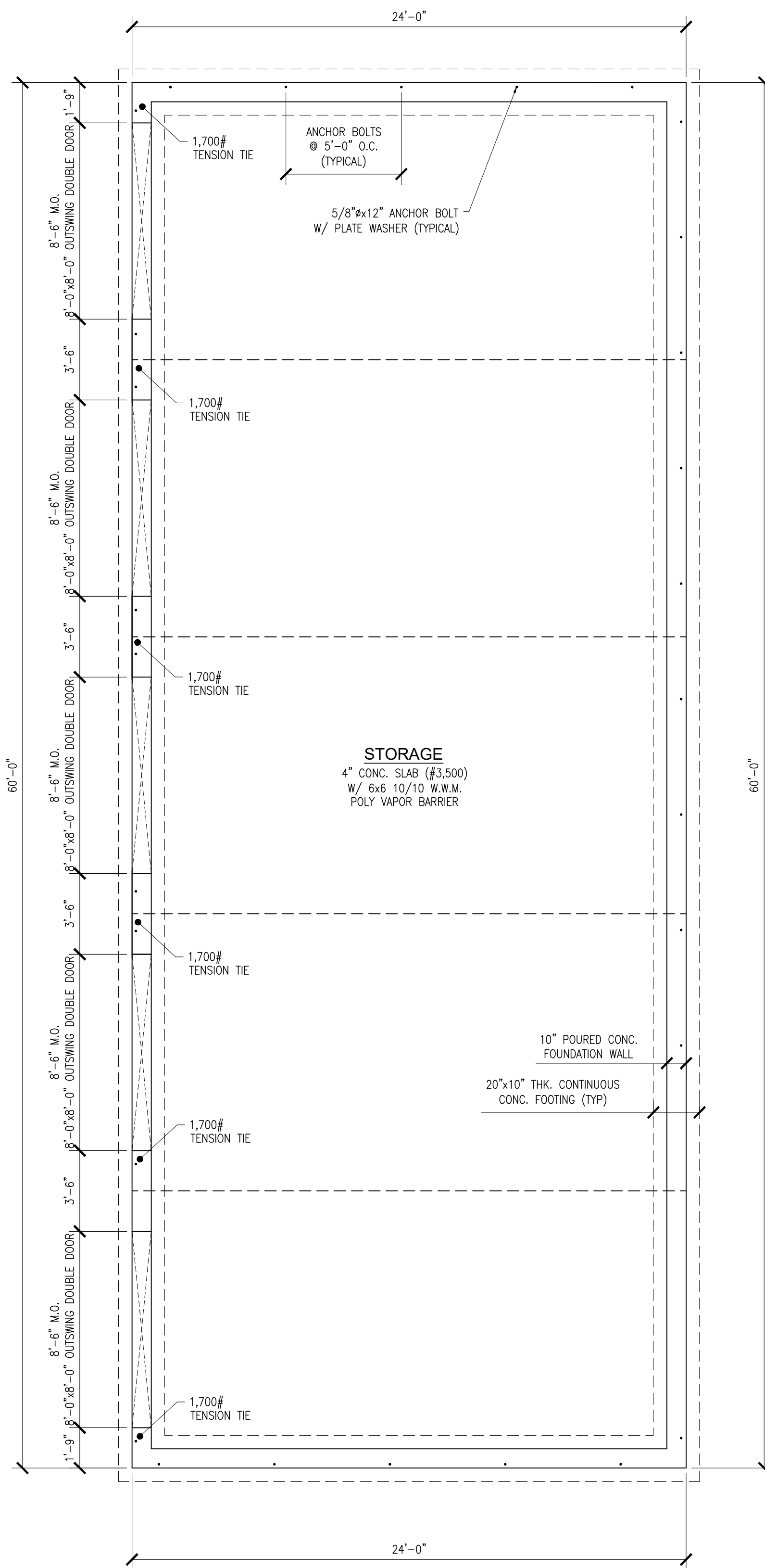
**QUINEBAUG VALLEY ENGINEERS ASSOCIATION**

OFF AMSTON ROAD (CONN. ROUTE #85)  
HEBRON, CONNECTICUT

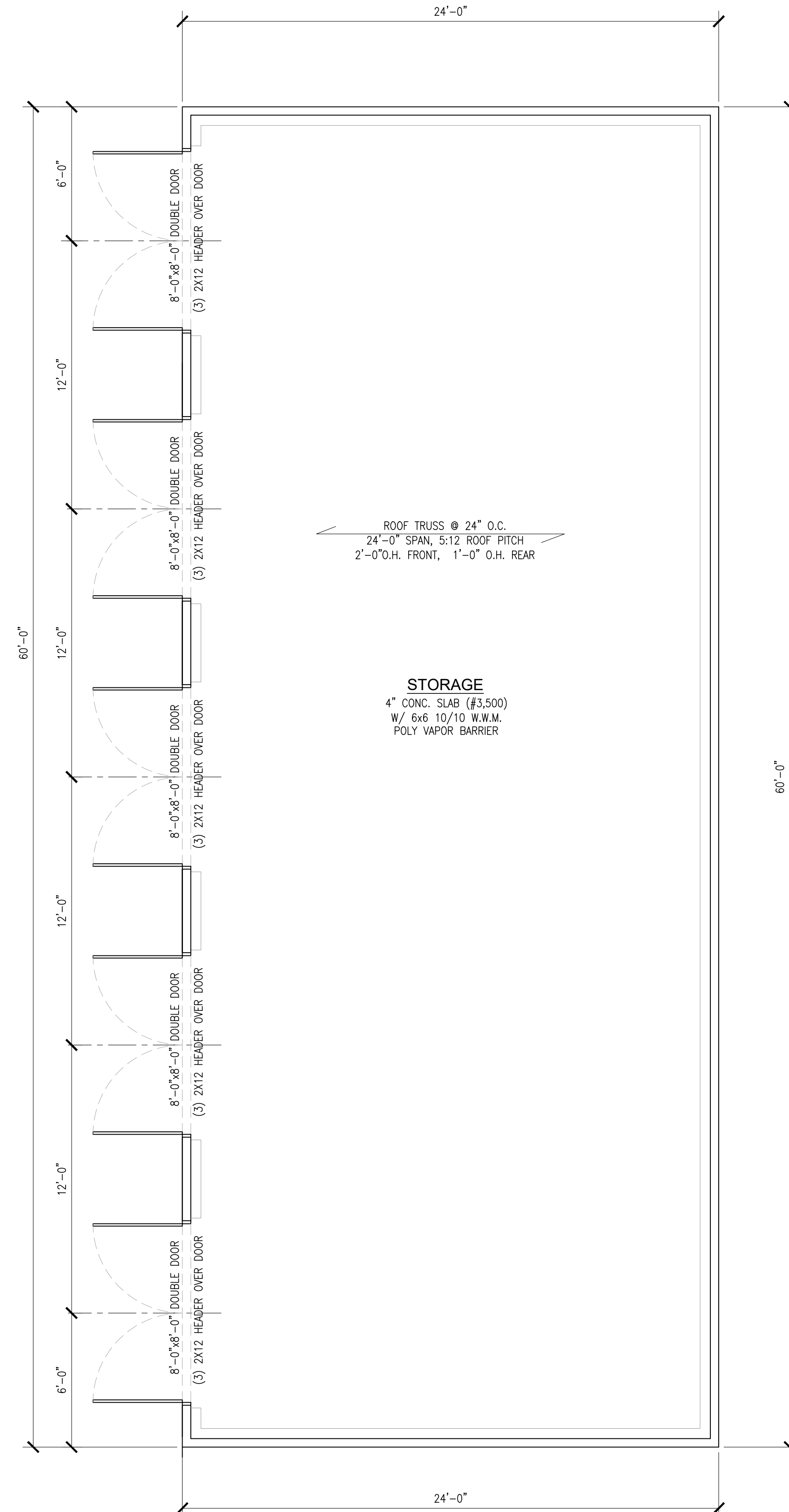
**PROPOSED IMPROVEMENTS**

**ADVANCED SURVEYS, LLC.**  
43 Flyers Drive, Norwich, CT 06360  
Phone - (860) 639-8928

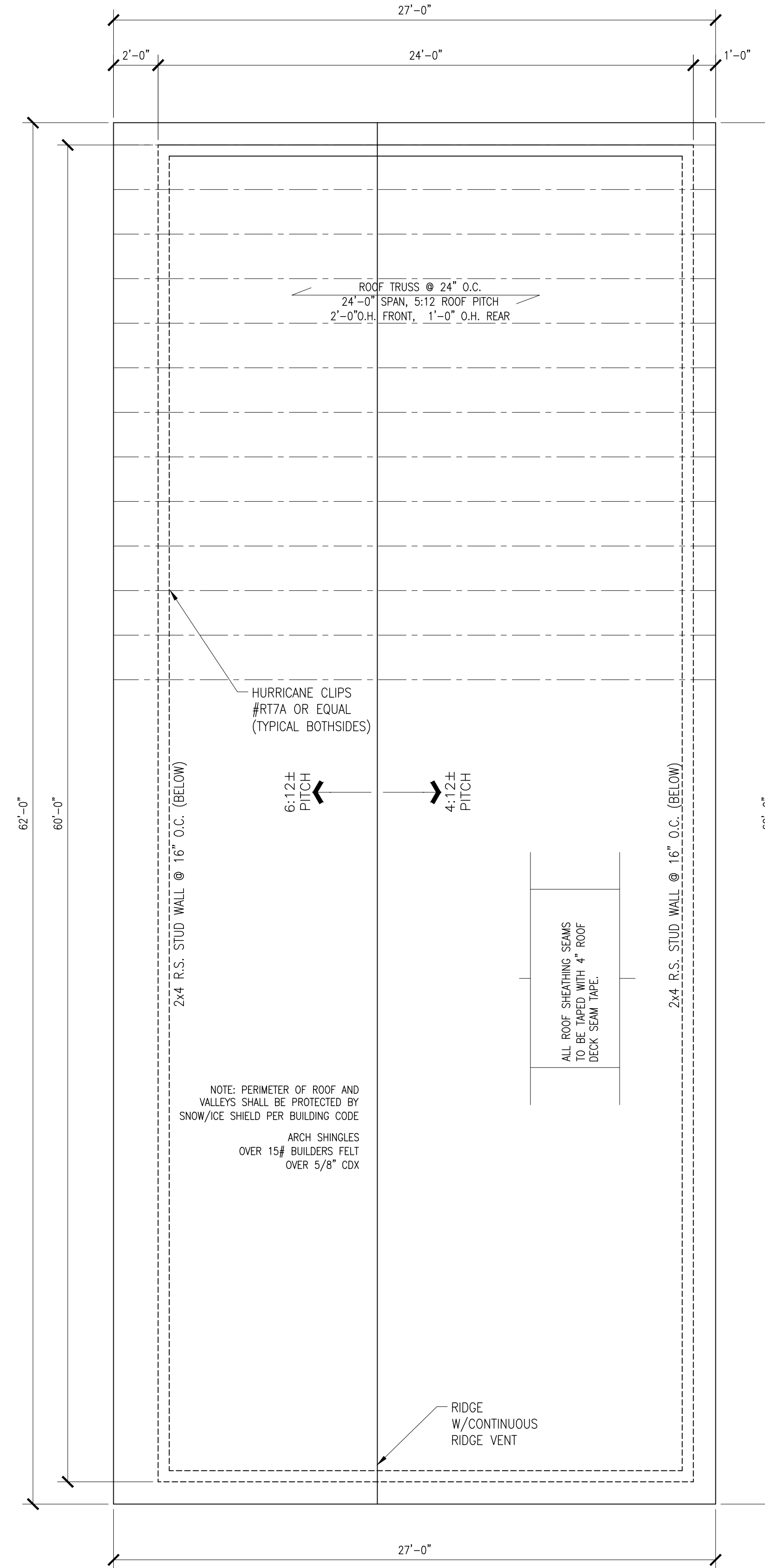




**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"

**General Notes**  
ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SUPPLEMENTAL TO THIS DOCUMENT IS THE OWNERS AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS USING RECOGNIZED STANDARDS FOR EACH BUILDING TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS.

