

**TOWN OF HEBRON  
CONSERVATION COMMISSION AGENDA  
REGULAR MEETING (VIRTUAL)  
Thursday, April 10, 2025, 7:30 P.M.  
Town Office Building, 15 Gilead Street, Hebron, CT**

RECEIVED  
2025 APR -4 A 9:08  
HEBRON TOWN CLERK

**REGULAR MEETING (VIRTUAL)**

**TOWN OF HEBRON  
CONSERVATION COMMISSION Regular Meeting (Virtual)  
Apr 10, 2025, 7:30 – 10:30 PM (America/New\_York)  
Please join my meeting from your computer, tablet or smartphone.**

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**REGULAR MEETING OF April 10, 2025**

- I. Call to Order/Roll Call
  - A. Seating of Alternate
- II. Approval of Minutes – Regular Meeting – February 13, 2025
- 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 2025-4; 179 Grayville Road, Juliano’s Pools, Construction of a 22’ x 36’ Inground Pool and Safety Fence within an Upland Review Area**

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
AGENDA (cont.)  
REGULAR MEETING (VIRTUAL)  
Thursday, April 10, 2025, 7:30 P.M.  
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VIII. Wetlands Agent Approvals

IX. Pre-applications

X. New Business

- A. Consideration of a Request to Adjust a Conservation and Inland Wetlands Condition of Approval for Permitted Petition 2010-05, Hillcrest Drive / Church Street Lakewood Estates Subdivision.

XI. Other Pertinent Business

- A. Environmental Review Team Survey Progress Report re: O’Conner Open Space Parcel
- B. Hebron Maple Fest Retrospect
- C. HCC (Hebron Creative Collective) and Althea’s Garden “In Motion: A Garden of Movement” Presentation

XII. Correspondence

- A. Legal Notice of Decision dated February 17, 2025, Re: Petition 2025-2; Church Street, Parcel 12-18, Lot 4, Comer, Bria, Construction of a Nursery Farm Market with Greenhouse and Associated Parking with 0.05 Acres of Activity Within the Upland Review Area
- B. Legal Notice of Decision dated February 17, 2025, Re: Petition 2025-3; Church Street, Parcel 12-18, Lot 3, Comer, Bria, Construction of a Mini Golf Course and Associated Pavilion, Clubhouse and Parking with 0.38 Acres of Activity Within the Upland Review Area

XIII. Liaison Reports

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

XIV Adjournment

Next Regular Meeting – May 8, 2025 (Virtual)

**TOWN OF HEBRON  
CONSERVATION COMMISSION  
Regular Meeting (Virtual)  
Thursday, February 13, 2025 - 7:30 PM**

RECEIVED  
2025 FEB 19 A 10:04  
*[Signature]*  
HEBRON TOWN CLERK

**MINUTES**

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

T. Loto called the meeting to order. No alternates were seated.

**Members Present:** Tom Loto (Chair), Dan Seremet, Joanna Chester

**Members Absent:** Chris Frey (Vice-Chair), Jasmin Okugic

**Staff Present:** Jim Cordier

**Guests:** Sean & Bria Comer, Mark Reynolds

**II. Approval of Minutes - January 9, 2025 (Regular Meeting)**

Discussion: J. Chester offered the following amendment:

- Section VII, Item A (re: **Petition 2025 – 01**) – amend to include: “It was noted by the applicant that the buildings will be constructed on slab. J. Chester inquired whether there was a stream nearby that could be impacted by the water diversion, and the applicant answered that they did not think there was a stream nearby.”

**Motion by D. Seremet and seconded by J. Chester to approve the regular meeting minutes of January 9<sup>th</sup> as amended. The motion passed unanimously (3-0).**

**III. Additions to the Agenda**

None.

**IV. Recognition of Guests**

None.

**V. Violations**

None.

**VI. Pending Applications**

**A. Petition 2025-2; Church Street, Parcel 12-18, Lot 4, Comer, Bria, Construction of a Nursery Farm Market with Greenhouse and Associated Parking with 0.05 Acres of Activity Within the Upland Review Area**

**B. Petition 2025-3; Church Street, Parcel 12-18, Lot 3, Comer, Bria, Construction of a Mini Golf Course and Associated Pavilion, Clubhouse and Parking with 0.38 Acres of Activity Within the Upland Review Area**

M. Reynolds, professional engineer representing the applicant, reviewed plan updates since the last presentation. Following consultation with Town staff, the parking layout

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has been revised. WPCA approval for sewer attachment and hookup has been received, as has the DOT's review. M. Reynolds stated he is confident the overall site layout will not need to be changed throughout the planning process, and the overall grading plan is consistent with previous presentations. He also outlined landscaping plans and erosion control measures, including the use of seed mixtures and native plantings. After a question from J. Chester, M. Reynolds confirmed all bare earth portions of the two lots will be seeded as part of the application. Plans for the adjacent lot (Lot 5) would be a separate, future application, with M. Reynolds stating the applicant will likely continue to use it for agricultural purposes. Regulations related to use of right and proximity to the wetland review area were briefly discussed. Commissioners sought clarification on the area to the west of the greenhouse, parking area materials, topography and grading, and stormwater basin details.

