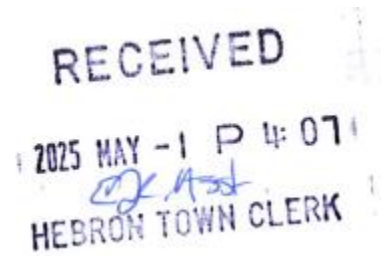


**TOWN OF HEBRON
CONSERVATION COMMISSION AGENDA
REGULAR MEETING (VIRTUAL)
Thursday, May 8, 2025, 7:30 P.M.
Town Office Building, 15 Gilead Street, Hebron, CT**



REGULAR MEETING (VIRTUAL)

**TOWN OF HEBRON
CONSERVATION COMMISSION Regular Meeting (Virtual)
May 8, 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 MAY 8, 2025

- I. Call to Order/Roll Call
 - A. Seating of Alternate
- II. Approval of Minutes – Regular Meeting – April 10, 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

TOWN OF HEBRON
CONSERVATION COMMISSION
AGENDA (cont.)
REGULAR MEETING (VIRTUAL)
Thursday, May 8, 2025, 7:30 P.M.
Town Office Building, 15 Gilead Street, Hebron, CT

VIII. Wetlands Agent Approvals

IX. Pre-applications

- A. Discussion of a Preliminary Plan to Construct a 30,000 SF Building and Gravel Parking Lot (Outside of the Regulated Area) with Accompanying Stormwater Basin (Within the Upland Review Area and Outside of a Nearby Wetland Area) on Lot 10-10, Vicinity of 612 Church Street (Savy Brothers)

X. New Business

XI. Other Pertinent Business

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

XII. Correspondence

- A. Correspondence, dated April 10, 2025, from J. Cordier to the Hebron Creative Collective re: “A Garden of Movement Project”;
- B. Notice of Decision, dated April 10, 2025, from the Conservation Commission to Corrine Thurstan re; **Petition 2025-4**, 179 Grayville Road, Construction of Inground Swimming Pool;
- C. Notice of Decision, dated April 10, 2025, from the Conservation Commission to James Grossman re: Elimination of a Condition of Approval for **Petition 2010-5**, Hillside Drive / Church Street, Subdivision;
- D. Notice of Legal Action, dated April 10, 2025, from the Conservation Commission to the Town Clerk and Rivereast News Bulletin, re: **Petition 2025-4**, 179 Grayville Road, Construction of an Inground Swimming Pool and **Petition 2010-5**, Hillside Drive / Church Street, Elimination of a Condition of Approval for a Subdivision Project;
- E. Correspondence, dated April 15, 2025, from D. Godbout to Conservation Commission Members Re: Updated Conservation Member Contact Information; and,
- F. Correspondence, dated May 1, 2025, from J. Cordier to the Conservation Commission Re: Draft Standard Operating Procedures for Tree Removal.

XIII. Liaison Reports

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

XIV Adjournment

Next Regular Meeting – June 12, 2025 (Virtual)

**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 10, 2025 - 7:30 PM**

MINUTES

Members Present: Chris Frey (Vice-Chair), Dan Seremet, Joanna Chester, Jasmin Okugic

Members Absent: Tom Loto (Chair)

Staff Present: Jim Cordier, Matt Bordeaux

Guests: Danielle Levasseur, Elizabeth Dougherty, Jim Celio, Mac McCorrison, Sara Walling, Carol Lang

I. Call to Order/Roll Call

C. Frey called the meeting to order at 7:32 p.m. No alternates were seated.

II. Approval of Minutes – February 13, 2025 (Regular Meeting)

Motion by D. Seremet and seconded by J. Chester to approve the regular meeting minutes of February 13th, 2025 as submitted. The motion passed (3-0-1, with J. Okugic abstaining).

III. Additions to the Agenda

None.

IV. Recognition of Guests

None.

V. Violations

None.

VI. Pending Applications

None.

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

D. Levasseur of Juliano's Pools presented. The application seeks to install an inground pool roughly 107 feet from the edge of the Jeremy River. Per J. Cordier, the required setback in that portion is 200 feet. No on-site stockpiling will occur, with all

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**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 10, 2025 - 7:30 PM**

excavated material to be live-loaded and removed. Commissioners sought details on perimeter patio surfaces, electrical conduits, and backwash discharge location.

Motion by D. Seremet and seconded by J. Okugic to approve Petition 2025-4, with the following conditions:

- 1. Approval of a silt fence detail by Town staff.**
- 2. Town staff to be notified for inspection of Erosion Controls prior to construction.**
- 3. Town staff to be notified for inspection at the time of seeding.**
- 4. Town staff to be notified to approve soil stabilization prior to erosion control removal.**
- 5. Area to be seeded within 5 days of the completion of work.**
- 6. Restoration with a native grass seed mix.**
- 7. Use an amphibian friendly skimmer cover.**
- 8. Homeowner to install silt fence along the utility trench between pool and house.**

The motion passed unanimously (4-0).