No.	Revision/Issue	Date
2	ADD ADDITIONAL 12' BAY	05.20.24
1	MODIFIED ROOF PITCHES	05.14.24

**ZAGRAY FARM MUSEUM**  
**STORAGE BUILDING**  
981 CHURCH ST  
HEBRON, CT

PROJECT

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Drawn by:

**JUST DESIGN & DRAFTING**  
P.O. Box 419,  
Berlin, CT 06037  
(860) 989-1689

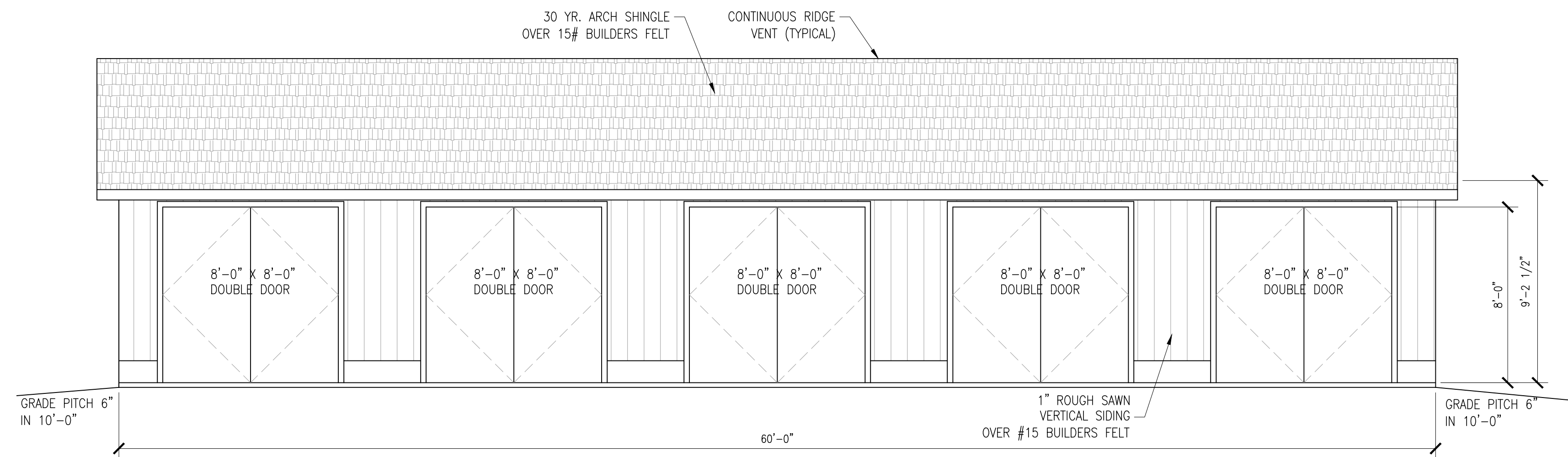
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STORAGE BUILDING

DWG File: ZAGRAY_RO	Sheet
Date: 05/10/2024	<b>A-1</b>
Scale: AS NOTED	

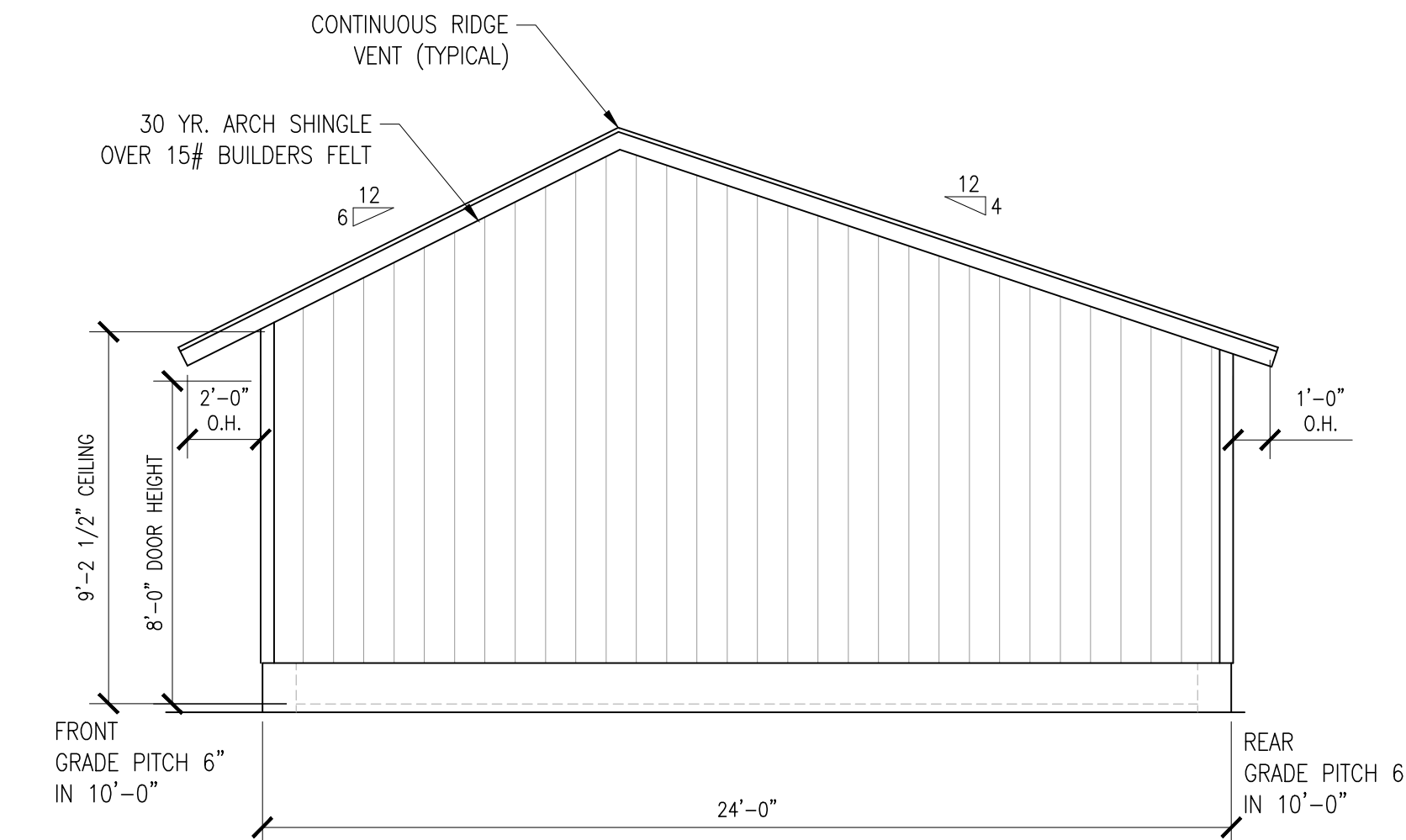
General Notes

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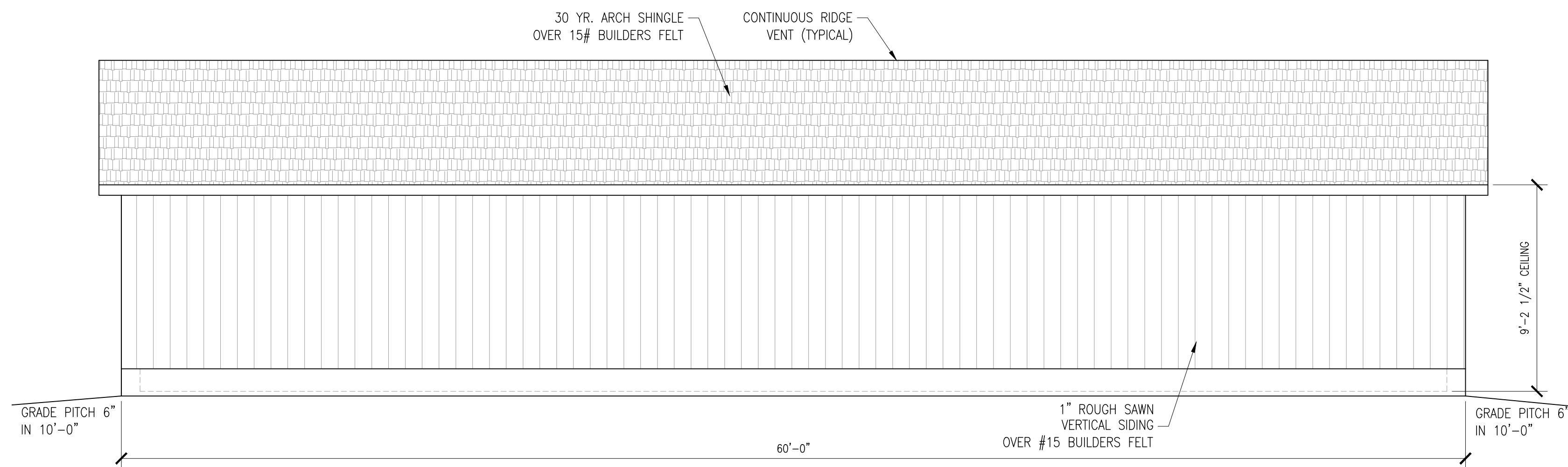
No.	Revision/Issue	Date
2	ADD ADDITIONAL 12' BAY	05.20.24
1	MODIFIED ROOF PITCHES	05.14.24



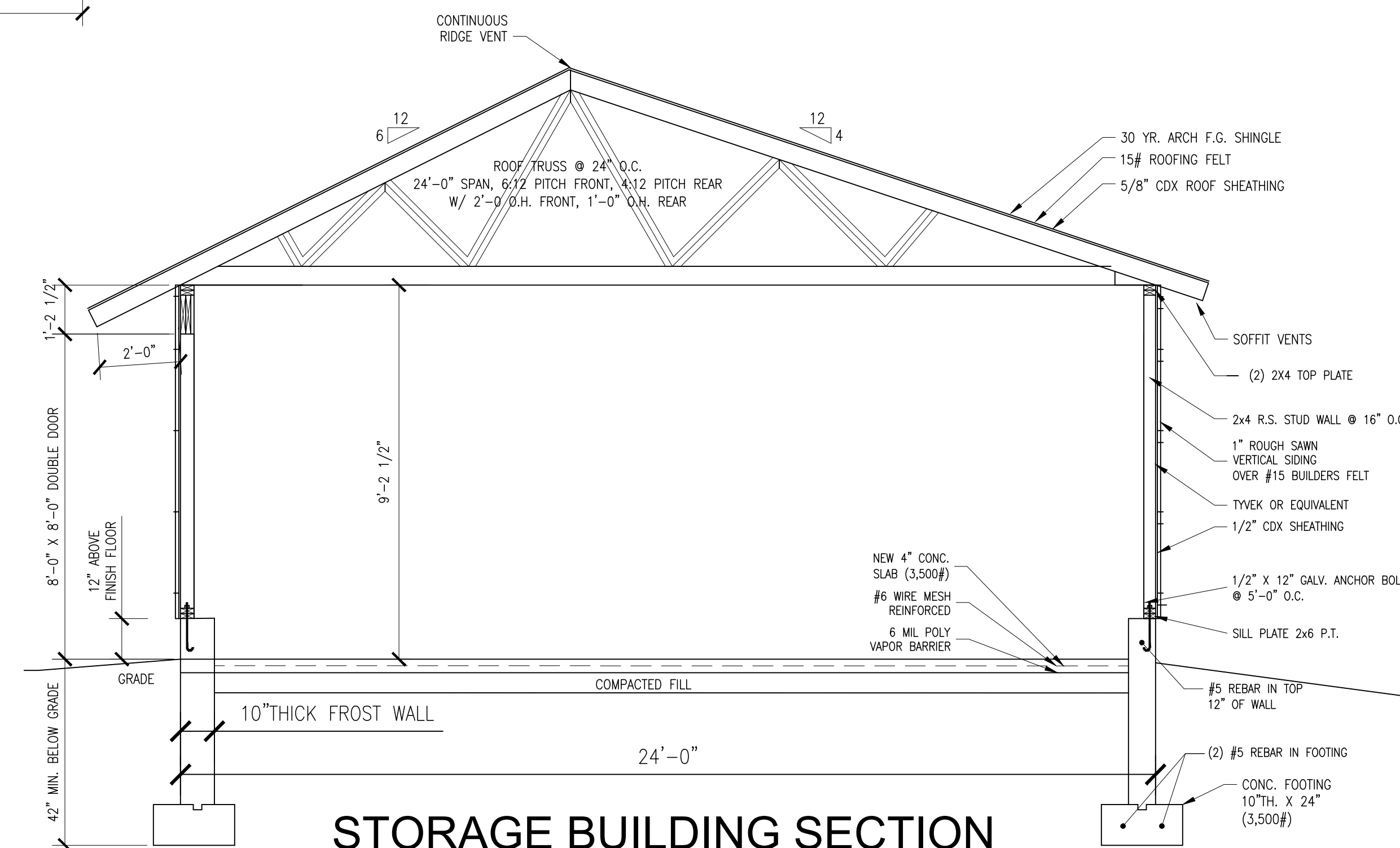
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**STORAGE BUILDING SECTION**  
SCALE: 3/8"=1'-0"