**Motion by D. Seremet and seconded by J. Chester to approve Petition 2025-2, Church Street, Parcel 12-18, Lot 4, Construction of a Nursery Farm Market with Greenhouse and Associated Parking with 0.05 Acres of Activity Within the Upland Review Area, with the following conditions:**

- 1. Town staff to be notified to inspect Erosion Controls prior to and during construction.**
- 2. All Town and Town Engineer comments are to be addressed.**
- 3. Work with Town staff to determine appropriate plantings for around detention basin.**
- 4. Placards will be placed at the current woods line in the upland review area.**

**The motion passed unanimously (3-0).**

**Motion by D. Seremet and seconded by J. Chester to approve Petition 2025-3, Church Street, Parcel 12-18, Lot 3, Construction of a Mini Golf Course and Associated Pavilion, Clubhouse and Parking with 0.38 Acres of Activity Within the Upland Review Area, with the following conditions:**

- 1. Town staff to be notified to inspect Erosion Controls prior to and during construction.**
- 2. All Town and Town Engineer comments are to be addressed.**
- 3. Work with Town staff to determine appropriate plantings for around detention basin.**
- 4. Placards will be placed at the current woods line in the upland review area.**

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**The motion passed unanimously (3-0).**

**VII. New Applications**

None.

**VIII. Wetlands Agent Approvals**

None.

**IX. Pre-Applications**

None.

**X. New Business**

- A. Recommendation to the Hebron Board of Selectmen re: acceptance of the proposed 8.55 acres of Open Space as a Conservation Easement associated with the expansion of the Hillside Farms Apartments, approved by the Hebron Planning and Zoning Commission**

**Motion by D. Seremet and seconded by J. Chester to recommend to the Hebron Board of Selectmen the acceptance of the proposed Conservation Easement associated with the expansion of the Hillside Farms Apartments approved by the Hebron Planning and Zoning Commission. The proposed open space set-aside would protect an important tributary branch of the Raymond Brook. The motion passed unanimously (3-0).**

**XI. Other Pertinent Business**

- A. Environmental Review Team Survey Progress Report re: O’Conner Open Space Parcel**

J. Cordier, along with M. Bordeaux and F. Zitkus, recently attended an initial planning conference with representatives from Connecticut Resource Conservation and Development, who are amenable to conducting an ERT survey. He outlined overall goals and proposed steps of the project.

**XII. Correspondence**

No further discussion.

- A. Legal Notice of Decision dated January 14, 2025, re: Bobby and Diana Bruneau, 564 East Street Hebron, CT 06248, Subdivide an 8.26 Acre Parcel into three lots with No Proposed Activities within the Inland Wetlands Regulated Area (on file at the Horton House)**

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- B.** Correspondence dated January 15, from CT DEEP to J. Cordier re: Connecticut Wildlife Magazine (on file at the Horton House)
- C.** Correspondence dated January 30, 2025, from J. Chester to Commission Members re: CT Association of Wetland Scientists Annual Meeting to be held on Wednesday, March 5, 2025 at the Aqua Turf Club in Southington, CT. (sent to Commission Members by way of separate email)
- D.** Correspondence dated February 4, 2025, from J. Cordier to D. Lanza re: Article Submission to the Hebron Views (attached)

**XIII. Liaison Reports**

**A. Open Space Land Acquisition Committee**

J. Cordier noted the upcoming Maple Fest, and stated he will be at a booth with representatives from OSLAC, as in previous years. There was brief discussion on OSLAC's 2025-2026 budget request and recent funding trends.

**B. Salmon River Watershed Partnership**

No report.

**C. Hebron Trail Rangers**

J. Chester stated there is a meeting in March. She also suggested the Commission consider constructing guidelines for potential applicants, as well as requesting the Town hire someone to perform an invasive species survey of Open Spaces and roadsides.

**XIV. Adjournment**

**Motion by T. Loto and seconded by J. Chester to adjourn.**

The next regular meeting will be March 13<sup>th</sup>.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,  
Hannah Walcott (Board Clerk)

CONSERVATION COMMISSION

TOWN OF HEBRON

15 Gilead Street  
Hebron, CT 06248  
(860) 228-5971  
fax: (860)228-5980



File No:	
Received:	
Approved:	
Denied:	
Fee Paid:	

APPLICATION

Inland Wetlands and  
Watercourses Permit

Site Location 179 Grayville Rd. Assessors Map 28 Lot 2 Zone R-2  
Street Address 179 Grayville Rd Total Parcel Acreage 14.51 Total Area of Wetlands Disturbance 0'

Owner of Record <u>Corinne Thurstan</u>	Telephone (H) <u>860-377-7773</u> (W)
Address <u>179 Grayville Rd. Amston,</u>	Mailing Address <u>CT 06231</u>
Address	Mailing Address

Applicant <u>Juliano's Pools</u>	Telephone (H) <u>860-573-1190</u> (W)
Address <u>321 Talcottville Rd.</u>	Mailing Address
Address <u>Vernon, CT 06066</u>	Mailing Address

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

To the Conservation Commission:  
I, Danielle Levasseur, Juliano's Pools, hereby apply for an Inland Wetlands and Water Courses Permit, pursuant to Section(s) 4.2.b, 2.1.24.2.g of the Hebron Inland Wetlands and Watercourse Regulations for: (describe proposed regulated activities) Construction of a 22 x 36 mountain pond inground pool and 4' safety fence to be installed on established lawn within an upland review area.