VIII. Wetlands Agent Approvals

None.

IX. Pre-Applications

None.

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.

J. Cordier provided background on the permit, noting a condition of approval stipulating that restoration work regarding invasive plant species be started at the start of construction (prior to any land clearing) and be reviewed a year later, and again prior to the release of bonds. J. Celio spoke on behalf of the applicant, providing greater detail on the history of the project, including extensive time spent ensuring regulatory compliance and obtaining waivers, as well as Open Space conveyances. The applicant seeks relief from the condition, as the transfer of land has complicated the ability to execute it satisfactorily.

**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 10, 2025 - 7:30 PM**

J. Cordier and C. Frey shared site visit observations, noting the presence of two streams feeding into the Raymond Brook Marsh, as well as the steep grade of the parcel leading to the streams. Removing the invasive species, either mechanically or chemically, would be a continual effort, likely resulting in destabilization of the bank and potential watercourse infiltration. C. Frey stated he doesn't feel this is practical. Town Planner M. Bordeaux relayed consultations with the Town Attorney, and stated both he and the Town Manager's office support the request, calling it reasonable.

Motion by J. Okugic and seconded by C. Frey that the Hebron Conservation and Inland Wetlands Commission eliminates condition number two (2) from its notice of decision relative to the approval of application 2010 – 05, James Grossman, Hillcrest Drive / Church Street, Amston, Connecticut, 32 lot subdivision, dated September 21st 2010, which states “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.” Clearance of the invasive vegetation in the Open Space deeded to the town is not a requirement on the part of the applicant. The motion passed unanimously (4-0).

XI. Other Pertinent Business

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

J. Cordier reported on the 12-member team's recent site visit, noting several deer stands were discovered and will be removed. The parcel is of critical importance to watershed protection and fisheries enhancement. C. Frey described the site in further detail and noted Hebron Path and Trails intends to develop a trail.

B. HCC (Hebron Creative Collective) and Althaea’s Garden “In Motion: A Garden of Movement” Presentation

E. Dougherty and S. Walling presented a proposal for an art and garden installation along the new Pendleton Drive pedestrian bridge and walkway. Key benefits are enhancing the pedestrian experience as walkability in the town center expands, promoting welcoming, meaningful public garden spaces, and reflecting the natural and cultural identity of Hebron. Native, low-maintenance plantings benefitting local ecosystems and wildlife would be used. M. Bordeaux sought Commission input on the concept, as well as potential endorsement to relevant Town entities, including Planning & Zoning and the Board of Selectmen. There was general support for the proposal, and agreement on the following endorsement:

**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 10, 2025 - 7:30 PM**

To: Hebron Board of Selectmen and Hebron Planning & Zoning Commission
Re: Hebron Creative Collective / Althaea's Garden "In Motion: A Garden of Movement"

Dear Mr. Chairman and board members, in endorsing the Hebron Creative Collective Project proposal, encompassing the establishment of a privately funded garden and art project at the recently completed pedestrian bridge and trail between 22 and 28 Main Street and 30 and 42 Pendleton Drive, the Hebron Conservation and Inland Wetlands Commission expresses its support of the Hebron Creative Collective to install a trailside artistic native species and pollinator friendly garden through which local artists can display their sculptures and other creations as a venue for education, beauty, respite, and community enjoyment. The commission regards the Hebron Creative Collective, a non-profit organization under The Town Center Project, as a valuable partner and effectiveness multiplier of the cooperative efforts between a town and its NGO friends in ensuring that Hebron indeed remains a place of timeless beauty and community pride. We wish HCC success with this wonderful project.

Motion by D. Seremet and seconded by J. Chester to approve the endorsement. The motion passed unanimously (4-0).

C. Hebron Maple Fest Retrospect

C. Frey reported on a good turnout for both days, and highlighted D. Rose's QR code-linked trail information. J. Cordier briefly described the booth shared by OSLAC, the Conservation Commission, and Salmon River Watershed.

XII. Correspondence

Included in the agenda, with no further discussion.

- A.** Legal Notice of Decision dated February 17, 2025, Re: Petition 2025-2; Church Street, Parcel 1218, 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 1218, 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

Recent updates pertain to the ERT survey described above.

B. Salmon River Watershed Partnership

**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 10, 2025 - 7:30 PM**

No update.