PROJECT

ZAGRAY FARM MUSEUM  
STORAGE BUILDING  
981 CHURCH ST  
HEBRON, CT

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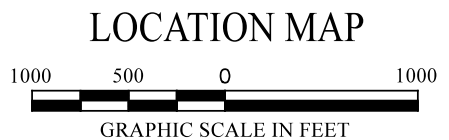
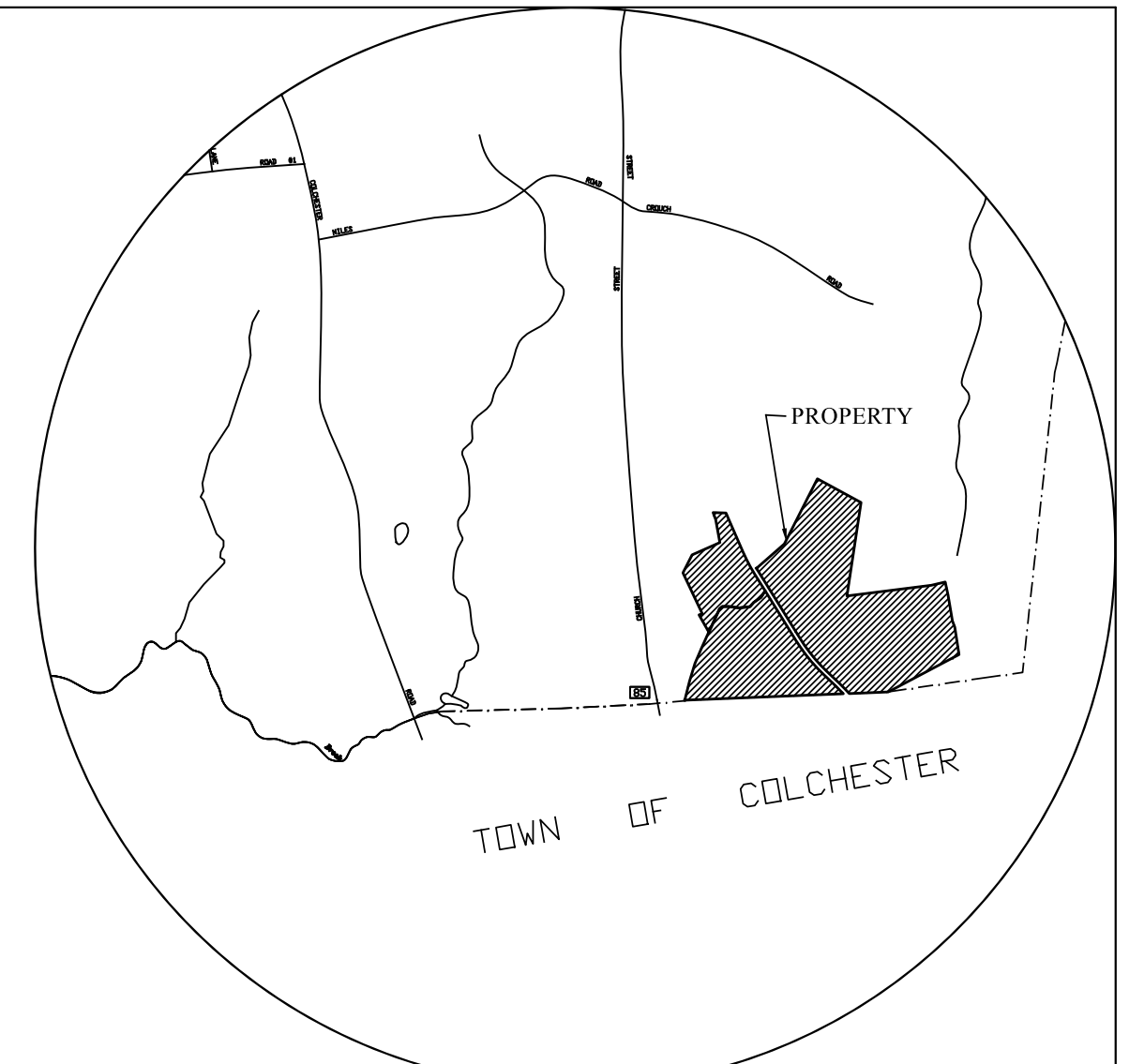
Drawn by:

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P.O. Box 419,  
Berlin, CT 06037  
(860) 989-1689

24'-0" X 48'-0"  
STORAGE BUILDING

DWG FILE: ZAGRAY\_RO  
Date: 05/10/2024  
Scale: AS NOTED

Sheet  
**A-2**



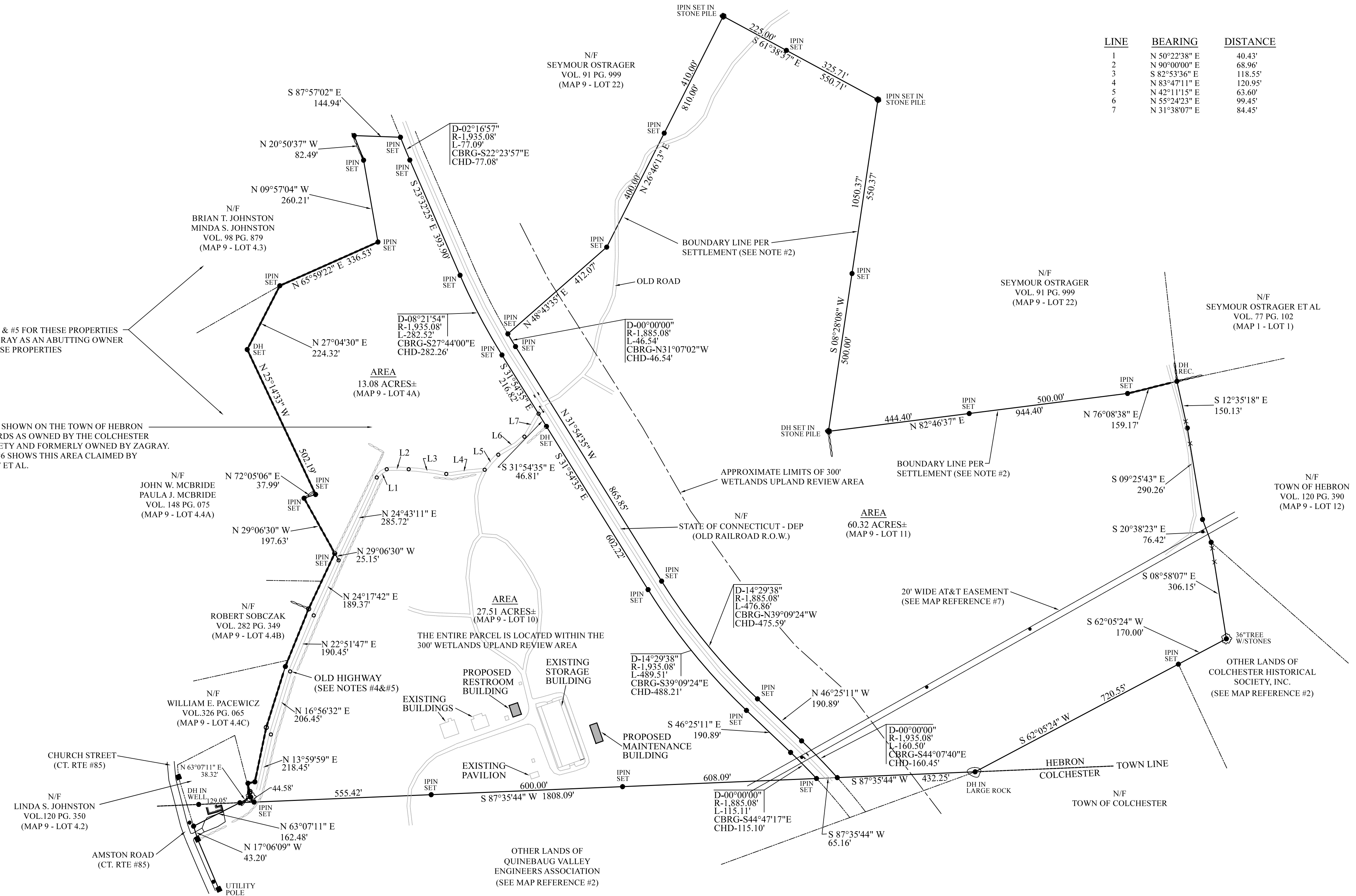
**OWNER/APPLICANT:**  
 QUINEBAUG VALLEY ENGINEERS ASSOCIATION  
 544 AMSTON ROAD  
 COLCHESTER, CT 06415

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
  - FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF HEBRON LAND RECORDS VOLUME 239 - PAGE 137. REFERENCE IS ALSO MADE TO A BOUNDARY LINE AGREEMENT & SETTLEMENT RECORDED IN VOL. 297 PG. 278.
  - THE PROPERTIES ARE SHOWN ON ASSESSORS MAP 9, LOTS #4A, 10, & 11.
  - ANCIENT HIGHWAY ABANDONED & DISCONTINUED JULY 30, 1979 AS RECORDED IN THE TOWN OF HEBRON TOWN MEETING BOOK 7, PAGE 287.
  - POSSIBLY SUBJECT TO & TOGETHER WITH RIGHTS TO PASS & REPASS OVER THE OLD ANCIENT HIGHWAY WHICH WAS ABANDONED & DISCONTINUED.
  - THE PROPERTY IS LOCATED IN THE TOWN OF HEBRON ZONING DISTRICT R1.
  - THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS OF 500 YEAR FLOODS AS SHOWN ON "FRM MAP - TOWN OF HEBRON, CONNECTICUT, TOLLAND COUNTY, PANEL 10 OF 10, CPN 090162 0010 B, MARCH 18, 1991.

- MAP REFERENCES:**
- LAND IN HEBRON AND COLCHESTER, CT. HARRY STANLEY & WILLIAM ZAGRAY, SCALE: 1"=200', NOV. 15, 1995 BY FRANCIS T. DONOFORIO.
  - PROPERTY SURVEY PREPARED FOR COLCHESTER HISTORICAL SOCIETY ON CT. ROUTE 85 & EAST TO THE RAILROAD, COLCHESTER, CONNECTICUT, 1"=200', DATED: 6/14/2002, REV. 7/11/2002 BY THE CENTER, LLC.
  - PLAN OF LAND OF MURRAY, EVA & SEYMOUR OSTRAGER, HEBRON, CONN., SCALE: 1"=100', APRIL 1976 BY PAUL KAYES.
  - PLAN SHOWING PROPERTY OF STELLA ANN JOHNSTON, CONN. ROUTE 85, HEBRON, CONN., SCALE: 1"=200', DEC. 20, 1974 BY BERNARD F. STONE & ASSOC., INC.
  - FINAL SUBDIVISION PLAN PROPERTY OF STELLA ANN JOHNSTON, ROUTE NO. 85, HEBRON, CONN., JAN 3, 1980 BY CHARLES R. DUTCH & ASSOC.
  - BOUNDARY SURVEY SHOWING PROPERTY AS CLAIMED BY BEATRICE ALPERT ET AL., AMSTON ROAD (ROUTE #85), HEBRON, CONNECTICUT, SCALE: 1"=50', JULY 17, 2003, REVISED 3-2-04, BY FLYNN & CYR LAND SURVEYING, LLC.
  - THE AMERICAN TELEPHONE & TELEGRAPH CO. PROPOSED BURIED CABLE CROSSING PROPERTY OF TOWN OF COLCHESTER, TOWN OF COLCHESTER, NEW LONDON CO., TOWN OF HEBRON, TOLLAND CO., STATE OF CONN., APPROX. SCALE: 1"=500', AUG. 18, 1967.