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

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

[Signature]  
Signature of Owner (s)

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

[Signature]  
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.

## INSTRUCTIONS FOR COMPLETING

### THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report each action taken by the Agency. Complete the form as described below.

PLEASE PRINT CLEARLY

#### **PART I: To Be Completed By the Inland Wetlands Agency Only**

1. Enter the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed. Enter ONE year and month per form.
2. Enter ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
  - A = A Permit Granted by the Inland Wetlands Agency (*not including map amendments, see code D below*)
  - B = Any Permit Denied by the Inland Wetlands Agency
  - C = A Permit Renewed or Amended by the Inland Wetlands Agency
  - D = A Map Amendment to the Official Town Wetlands Map - or -  
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
  - E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
  - F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
  - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
  - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

**PART II: To Be Completed by the Inland Wetlands Agency or the Applicant** - If Part II is completed by the applicant, the applicant must return the form to the Inland Wetlands Agency. The Inland Wetlands Agency must ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See the following website for USGS Quad Map names and numbers:  
[http://ct.gov/deep/lib/deep/gis/resources/Index\\_NamedQuadTown.pdf](http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf)

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn - CLEAR's website: [http://clear.uconn.edu/data/map\\_set/index.htm](http://clear.uconn.edu/data/map_set/index.htm)
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity.



9. **CAREFULLY REVIEW** the list below and enter ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner  
B = New Residential Development for Single Family Units  
C = New Residential Development for Multi-Family / Condos  
D = Commercial / Industrial Uses  
E = Municipal Project  
F = Utility Company Project  
G = Agriculture, Forestry or Conservation  
H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control  
J = Erosion / Sedimentation Control  
K = Recreation / Boating / Navigation  
L = Routine Maintenance  
M = Map Amendment  
N = State Agency Project  
P = Other (this code includes the approval of concept plans with no-on-the-ground work)

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located BEYOND the established upland review area (buffer, setback) or NO established upland review area (buffer, setback) exists.

1 = Filling  
2 = Excavation  
3 = Land Clearing / Grubbing (no other activity)  
4 = Stream Channelization  
5 = Stream Stabilization (includes lakeshore stabilization)  
6 = Stream Clearance (removal of debris only)  
7 = Culverting (not for roadways)

8 = Underground Utilities (no other activities)  
9 = Roadway / Driveway Construction  
10 = Drainage Improvements  
11 = Pond, Lake Dredging / Dam Construction  
12 = Activity In an Established Upland Review Area  
14 = Activity In Upland

**Examples:** Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14; other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14; other possible codes are 1 and 2. Permitted dredging of a pond must use code 11; other possible codes are 12 and 5.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the inland wetlands agency, or as a result of an agent approval.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

**PART III: To Be Completed By The DEEP** - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

March 25, 2025

Town of Hebron Inland Wetlands Agency

Subject: Swimming Pool Installation at 179 Grayville Rd

To Whom It May Concern,

The information below pertains to the wetlands application for 179 Grayville Rd. The application has been filed by Juliano's Pools on behalf of the homeowner, Corinne Thurstan. The application is being filed per the request of the Town of Hebron to ensure wetlands compliance.