C. Hebron Trail Rangers

J. Chester noted upcoming events including a garbage pickup day on May 4th. There was brief discussion on naming of parcels and invasive vegetation ID mapping.

XIV. Adjournment

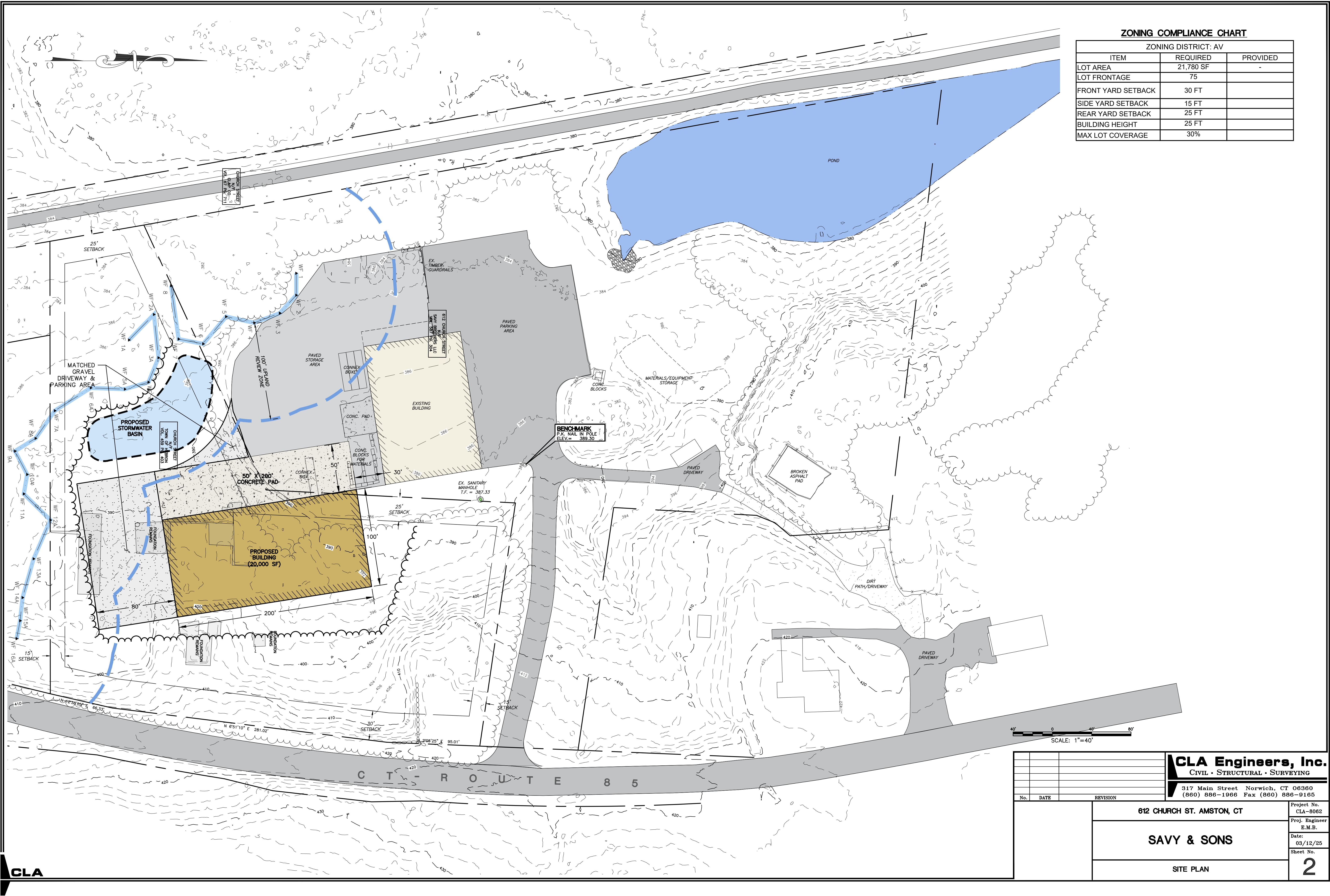
Motion by C. Frey and seconded by J. Chester to adjourn. The motion passed unanimously (4-0).

The next regular meeting will be May 8th.

Meeting adjourned at 10:38 p.m.

Respectfully submitted,
Hannah Walcott (Board Clerk)

M:\8000\8000\8062 - Church St Boundary Survey\Drawings\8062 - Church Street Amston Conceptual Plan v3.dwg, 4/11/2025 8:57:10 AM



ZONING COMPLIANCE CHART

ZONING DISTRICT: AV		
ITEM	REQUIRED	PROVIDED
LOT AREA	21,780 SF	-
LOT FRONTAGE	75	
FRONT YARD SETBACK	30 FT	
SIDE YARD SETBACK	15 FT	
REAR YARD SETBACK	25 FT	
BUILDING HEIGHT	25 FT	
MAX LOT COVERAGE	30%	

No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

612 CHURCH ST. AMSTON, CT

SAVY & SONS

SITE PLAN

Project No.
CLA-8062
Proj. Engineer
E.M.B.
Date:
03/12/25
Sheet No.