MAP REFERENCES #4 & #5 FOR THESE PROPERTIES SHOW WILLIAM ZAGRAY AS AN ABUTTING OWNER TO THE EAST OF THESE PROPERTIES

THIS PROPERTY IS SHOWN ON THE TOWN OF HEBRON ASSESSORS RECORDS AS OWNED BY THE COLCHESTER HISTORICAL SOCIETY AND FORMERLY OWNED BY ZAGRAY. REFERENCE MAP #6 SHOWS THIS AREA CLAIMED BY BEATRICE ALPERT ET AL.



LINE	BEARING	DISTANCE
1	N 50°22'38" E	40.43'
2	N 90°00'00" E	68.96'
3	S 83°53'36" E	118.55'
4	N 83°47'11" E	120.95'
5	N 42°11'15" E	63.60'
6	N 55°24'23" E	99.45'
7	N 31°38'07" E	84.45'

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
CHD	CONNECTICUT HIGHWAY DEPARTMENT
MON	MONUMENT
IPIN	IRON PIN
DH	DRILL HOLE
REC.	RECOVERED
CL&P	CONNECTICUT LIGHT & POWER

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE

PROJECT NO.	24-054
DRAWN BY:	R.A.D.
DATE:	5/24/24
SCALE:	1"=200'
SHEET	1 OF 2
REVISIONS	
GRAPHIC SCALE IN FEET	

SITE PLAN  
PREPARED FOR

**QUINEBAUG VALLEY ENGINEERS ASSOCIATION**

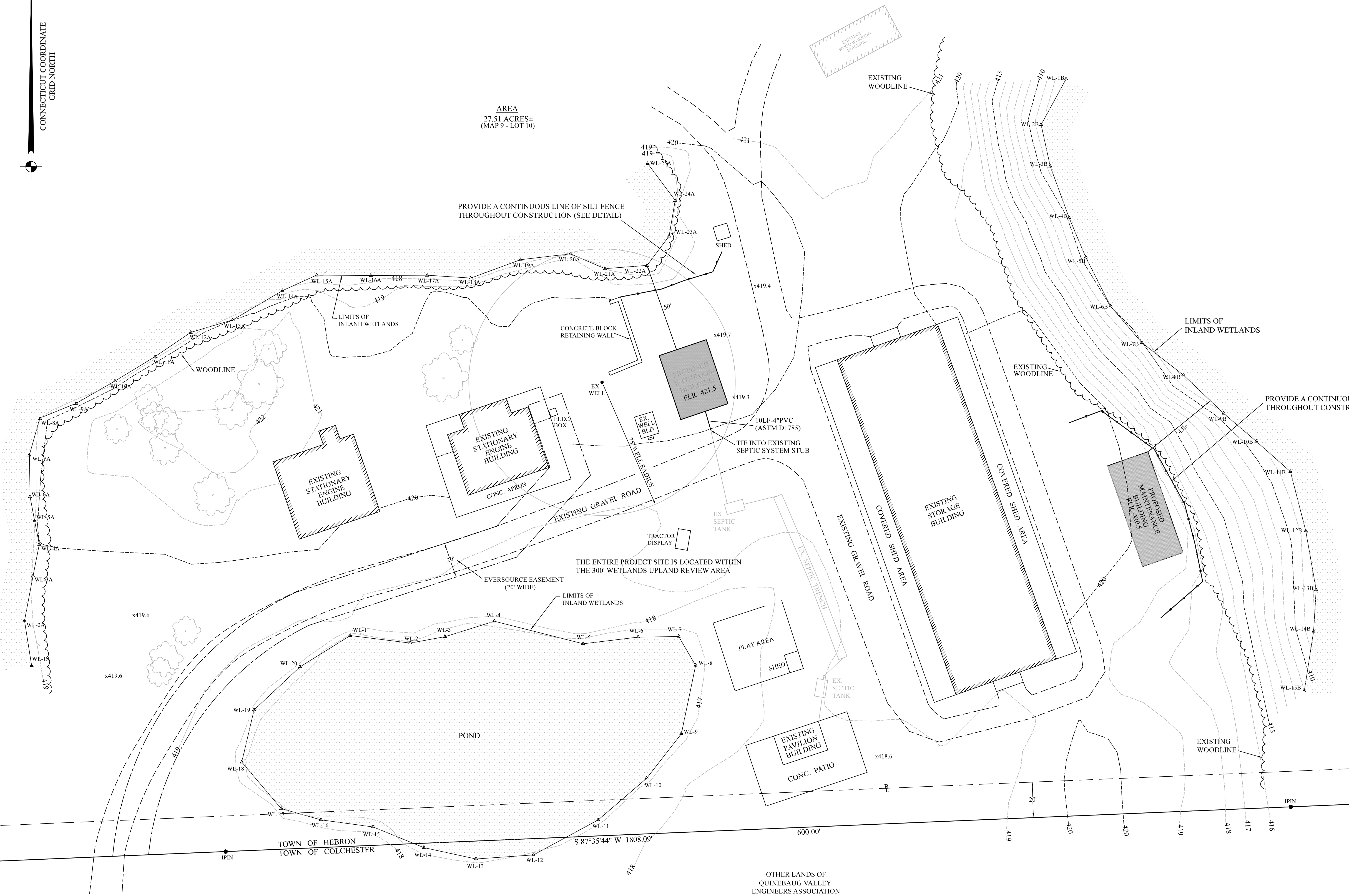
OFF AMSTON ROAD (CONN. ROUTE #85)  
HEBRON, CONNECTICUT

---

BOUNDARY

**ADVANCED SURVEYS, LLC.**  
 43 Flyers Drive, Norwich, CT 06360  
 Phone (860) 639-8928

CONNECTICUT COORDINATE GRID NORTH



- NOTES:**
1. TOPOGRAPHIC MAPPING COMPLIES WITH F-2 MAPPING STANDARDS. BASE FOR LEVELS: APPROXIMATE N.G.V.D. 1929.
  2. LIMITS OF INLAND WETLANDS DELINEATED BY MARK H. SULLIVAN, C.S.S.
  3. THERE ARE NO KNOWN UNDERGROUND UTILITIES LOCATED IN THE AREA OF THE PROPOSED BUILDING. CONTRACTOR SHOULD CONTACT "CALL BEFORE YOU DIG: 1-800-922-4455."
  4. A BENCHMARK IS TO BE PLACED WITHIN 50' OF THE PROPOSED BUILDINGS AT THE TIME OF CONSTRUCTION.
  5. THERE SHALL BE NO STOCKPILING OF MATERIAL WITHIN THE 300' UPLAND REVIEW AREA.

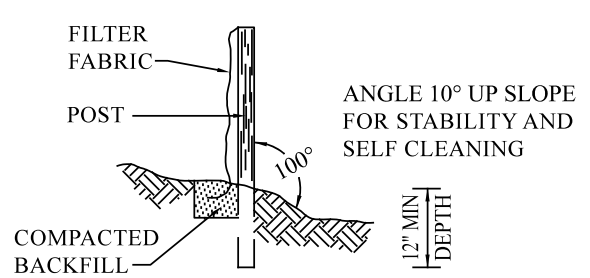
- EROSION AND SEDIMENT CONTROL PLAN:**
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED BATHROOM AND MAINTENANCE BUILDING AND ACCESS DRIVEWAY.
  2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
  3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
  4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
  5. PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF HEBRON SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
  6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
  7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

**TEMPORARY VEGETATIVE COVER:**

MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

- PLANTING SCHEDULE:**
- SEEDING DATES:  
 APRIL 1 ----- JUNE 15  
 AUGUST 1 ----- SEPTEMBER 15
- SEED MIXTURE:  
 45% RED FESCUE  
 45% KENTUCKY BLUE GRASS  
 10% PERENNIAL RYE

- CONSTRUCTION SEQUENCE:**
1. BEFORE THE START OF ANY CONSTRUCTION THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE) MUST BE INSTALLED AND INSPECTED.
  2. AFTER EROSION AND SEDIMENT CONTROL IS IN PLACE, TOPSOIL IS TO BE STRIPPED AT THIS POINT ROUGH GRADING OF THE BUILDING AND ACCESS DRIVE AREAS IS TO BE COMPLETED.
  3. THE BUILDING SLABS AND STRUCTURES SHALL BE CONSTRUCTED.
  4. ACCESS DRIVE AREAS SHALL BE GRADED.
  5. FINAL GRADING AROUND THE BUILDINGS SHALL BE PERFORMED AND ALL DISTURBED AREAS SHALL BE SEED.
  6. AFTER ALL CONSTRUCTION IS COMPLETED AND INSPECTED, THE EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED.



**SILT FENCE**  
NOT TO SCALE

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
F.F.	FIRST FLOOR
EL.	ELEVATION
S.F.	SQUARE FEET
TYP.	TYPICAL
x419.2	EXISTING SPOT ELEVATION
x420.5	PROPOSED SPOT ELEVATION
420	EXISTING CONTOURS
420	PROPOSED CONTOURS
B	BUILDING SETBACK LINE

APPROVED BY THE TOWN OF HEBRON CONSERVATION COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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RICHARD A. DESCHAMPS L.S. #70019 DATE \_\_\_\_\_

PROJECT NO.	24-054
DRAWN BY:	R.A.D.
DATE:	5/24/24
SCALE:	1"=30'
SHEET	2 OF 2
REVISIONS	

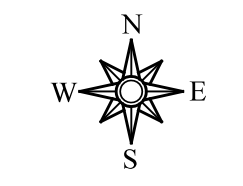
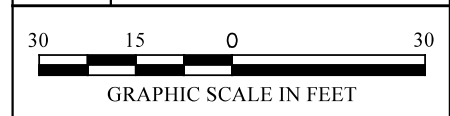
**SITE PLAN**  
PREPARED FOR