At A Glance

**Homeowner:** Corinne Thurstan

**Address:** 179 Grayville Rd

**Phone:** 860-377-7773

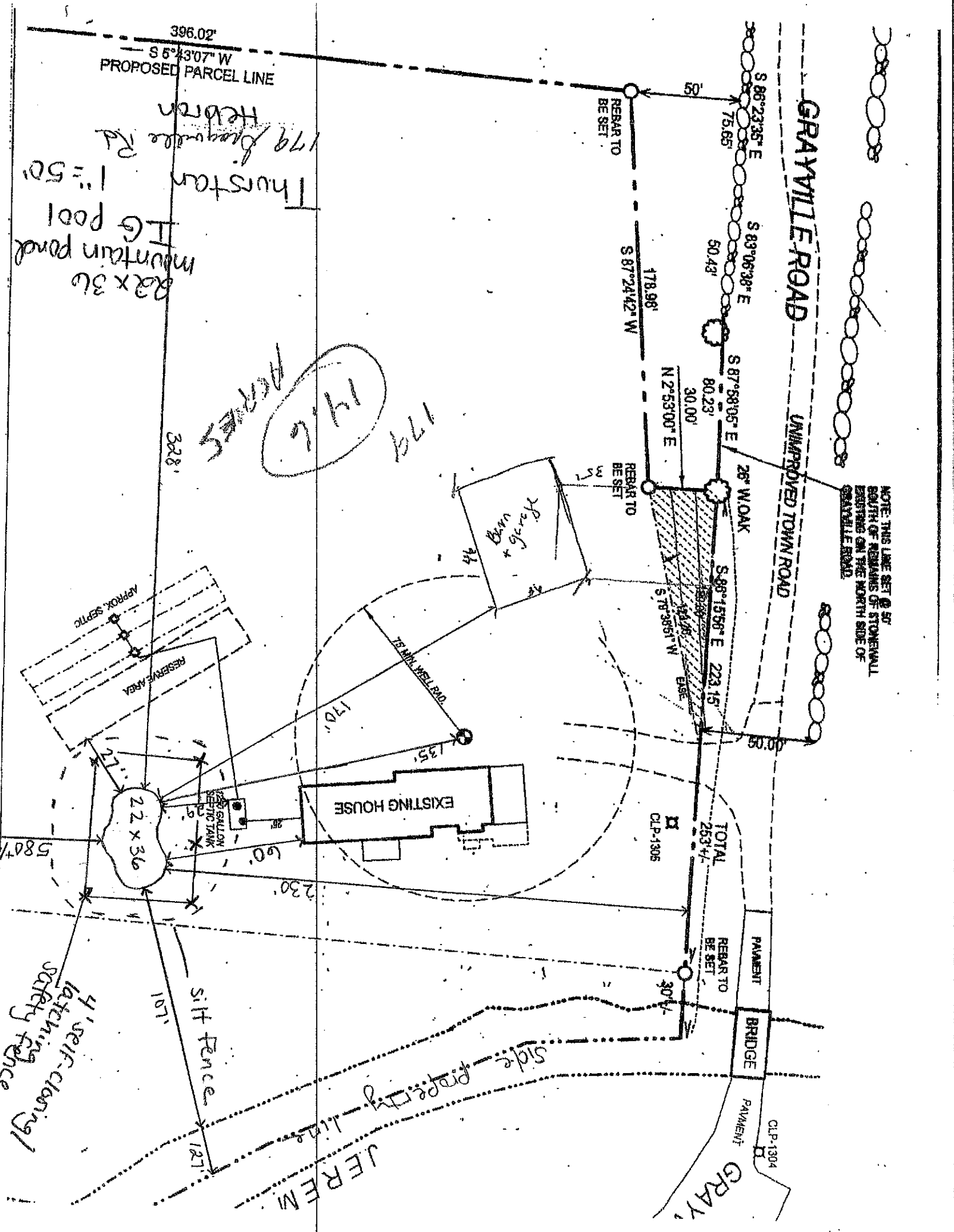
**Project:** Construction of a new 22x36 Mountain Pond inground pool and 4' safety fence with self-closing and self-latching gate.

**Location of Pool/Fence:** See attached plot plan.

**Materials:** Suitable soil will be used for backfill; unsuitable soil will be hauled away.

Significant Event Q/A

- Will the proposed activity involve the deposit or removal of material in or near a regulated area?  
**22x36 inground pool and 4' safety fencing will be built within wetlands upland review area on established lawn. Silt fence and straw wattles (if req'd) will be installed prior to the start of work.**
- Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system? **No**
- Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space? **No**
- Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse? **No**
- Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area? **No**
- Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse? **No**
- Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community? **No**
- Will the proposed activity destroy a wetlands or watercourse? **No**
- Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse? **No**



NOTE: THIS LINE SET @ 50' SOUTH OF REMAINS OF STONEWALL EXISTING ON THE NORTH SIDE OF GRAYVILLE ROAD.

14/6

179

APPROX. SEPTIC

4' self-cleaning/latching safety fence

SILT FENCE

EXISTING HOUSE

22 x 36

RESERVE AREA

APPROX. SEPTIC

BRIDGE

GRAY

JEREM

GRAYVILLE ROAD

UNIMPROVED TOWN ROAD

PROPOSED PARCEL LINE

mountain pond IG pool

Thurston

179 Hebron Rd

396.02'

$S 5^{\circ} 43' 07'' W$

REBAR TO BE SET

$S 87^{\circ} 24' 42'' W$

178.96'

$S 86^{\circ} 23' 35'' E$

75.65'

$S 89^{\circ} 06' 38'' E$

50.43'

$S 87^{\circ} 58' 05'' E$

80.23'

$N 2^{\circ} 53' 00'' E$

30.00'

26' W OAK

$S 96^{\circ} 15' 56'' E$

223.15'

$S 78^{\circ} 36' 51'' W$

CLP-1305

TOTAL

$263 \frac{1}{4}'$

REBAR TO BE SET

30'

CLP-1304

PAVEMENT

side property line

101'