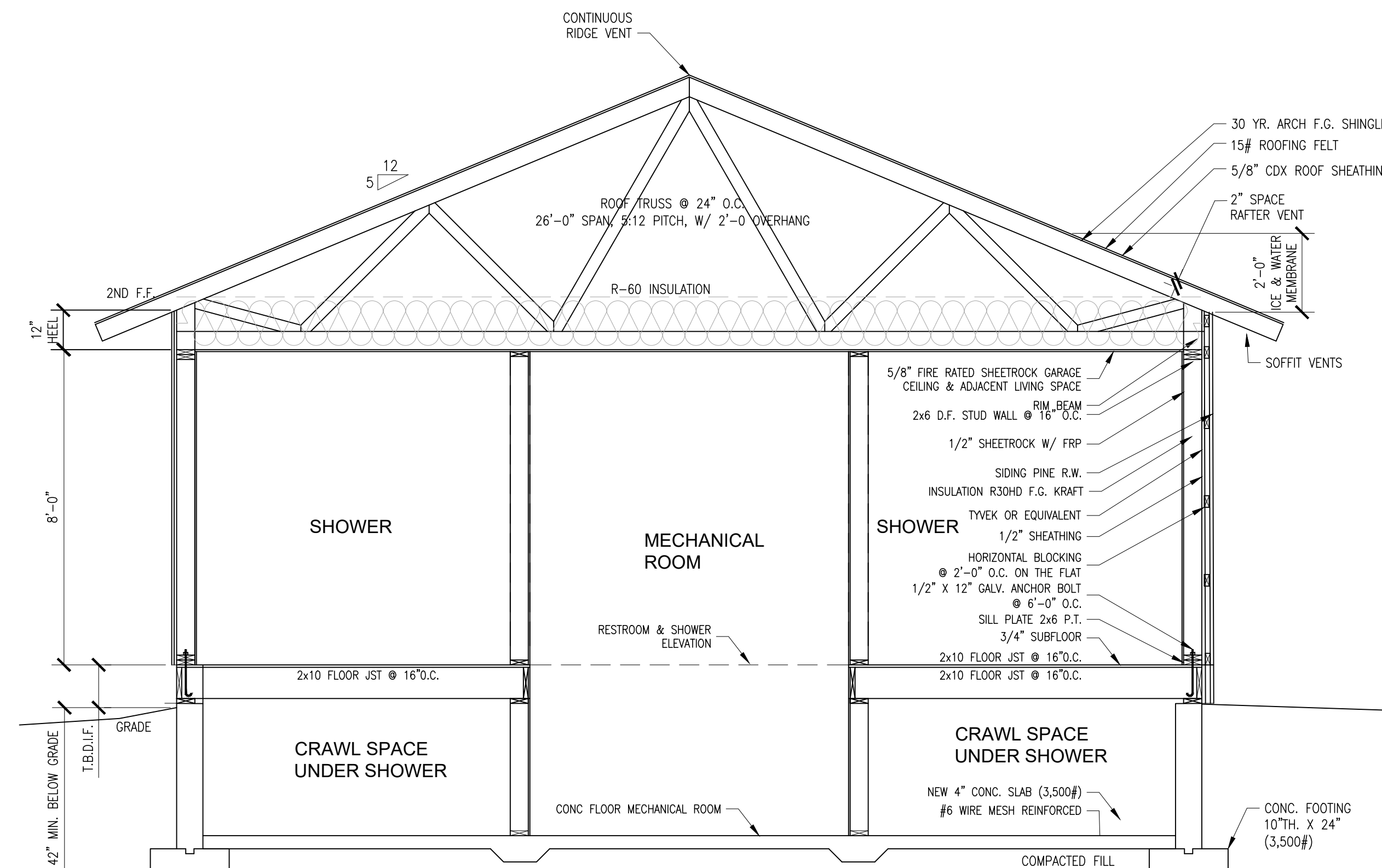
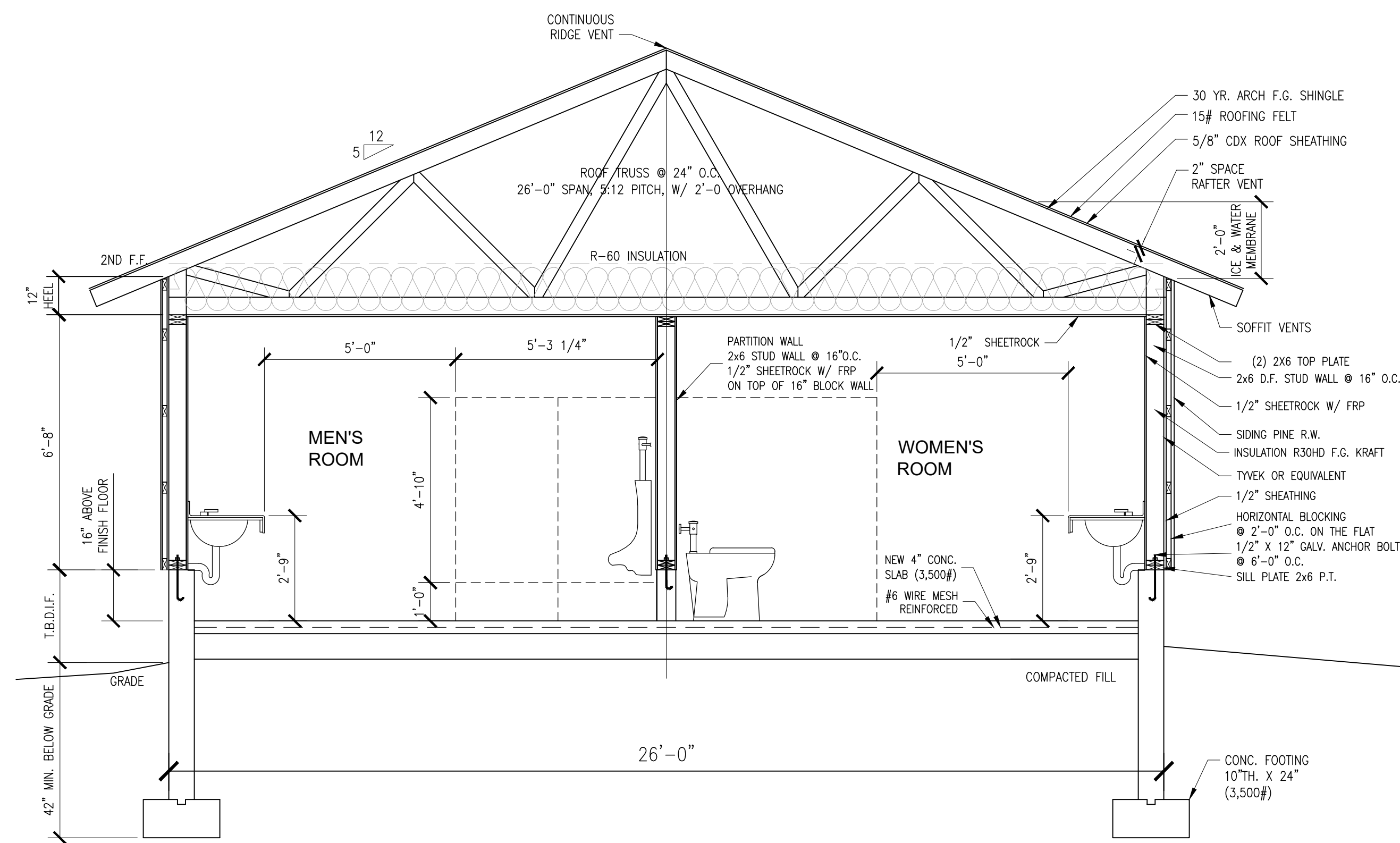
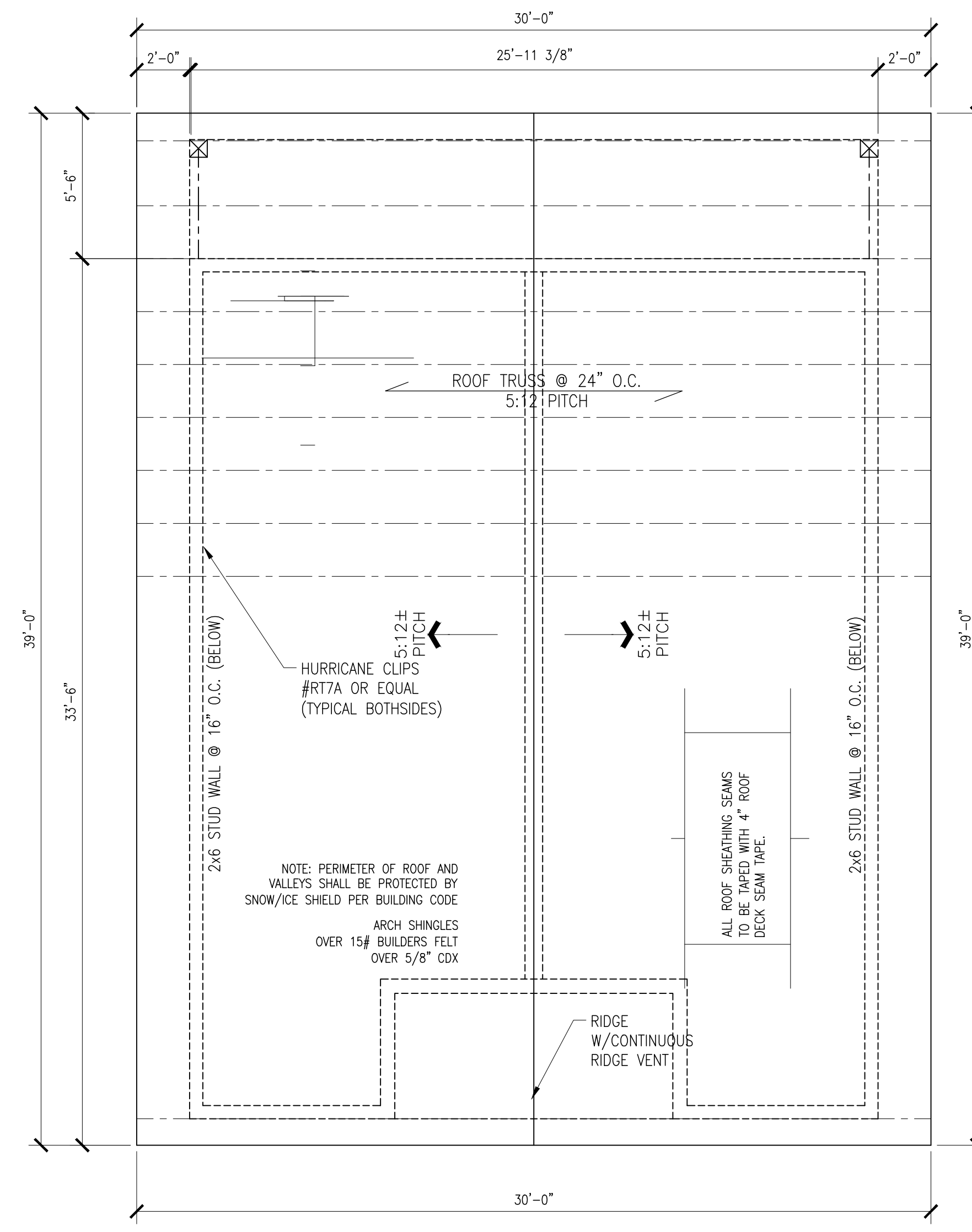
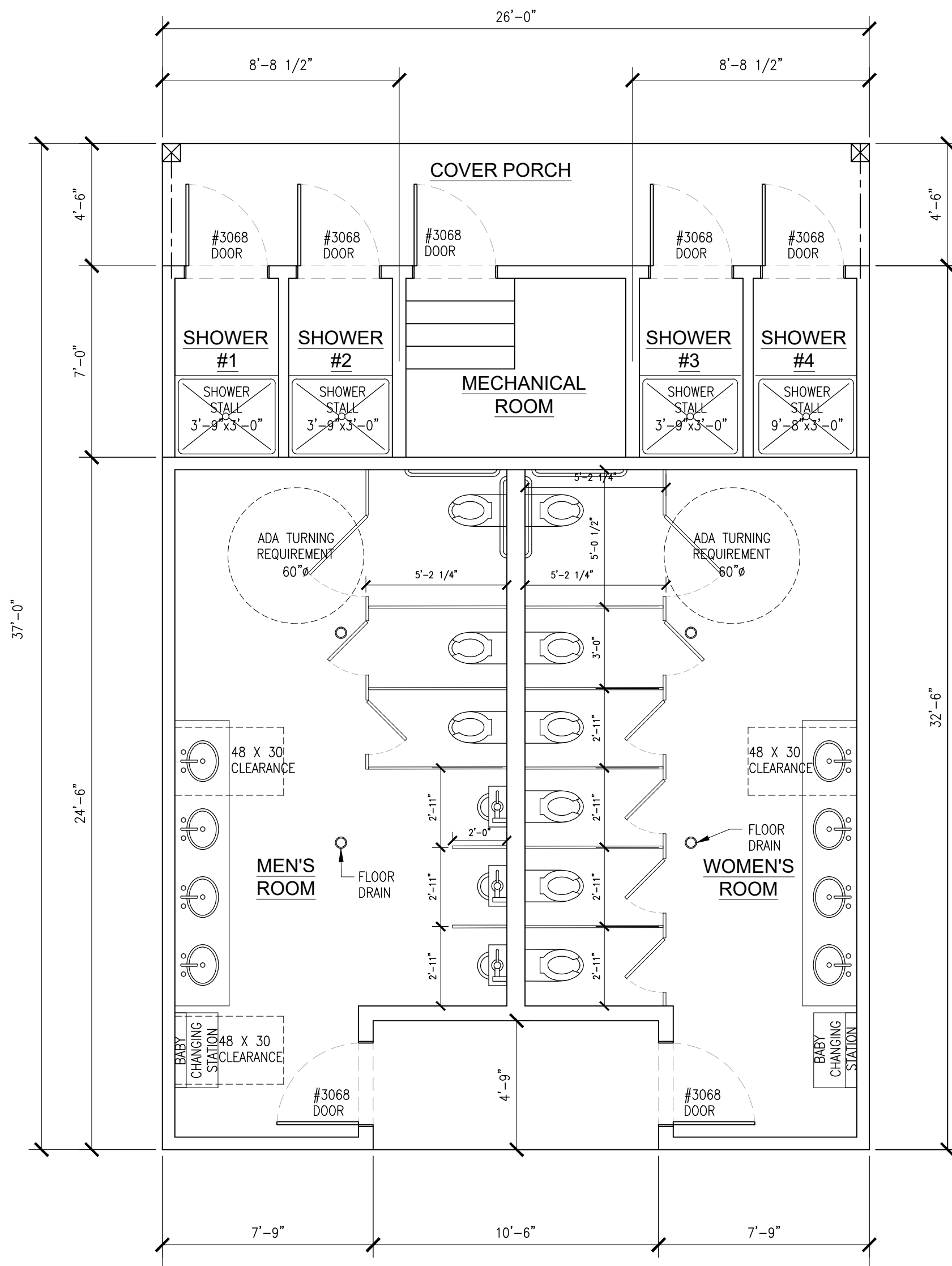
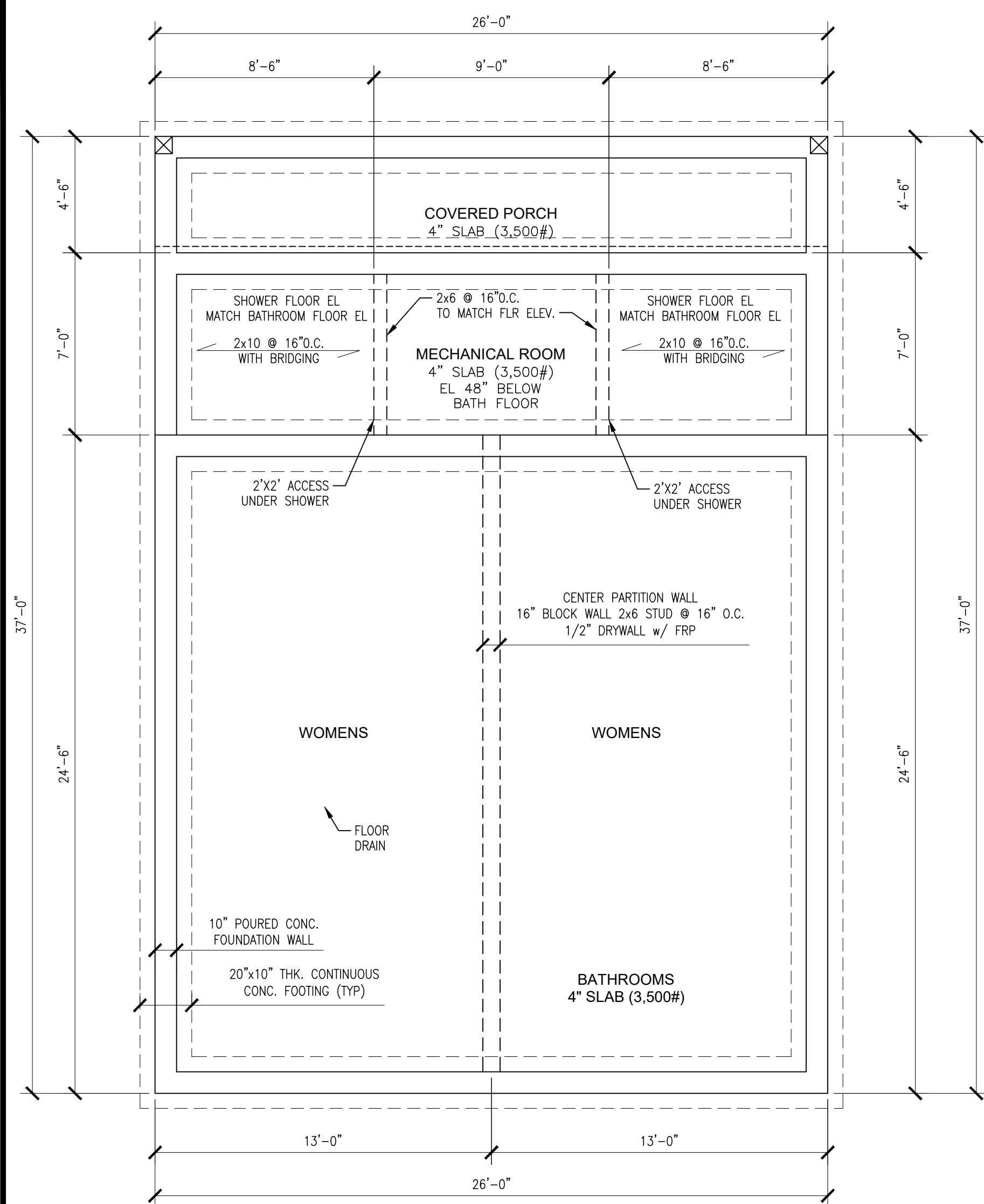
**QUINEBAUG VALLEY ENGINEERS ASSOCIATION**