230'

60'

135'

170'

44'

BANK

REBAR TO BE SET

$S 87^{\circ} 24' 42'' W$

$S 87^{\circ} 58' 05'' E$

$S 89^{\circ} 06' 38'' E$

$S 86^{\circ} 23' 35'' E$

75.65'

REBAR TO BE SET

$S 5^{\circ} 43' 07'' W$

396.02'

## Letter Of Authorization

I, as owner of subject property, hereby authorize any Juliano's Pools Inc. personnel, to act on my behalf to pull an in-ground swimming pool building permit (and including any/all matters relevant to work authorized by this building permit), using as necessary his/her/their home improvement contractor license, plumbing and piping limited contractor license, electrical contractor license and swimming pool builder in-ground license.

Customer Name: Corinne Thurstan

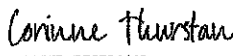
Customer Phone: 860-377-7773

Address: 179 Grayville Road

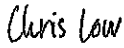
Amston CT 06231

Thank you for your consideration in this matter.

Sincerely,

Signed by:  
  
793772D78734440...  
(signature)

11/12/24 | 5:20 PM EST

DocuSigned by:  
  
076E3AE5A0B7441...



x:-72.369199, y:41.613887

# Town of Hebron, CT

179 GRAYVILLE RD

Grayville Rd

Grayville Rd

Grayville Rd

Jeremy River

Jeremy River

Jeremy River

Layers



0 100 ft

x:-72.371147, y:41.614547



# TOWN OF HEBRON

15 Gilead Street, Hebron, CT 06248

TEL (860) 228-5971 FAX (860) 228-5980

Planning/Zoning

Building

Health

Conservation

September 21, 2010

CERTIFIED MAIL

James Grossman  
9 Woodland Street  
Westport, CT 06880

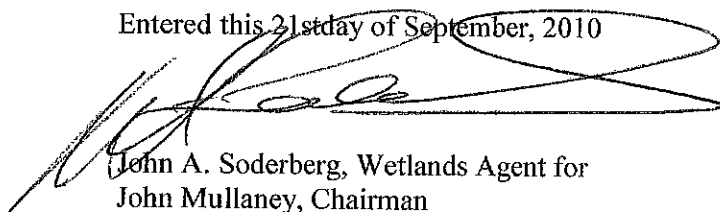
**Re: Application #2010-05 – Hillcrest Drive/Church Street**

## NOTICE OF DECISION OF CONSERVATION COMMISSION

After reviewing the Application of **James Grossman** to conduct a regulated activity within the bounds of an inland wetland and/or watercourse located at **Hillcrest Dr./Church St.**, and based upon the findings and conclusions of the Conservation Commission, and in accordance with Section 22a-42a of the Connecticut General Statutes, the Conservation Commission hereby serves notice of the **Approval** of conducting the activity as described in the above-referenced Application, with the following condition(s).

1. that the comments of the Town Engineer, dated September 15, 2010 be addressed;
2. that the restoration work regarding the invasive plant species be started at the start of construction of the subdivision (prior to any land clearing) and reviewed a year later, and again prior to the release of bonds;
3. that the plantings within the storm water detention basins be approved and supervised by a soil scientist.

Entered this 21<sup>st</sup> day of September, 2010

  
John A. Soderberg, Wetlands Agent for  
John Mullaney, Chairman  
Conservation Commission

JAS/l

cc: Application File #2010-05  
Michael K. O'Leary, Town Planner  
James Celio

Wet/Not.Dec/Pet.2010-05

7008 0150 0002 2925 0144



Connecticut River Coastal Conservation District, Inc.

deKoven House – 27 Washington Street – Middletown, CT 06457 – Phone (860) 346-3282 – Fax (860) 346-3284

## MEMORANDUM

To: John A. Soderberg, Wetlands Agent  
Town of Hebron  
15 Gilead Street  
Hebron, CT 06248

From: Erica Larner  
Natural Resource Specialist

Date: July 20, 2010

Re: Lakewood Estates Proposed Subdivision

This memo is in regards to the above-referenced proposed subdivision. As compensation for the proposed wetland and watercourse impacts, the applicant intends to preserve open space with conservation easements and conduct invasive species removal and control. I have reviewed the applicants proposal, the October 7, 2009 report by John Ianni, Soil Scientist, and the portion of the plan delivered to me. I would be happy to view the property should it become necessary.

The Conservation Commission has several specific questions it would like answered. Below please find my responses to these questions as well as other recommendations.

### **Is there a benefit to the removal of invasive species without a continuing effort to keep them under control?**

1. It is unlikely there will be any long term benefit to removing invasive species if there are no follow-up control measures taken. Multiflora rose will regenerate by basal shoot (also know as a root sprout or sucker) or by layering. Japanese barberry will regenerate by aboveground and belowground clonal shoots or by layering as well. Both species can sprout from cut stumps. It is therefore likely that both species will asexually recolonize the site.
2. Additionally, the seed bank for both species will continue to contain viable seeds for at least several years to come. Continued control of the multiflora rose and Japanese barberry will be necessary as new plants will sprout each year until the seed bank is depleted.