OFF AMSTON ROAD (CONN. ROUTE #85)  
HEBRON, CONNECTICUT

**PROPOSED IMPROVEMENTS**

**ADVANCED SURVEYS, LLC.**  
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Phone - (860) 639-8928





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No.	Revision/Issue	Date

**ZAGRAY FARM MUSEUM**  
**RESTROOM FACILITY**  
544 AMSTON ROAD  
COLCHESTER, CT 06415

PROJECT

JUST DESIGN & DRAFTING  
P.O. Box 419,  
Berlin, CT 06037  
(860) 989-1689

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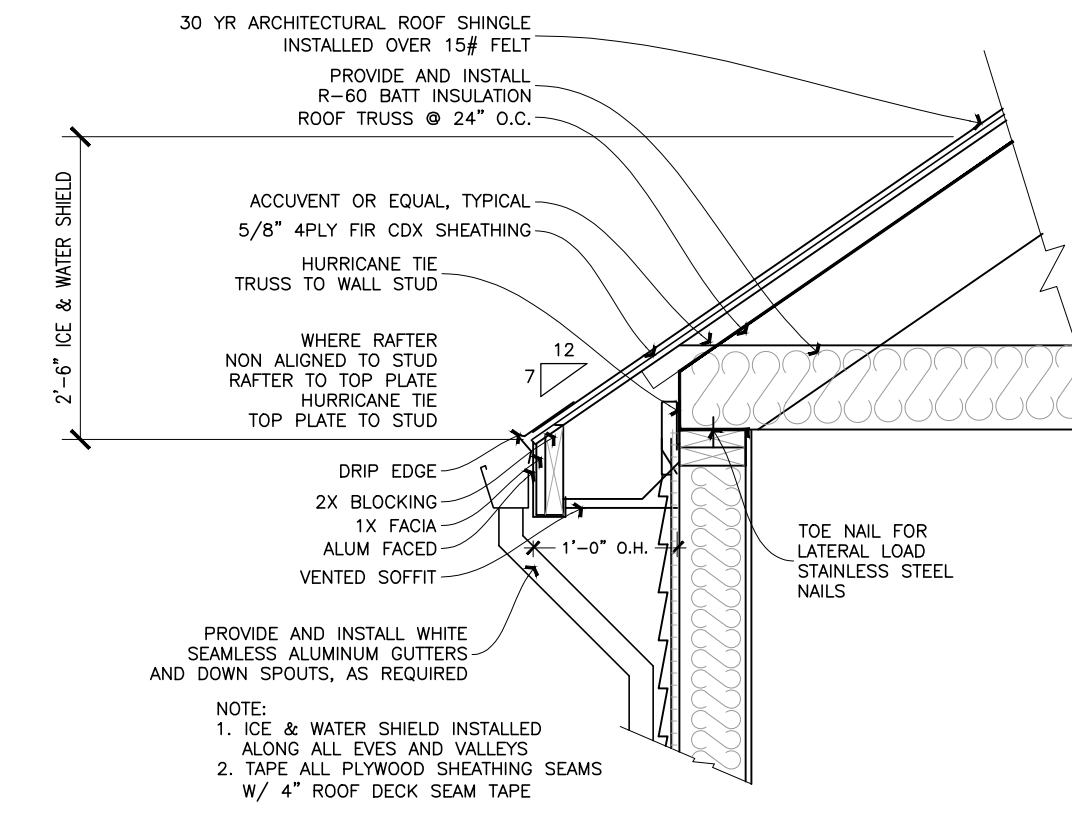
**RESTROOM FACILITY**

DWG FILE: ZAGRAY\_RO Sheet

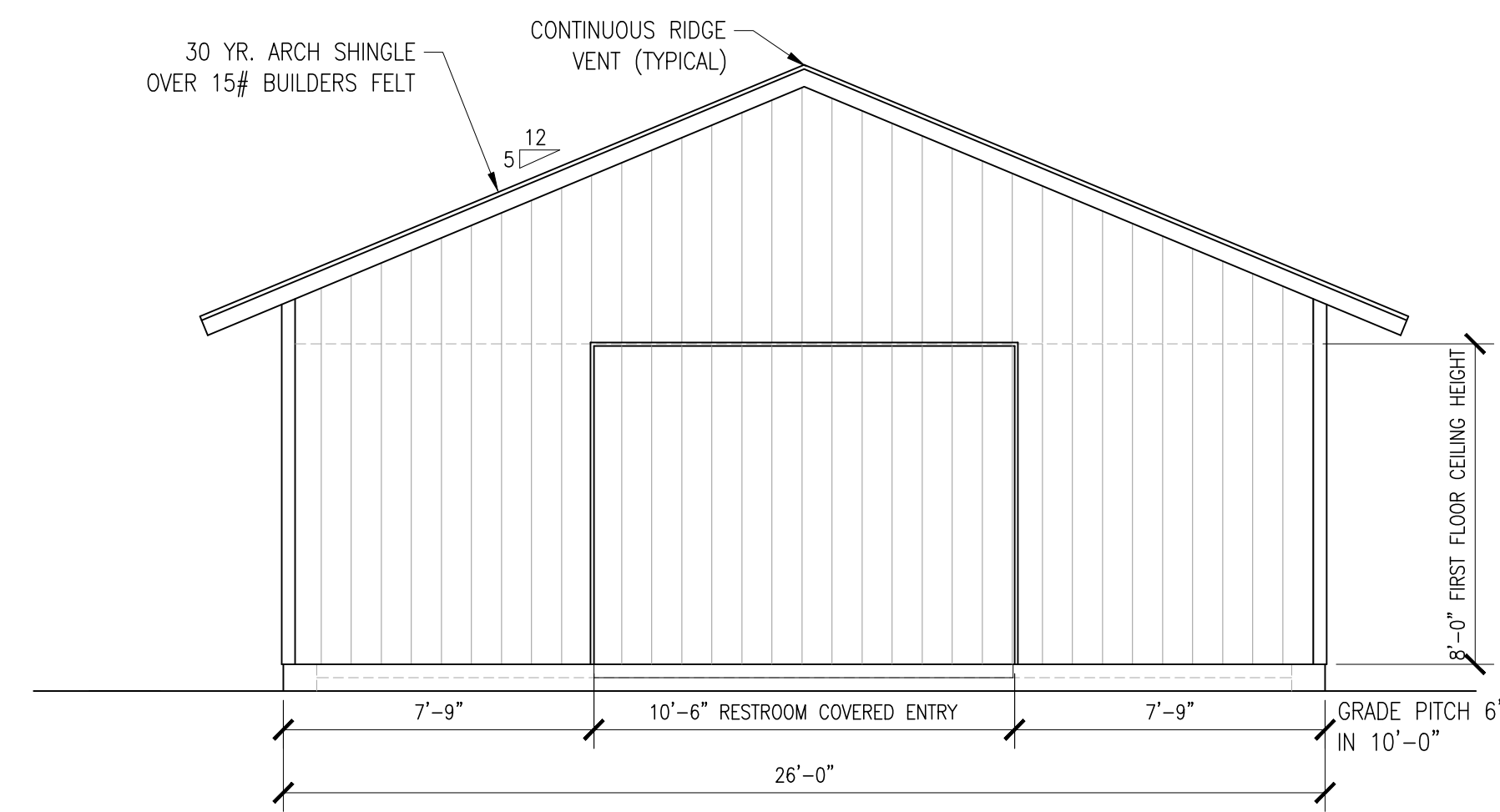
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Scale: AS NOTED