### **Should other plants be introduced to the area to keep the invasive species under control?**

1. It is possible that native plants will establish without intervention but that process can be made more difficult by the tree cover and shade. I recommend that shade tolerant shrubs and groundcover are used to replace the removed invasive species. It is unlikely that any commercially available seed mixes would be a viable alternative since during my research I found that even the shade tolerant seed mixes require a minimum of 4 hours of sunlight.



**If herbicides are used as a management option, what is the danger to the water quality of the stream?**

1. Both Japanese barberry and multiflora rose are susceptible to glyphosate (tradename Roundup) and triclopyr (tradenames Garlon and Release).
  - a. Glyphosate is one of the least dangerous herbicides in terms of toxicity. It is of low toxicity for mammals and birds but of higher toxicity for fish, amphibians and invertebrates. Glyphosate's half-life in water is greater than 35 days and 3 – 130 days in soil.
  - b. Triclopyr is very slightly toxic to fish due to a low rate of absorption. It has a soil half-life of 12 - 27 days but rapidly degrades in sunlit waters with a half-life of 1 – 10 days. It is, however, stable in waters without sunlight.
2. Should herbicide management be approved, I recommend triclopyr due to its low toxicity and rapid degradation.
3. When herbicides are applied correctly, there is low risk of damage to water quality. To minimize the chances of the herbicide affecting the water quality, I recommend that the herbicide be applied directly to cut stumps as opposed to a foliar spray. This is most effective in the fall when nutrients are being directed to the roots.
4. The Commission should require that a licensed applicator conducts the application and that the applicant applies for all required local and state permits.
5. Herbicides should be used in areas with a thick infestation only where mechanical removal is not feasible.
6. Additionally, the report by John Ianni proposes to leave the sparse barberry plants to the rear of the Firehouse in place. Stopping the spread of invasive species is paramount in controlling them. It is likely that by removing the small individual plants, the applicant can prevent the spread of Japanese barberry to these new areas.

Should you have any questions or concerns, please do not hesitate to contact me.



October 7, 2009

Michael Tarbell  
Tarbell, Heintz & Associates, Inc.  
1227 Burnside Avenue  
Suite 31  
East Hartford, CT 06108

**RE: GROSSMAN SUBDIVISION  
LAKE ROAD, HILLCREST DRIVE &  
ROUTE 85  
HEBRON, CT**

Dear Mike:

The current proposed layout of the subdivision on the subject property includes a large dedication of open space. The open space encompasses a large land area that runs parallel to Lake Road and encompasses the outlet stream from Amston Lake as well as a large area in the interior of the site. The outlet stream contains a number of cultural features including old foundations, a series of wells, and evidence of potential mills and their associated water conveyance systems. Two dam sites were also noted in the open space area.

I have surveyed the open space and would recommend the removal of two invasive plant species from the area. Although the majority of the open space is either free of the two species or has minimal colonization, there are areas where the species dominate the forest understory. The removal of the species would greatly enhance the overall look and functionality of the open space.

The two species include Multiflora Rose (*Rosa Multiflora*) and Japanese Barberry (*Barberis thunbergii*). The area that contains the highest concentration of the species is in the northeastern portion of the open space and is near the intersection of Lake Road and Hillcrest Drive down to the first dam site. The area is approximately 1,000 feet long (along Lake Street) and 500 feet wide (from Lake Street to the adjoining property line). In this area both species are found in moderate concentrations. The remainder of the open space has a low level of infestation of Japanese Barberry and no Multiflora Rose. The open space area to the rear of the Firehouse contains a few individual species of Barberry; no control is needed.

The Connecticut Invasive Plant Working Group has published fact sheets regarding the management options for the species. Copies of the fact sheets are included for your use. It is my opinion that the species can and should be controlled using mechanical means that include grubbing and cutting and mowing with the potential for herbicide treatment of the stumps of Multiflora Rose. The Barberry can be controlled strictly with mechanical means.

At this time I would present the concept of the control of the two invasive species within the open space as part of subdivision process. If the concept is accepted, then a more detailed plan can be developed. It would be best to develop the plan once approval has been granted from the local land use agencies. The detailed plan should indicate the area where the plants are to be

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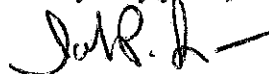
removed, the level of infestation, the method of control and the disposal of the cultivated plant material. I suggest waiting for approvals so that the plan can be specifically tailored to the season in which the work will be done, potential phasing of the work and bonding requirements if required. Additionally, as the forest canopy matures the Multiflora Rose is being shaded and is less competitive.