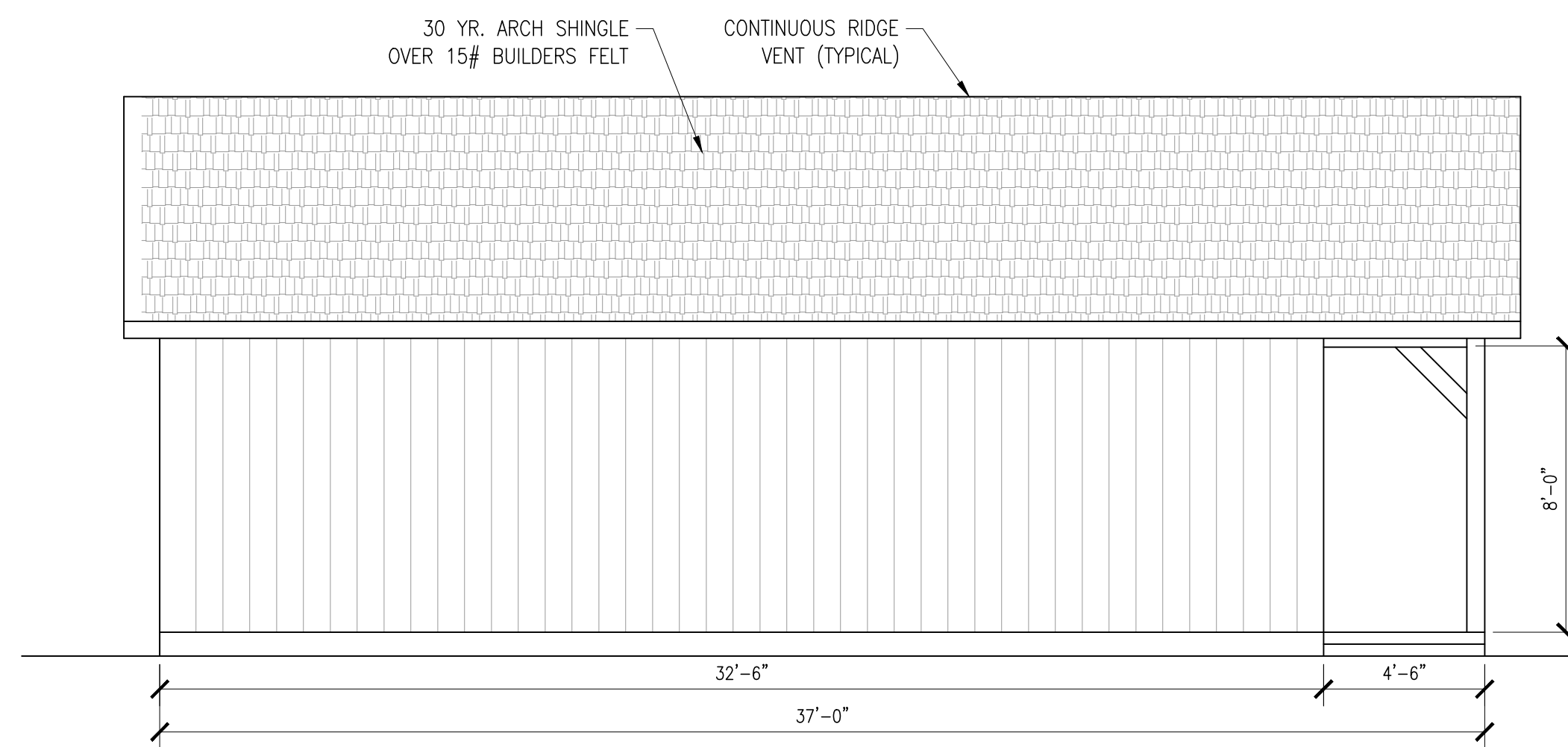
**A-1**



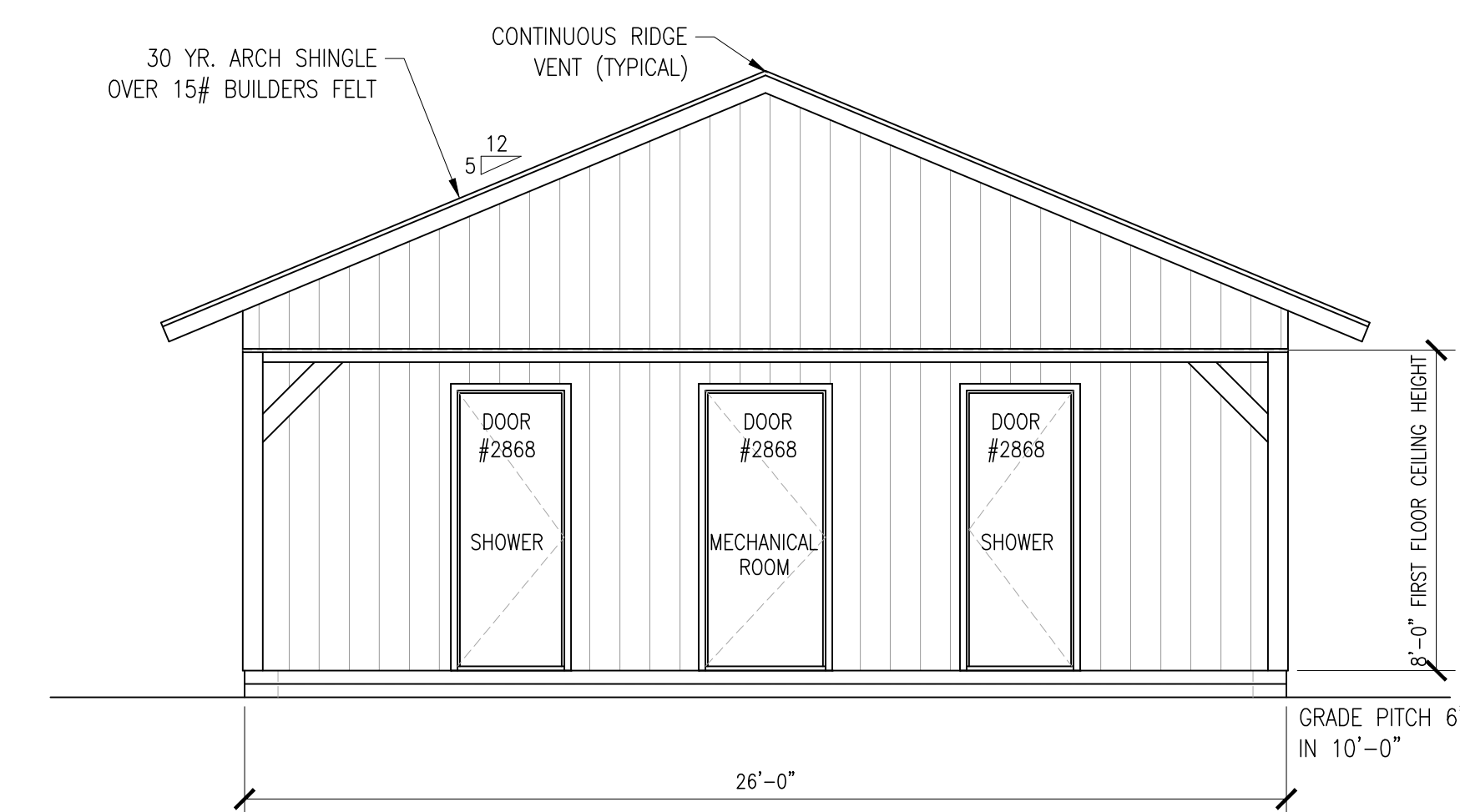
**ROOF DETAIL**  
SCALE: 3/4"=1'-0"



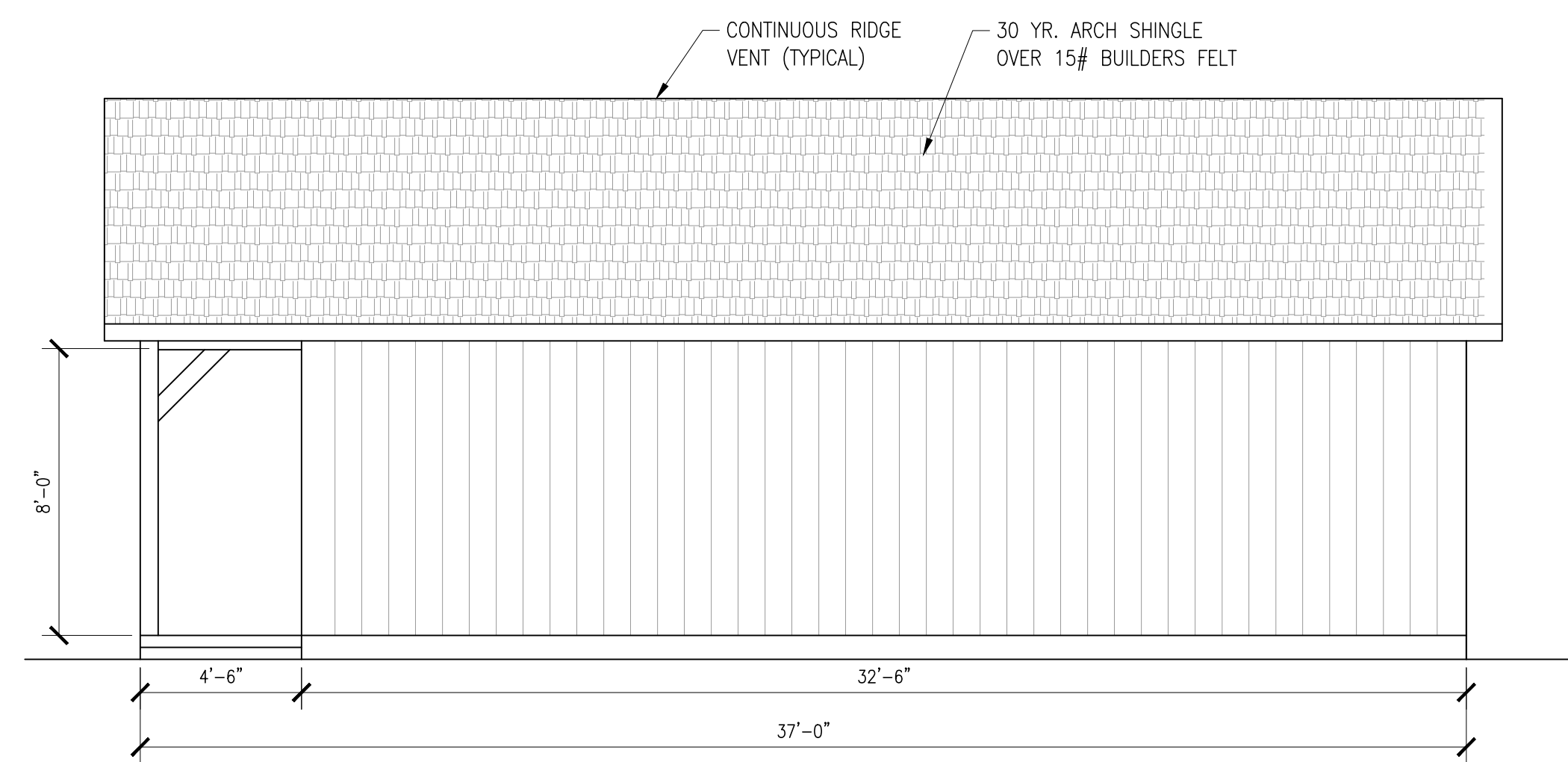
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

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No.	Revision/Issue	Date

PROJECT

**ZAGRAY FARM MUSEUM  
RESTROOM FACILITY**

544 AMSTON ROAD  
COLCHESTER, CT 06415

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RESTROOM  
FACILITY

DWG FILE ZAGRAY_RO	Sheet
Date 04/12/2024	<b>A-2</b>
Scale AS NOTED	















## OSLAC CTRC&D ERT Endorsement O'Connor

Frank Zitkus <annfrankz@att.net>

Wed 6/5/2024 11:48 PM

To:jjcord4@aol.com <jjcord4@aol.com>;James Cordier <jcordier@hebronct.com>

Cc:Ann & Frank Zitkus <annfrankz@att.net>

 1 attachments (13 KB)

OConnor CTRC&D ERT Endorsement 6 5 24.docx;

Second attempt to send this!

In time for the next Inland Wetlands meeting agenda, below is tonight's OSLAC endorsed CTRC&D ERT request for the O'Connor Preserve.

### Hebron Open Space Land Acquisition Committee

#### Regular Meeting June 5, 2024

#### Endorsement of CT RC&D ERT application

On a motion by James Cordier, seconded by Secretary Frank Zitkus, the Hebron Open Space Land Acquisition Committee endorses the submittal of an on-line application to the Connecticut Resource Conservation and Development for available an Environmental Review Team report on the O'Connor Preserve, Chittenden / Hoadly Roads, a recent Hebron open space land acquisition. Upon discussion, including the fact that property acquisition was assisted by a state open space grant, the endorsement motion as passed unanimously.

Prepared by F. Zitkus, OSLAC Secretary

The above text is in the form of the attached Word as well.

**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.

## **Conservation Commission and Inland Wetlands Commission**

### **Annual Report FY 2022-2023**

**MISSION:** The Conservation and Inland Wetlands Commission is committed to the preservation of Hebron's wildlife, natural resources, historical assets, and agrarian community charm.

The sparkling streams, clean groundwater, scenic vistas, fields, forests, and the peaceful rural aura of our Town did not happen by chance. These attributes are a legacy of forebears that practiced conscientious land stewardship. They were thoughtful planners and doers committed to a balance between conservation and modest community development.

Since Hebron's major roles and values to the State of Connecticut are those of agriculture, recreation, preserved ecosystems and residential housing, the community has historically sought to preserve its farmlands, woodlands, wetlands and open spaces through careful development, active conservation and a robust land acquisition program that will benefit all of Connecticut's future generations. The Conservation and Inland Wetlands Commission plays a critical part in these concerted efforts.

The Inland Wetlands and Watercourse regulations of the State of Connecticut (CGS Section 22a-36 through 22a-45) and the Town of Hebron establish the intent and the charge of the Town of Hebron Conservation Commission with the protection, preservation, maintenance and use of inland wetlands, watercourses, aquifers, and upland review areas.

The Town's Inland Wetlands Regulations can be reviewed on the Town Website at [https://hebronct.com/uploads/2014/03/iwregs\\_10-13-05.pdf](https://hebronct.com/uploads/2014/03/iwregs_10-13-05.pdf)

Other roles served by the commission, such as undeveloped area indexing, natural resources inventories, greenway designations, land use suggestions, water supply management, and public information and outreach can be referenced under CGS 7-131a.

Functionally, wetlands are above-ground manifestations of the water table. They protect and recharge our aquifers. We would note that all Hebron residents are entirely reliant upon underground water for their drinking supplies. Other inherent values of wetlands and preserved, vegetated upland areas include pollution filtration; water quality, water quantity and watercourse maintenance; flood mitigation; erosion control; the provision of integral plant and wildlife habitat; carbon storage and atmospheric nitrogen and oxygen balance; rural aesthetics and recreational opportunities. The preservation of natural areas and their functioning ecosystems is central to addressing and solving both the current climate and biodiversity crises.



Many wetlands and water courses have been destroyed by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, or the illegal erection of structures. State and local law require that a permit be issued prior to commencing any activity within a certain distance of a wetland, water body or water course. In most towns that distance is within one hundred feet, although it may be within three hundred feet from Hebron's major swamps and marshes, two hundred feet from the high-water mark of most of Hebron's streams or within one hundred feet of the wetlands associated with these streams.

Common property owner activities that come under the purview of the foregoing laws include:

- filling swampy areas
- extending lawn or parking area
- clearcutting significant vegetation within the aforesaid 100-foot buffer
- brush and fill disposal into a wetland
- septic discharge
- the discharge of "greywater" (water used for cleaning purposes)
- disposal of hazardous material such as oil, gasoline, paint, or cleaning solvents
- swimming pool discharge
- driveway expansion or home improvement construction

Some of these activities are prohibited while others are allowable if certain preconstruction safeguards are employed. Therefore, a Town permit is required.

The Conservation, Parks and Recreation, Planning and Zoning and Historic Properties Commissions and the Open Space Land Acquisition Committee, with the dedicated Town staff that assists them, work in league to ensure that Hebron's heritage of "timeless beauty," our historical assets and our critical natural resources are passed on to future generations.

The following commentary highlights the activities of the Conservation and Inland Wetlands Commission during local fiscal year 2022 – 2023:

- Held 9 Regular meetings.
- Accepted and acted upon five applications.
- Contributed to the update of Hebron's decennial Plan of Conservation and Development. This multi-agency effort serves as Hebron's policy blueprint and decision-making guidance document toward the insurance of our quality of life. It is also a requirement for state and federal grant funding eligibility.
- Advised and coordinated with a local Girl Scout Gold Award project and town resident toward the identification and mapping of hiking trails and distinctive features of Open

Space parcels in Hebron. Two commission members facilitated the creation of a Trail Rangers Organization.

- Coordinating with the Parks and Recreation Department, Historic Properties Commission, regional experts, and the Town Planner to submit public recreational opportunities, historic highlights, and related local amenities, services, and celebrations for inclusion in the state-funded Air Line Trail Master Plan Marketing effort.
- Three commission members assisted the Salmon River Watershed Committee in the conduct of water quality field studies and aquatic species assessments.
- Conducted outreach activities with booths at the Hebron Maple Fest and Hebron Day events.
- Drafted and contributed several public information articles to the Hebron Views magazine, other media channels, and public event distributions to elevate awareness toward the care, maintenance and enjoyment of our natural resources and passive recreational and environmental treasures. These articles included a narrative on the Air Line Trail State Park Regional Website and EZ Map Trail with its features and events; Climate Smart Agriculture; Habitat Protection for Birds and Caterpillars; updates of the Town of Hebron Open Space Map with trails; a narrative on Farmland Preservation and Open Space Conservation; a Tale from the (Air Line) Trail; Invasive Plant Guides; Backyard Water Resources Guides; a Non-native Invasive Jumping Worm Alert and a Wetlands Preservation Primer with GIS instructions.
- The Commission has also synergized its efforts with DEEP, other municipal agencies and NGOs, including the CT Association of Wetlands Scientists, the Hebron Open Space and Land Acquisition Committee, the Hebron Parks and Recreation Department, the Hebron Pollinator Conservation Project, the Connecticut River Coastal Conservation District, Joshua's Trust, and the Salmon River Watershed Partnership

If you have any questions or need guidance related to work in or near wetland areas, please feel free to contact the Conservation Commission through Conservation and Inland Wetlands Agent Jim Cordier at 860-228-5971, extension 139.



## *Town of Hebron*

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

### PLANNING & DEVELOPMENT

PLANNING

ECONOMIC DEVELOPMENT

CONSERVATION

HEALTH

BUILDING

May 09, 2024

**CERTIFIED MAIL**

Mr. Jeffrey Arpin  
41 Olenick Road  
Lebanon, CT  
06249

**Re: Petition 2024-04 – 225 Deepwood Drive, Amston, Jeffrey Arpin, Demolition of Existing Dwelling and Construction of Single-Family Dwelling in the Upland Review Area**

### **NOTICE OF DECISION**

Dear Mr. Arpin,

After reviewing the application for the demolition of an existing dwelling and the construction of a of a new single-family dwelling within an inland wetlands and watercourses 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) Erosion controls installed and wetland agent inspection prior to construction
- 2) Demolition materials to be live loaded due to concern for hazardous building materials
- 3) No demolition materials stockpiling directly on soils
- 4) Provide specification/detail on footing drain outlet/plunge pool
- 5) Notes about lawn restoration to be added to plans
- 6) Notify wetland agent after soil stabilization prior to erosion & sedimentation control removal
- 7) Lawn to be hydroseeded

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](mailto:jcordier@hebronct.com)

For the Hebron Conservation and Inland Wetlands Commission:

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

C.c.

Matt Bordeaux, Director of Planning and Development  
Tom Loto, Chairman, Conservation and Inland Wetlands Commission  
Charles Dutch, Dutch and Associates, PO Box 163, 392 South Main St. Colchester CT 06415-1497  
File # 2024-04

**LEGAL NOTICE OF ACTIONS  
HEBRON CONSERVATION COMMISSION  
15 GILEAD STREET, HEBRON CT**

At its May 09, 2024, meeting, the Hebron Conservation Commission took the following actions:

**Petition 2024-04 – 225 Deepwood Drive, Amston, Jeffrey Arpin,** Demolition of Existing Dwelling and Construction of Single-family Dwelling in the Upland Review Area – **approved**, with the following conditions:

- 1) Erosion controls installed and wetland agent inspection prior to construction
- 2) Demolition materials to be live loaded due to concern for hazardous building materials
- 3) No demolition materials stockpiling directly on soils
- 4) Provide specification/detail on footing drain outlet/plunge pool
- 5) Notes about lawn restoration to be added to plans
- 6) Notify wetland agent after soil stabilization prior to erosion & sedimentation control removal
- 7) Lawn to be hydroseeded

James P. Cordier, Conservation and Inland Wetlands Agent  
For: Thomas Loto, Chairman, Conservation and Inland Wetlands Commission

## Salmon River State Forest: Gilead Block Management Plan Review

Piche, Nathan <Nathan.Piche@ct.gov>

Thu 6/6/2024 10:20 AM

To: James Cordier <jcordier@hebronct.com>

📎 1 attachments (7 MB)

Salmon River SF Gilead Block FMP 2025.pdf;

Good morning,

My name is Nathan Piché and I am the state lands forest manager for Salmon River State Forest. One of my primary responsibilities is to take inventory of our state land resources and develop management plans describing our forests and how we plan to manage them for the next 10-year period. One of the most important aspects of developing forest management plans for our public lands is to engage stakeholder groups of individuals that use public lands and incorporate their comments and concerns into the plan. By conducting these outreach efforts we are better able to understand how the public views and uses our public lands and how our management efforts can decrease user conflicts, promote sustainable recreation, and address ecological concerns.

Recently I've been working on developing a forest management plan for a section of Salmon River State Forest that we call the Gilead Block, which encompasses a total of 1,767 acres of state forestland within the towns of Marlborough and Hebron. I've attached a draft of this forest management plan and ask that you review it and provide me with any comments and concerns that you may have. Please respond with any questions, comments or concerns there may be by Friday July 12<sup>th</sup>.

Thank you,

### Nathan Piché

Forester 1

State Lands Management Program

Connecticut Department of Energy & Environmental Protection

209 Hebron Road, Marlborough, CT 06447

p: 860.424.4036 | m: 860.306.9597 | [nathan.piche@ct.gov](mailto:nathan.piche@ct.gov)



**Connecticut**  
Department of Energy &  
Environmental Protection

*Conserving, improving, and protecting our natural resources and environment;  
Ensuring a clean, affordable, reliable, and sustainable energy supply.*



| [portal.ct.gov/DEEP](https://portal.ct.gov/DEEP)

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## **PLANNING & DEVELOPMENT**

PLANNING

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BUILDING

## **MEMORANDUM**

TO: Matt Bordeaux, Director of Planning and Development

FROM: Jim Cordier, Conservation and Inland Wetlands Agent

DATE: June 11, 2024

SUBJECT: PZC Special Permit Referral Sheet

I have reviewed the Special Permit Application and Site Plan for the construction of a 42' x 56' workshop and agricultural equipment storage building at 352 Wall Street. In addition to being an Agricultural Use of Right improvement with suitable sediment and erosion control measures, the project is situated well outside of any Inland Wetlands Regulated areas. I convey my approval of the plan.