An additional mitigation measure that may be considered is the removal of the small rock and earthen dam mentioned above. The rock dam appears to be a relatively young feature that may have been constructed after the original dam breached. The dam is allowing for an accumulation of sediment within the stream bed. Over time the stream channel is altering to accommodate the sediment accumulation. There also appears to be considerable seepage through the rock dam. Removal of the dam will have some repercussions. The dam currently acts as a restriction in the stream and allows for sediment to accumulate on the uphill side. Removal of the dam would increase the velocity of stream flows and flushing of the accumulated sediment may occur. If the accumulated sediment is flushed from this location it may accumulate elsewhere in the stream system. A recommendation to remove the rock dam should only come after a consultation with experts more familiar with this type of work. Perhaps the Dam Safety unit of the Department of Environmental Protection could offer some guidance.

In closing, if the concept of Invasive Species Management within the open space area is accepted, a condition of approval should be implemented that requires development of a specific plan with time frames for completion prior to transfer of the open space land.

If you have any questions, or require additional information, please call me at (860) 742-5868.

Very truly yours,



John P. Ianni M.S.  
Professional Soil Scientist  
CPESC

Cc: CT Invasive Plant Working Group Fact Sheets



HCC and Althaea's Garden  
presents:

## **In Motion: A Garden of Movement**

To inspire support and share our creative  
skills with fellow artists...

To engage the public through  
demonstrations, teaching and exhibiting  
our art....

To beautify our hometown

Althaea's  
Garden



# “In Motion: A Garden of Movement” Garden Project Mission:

- Our project aims to create a visible and vibrant HCC presence in the heart of town by transforming an outdoor space into a sustainable garden designed by a local gardener, blending natural beauty with handmade, creative elements. We will feature rotating exhibitions and unique creations, involving local artists to showcase their work, fostering a sense of pride and unity within the community. This space will serve as a focal point for events and programs, encouraging community engagement, participation, and a commitment to eco-friendly practices



## Movement Integration

- **Natural movement:** Strategic placement of ornamental grasses
- **Mechanical movement:** Durable kinetic sculpture
- **Visitor flow:** Intuitive pathway design
- **Visual movement:** Dynamic planting patterns and creative exhibitions

# The Vision:





Area 1 view: Library parking lot entrance to the bridge

# Colonial color scheme



Native trees and shrubs  
to support and restore the  
local ecosystem

# Function and aesthetic





# A special place for Hebron residents and visitors



# Project Mission bullet points

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- Environmental Conservation and restoration/pollinator garden
- Combines handmade Creativity and Gardening - Public art exhibition space
- Sensory Garden – kinetic sculpture, rotating instalations
- Hydroponic garden element demonstration the future of gardening



# Benefits to the town

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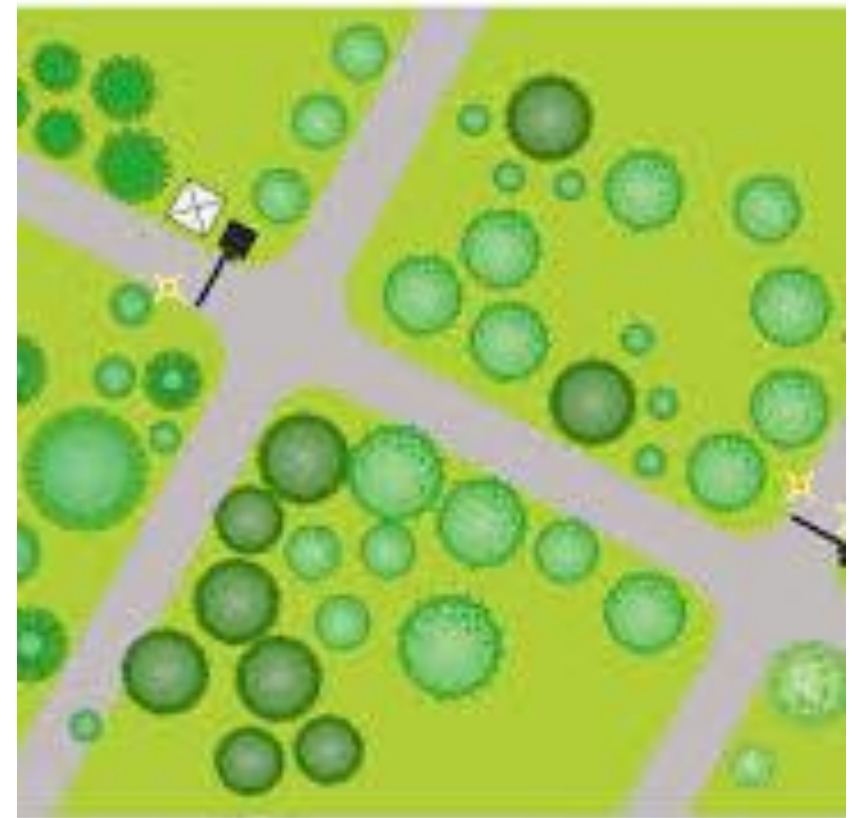
- Beautification – a big impact.
- Talking point and point of pride for the town
- The garden will support local ecosystem
- Provide a potential gathering point for town events
- A space for local artists to display sculptures
- Saves money by reducing the total area needing to be mowed, fertilized and treated. This whole space can be herbicide free.



# Phase 1: Jan 2025- March 2025

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- Phase 1 (Year 1): Site Planning:
- Determine location and direction of walking pathways
- Gathering spaces - may include a patio/seating area
- Determine location for future artwork exhibitions (HCC members would start planning their exhibitions)
- Planting areas- with accurate measurements and plot mapping
- Design Focial Points – key features such as trees, sculptures, or other standout elements to guide visual flow
- Garden Design Proposal (after project approval)



# Phase 2 : Spring to Early Summer 2025

- Install pathways and any rocks needed
- Invasive plant removal from stream embankment
- Purchase and install trees, shrubs and perennials
- Assist in establishment of new plants with consistent watering when needed

## Fall 2025

- Add sculptural, narrative and poetic elements
- Ribbon cutting ceremony
- End-of-year Project Viability Report – outlining the projects current status and community feedback, demonstrating its potential for long-term success, and justifies further investment

# Financial planning

- Establish estimated project costs including :
- Hardscaping
- Materials – rocks, mulch, edging, pavers, hydroponics
- Labor (from any subcontractors potentially needed)
- Plants

## Budgeting

- Grant writing (with Elizabeth and Holly)
- Fund Raising opportunities:
- Go Fund ME, Maple Fest maple flake sales, The Flour Girl fundraiser event March 2025
- Althaea's Garden – up to \$1,000 value plant donation

# Maintenance Plans

- HCC anticipated the primary town concern for this project would be garden maintenance:
- UCONN Master Gardener Program provides master garden interns to maintain non-profit garden spaces each year. This space will be added to their list of spaces for weeding etc. at no cost to the town.
- Since this space will be naturalized using native plants and living ground cover, very little actual upkeep will be needed.
- Create easy and appropriately sized grass mowing pathways

# Other potential project barriers

- Site disturbance: regulations, permits, existing electrical and water lines.
- Logistics - who/when for site work?
- Liability/insurance - and the associated 'what if's'
- Vandalism - will cameras be needed on site?
- Watering - identify responsible individuals or teams for watering plants under an optimal watering schedule. Confirm access to a water source.



# What we need from the town:

- Full Project approval based on HCC's detailed project proposal.
- Approved (and blocked) dates for pathway and plant installation
- Flagged electrical, gas and water lines wherever applicable for “no dig” zones.
- Research plans and usability of the gazebo



# *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

**CERTIFIED MAIL**

February 17, 2025

Bria and Sean Comer  
220 Gilead Street  
Hebron, CT  
06248

**Re: Petition 2025-2; Church Street, Parcel 12-18, Lot 4, Comer, Bria, Construction of a Nursery Farm Market with Greenhouse and Associated Parking with 0.05 Acres of Activity Within the Upland Review Area**

### **NOTICE OF DECISION**

Dear Mr. and Mrs. Comer,

After reviewing the application for the construction of a Nursery Farm Market with Greenhouse and Associated Property on Church Street on Parcel 12-18, Lot 4, with 0.05 Acres of Activity within the Inland Wetlands Upland Review Area, and based upon the findings in accordance with Section 22a-36 through 41 of the Connecticut General Statutes, **approval** is granted for conducting the activity described in the above-referenced application, with the following conditions:

1. Wetlands Agent to be notified to inspect Erosion Controls prior to and during construction
2. All Town and Engineer comments are to be addressed
3. Work with Town Staff to determine appropriate plantings around the detention basin
4. Placards will be placed at the current woods line in the Upland Review Area

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  
File # 2025-02



## *Town of Hebron*

**TOWN OFFICE BUILDING  
15 GILEAD STREET  
HEBRON, CONNECTICUT 06248  
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### PLANNING & DEVELOPMENT

PLANNING

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HEALTH

BUILDING

**CERTIFIED MAIL**

February 17, 2025

Bria and Sean Comer  
220 Gilead Street  
Hebron, CT  
06248

**Re: Petition 2025-3; Church Street, Parcel 12-18, Lot 3, Comer, Bria, Construction of a Mini Golf Course and Associated Pavilion, Clubhouse and Parking with 0.38 Acres of Activity Within the Upland Review Area**

### **NOTICE OF DECISION**

Dear Mr. and Mrs. Comer,

After reviewing the application for the construction of a Mini Golf Course and Associated Pavilion, Clubhouse and Parking with 0.38 Acres of Activity Within the Upland Review Area, and based upon the findings in accordance with Section 22a-36 through 41 of the Connecticut General Statutes, **approval** is granted for conducting the activity described in the above-referenced application, with the following conditions:

1. Wetlands Agent to be notified to inspect Erosion Controls prior to and during construction
2. All Town and Engineer comments are to be addressed
3. Work with Town Staff to determine appropriate plantings around the detention basin
4. Placards will be placed at the current woods line in the Upland Review Area

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  
File # 2025-03