2

CLA



Town of Hebron

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

PLANNING & DEVELOPMENT

PLANNING

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CONSERVATION

HEALTH

BUILDING

Hebron Planning and Zoning Commission
15 Gilead Street
Hebron CT 06248

10 April 2025

Re: Hebron Town Center Project's Hebron Creative Collective / Althaea's Garden "In Motion: A Garden of Movement" Project

Dear Mr. Chairman and Commission Members,

In endorsing the Hebron Creative Collective project proposal, encompassing the establishment of a privately and grant funded Garden and Art Project at the recently completed Pedestrian Bridge and Trail between 22 and 28 Main Street and 30 and 42 Pendleton Drive, the Hebron Conservation and Inland Wetlands Commission expresses its support of the Town Center Project's Hebron Creative Collective Group (HCC) project to install a trail side artistic, native species and pollinator-friendly garden through which local artists can display their sculptures and other creations as a venue for education, beauty, respite and community enjoyment.

The Commission regards the Town Center Project and its affiliate, the Hebron Creative Collective group as valuable partners and effective multipliers of the cooperative efforts between the Town and its NGO friends in ensuring that Hebron indeed remains a place of "Timeless Beauty" and community pride. We wish HCC success with this wonderful project!

For the Commission,

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

Cc: Andrew Tierney, Town Manager
Matt Bordeaux, Planning and Development Director
Tom Loto, Chairman, Conservation and Inland Wetlands Commission



Town of Hebron

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CERTIFIED MAIL

April 10, 2025

Corrine Thurstan
179 Grayville Road
Amston, CT
06315

Diane Levasseur
Juliano's Pools
321 Talcottville Road,
Vernon, CT
06066

Re: 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

NOTICE OF DECISION

Dear Ms. Thurstan,

After reviewing the application for the Construction of a 22' x 36' Inground Pool and Safety Fence within an 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. Approval of a silt fence detail by Town Staff
2. Town Staff to be notified for inspection of erosion controls prior to construction
3. Town Staff to be notified for inspection at the time of seeding
4. Town Staff to be notified to approve soil stabilization prior to erosion control removal
5. Area to be seeded within five days of the completion of work
6. Restoration with a native grass seed mix
7. Use an amphibian-friendly skimmer cover
8. Homeowner to install silt fence along the utility trench between the pool and the house

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

For the Hebron Conservation and Inland Wetlands Commission:

James P. Cordier, 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 # 2025-4



Town of Hebron

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April 10, 2025

James Grossman
9 Woodland Street
Westport, CT 06880

Re: Petition 2010-5; Hillcrest Drive / Church Street, James Grossman, Elimination of a Condition of Approval for a Permit, Dated September 21st, 2010, for a 32-lot Subdivision on 127.75 Acres

NOTICE OF DECISION

Dear Mr. Grossman:

After reviewing your representative's request for the revision of the Conditions of Approval for the Permit issued by this Commission for Petition 2010-05, dated September 21, 2010, toward the elimination of Condition of Approval # 2 which states, "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," **approval** is granted. Clearance of the invasive vegetation in the open space deeded to the Town is not a requirement on the part of the petitioner.

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

For the Hebron Conservation and Inland Wetlands Commission:

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

cc: Matt Bordeaux, Director of Planning and Development
Tom Loto, Chairman, Conservation and Inland Wetlands Commission
James Celio
File # 2010-05

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

At its April 10, 2025 meeting, the Hebron Conservation Commission took the following actions:

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 – **approved**, with the following conditions:

1. Approval of a silt fence detail by Town Staff.
2. Town Staff to be notified for inspection of erosion controls prior to construction.
3. Town Staff to be notified for inspection at the time of seeding.
4. Town Staff to be notified to approve soil stabilization prior to erosion control removal.
5. Area to be seeded within five days of the completion of work.
6. Restoration with a native grass seed mix.
7. Use an amphibian-friendly skimmer cover.
8. Homeowner to install silt fence along the utility trench between the pool and the house

Petition 2010-5; Hillcrest Drive / Church Street, James Grossman, Elimination of a Condition of Approval for a Permit, Dated September 21st, 2010, for a 32-lot Subdivision on 127.75 Acres, Which States, "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"- **approved**.

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

Legal Notice will be published in the Rivereast News Bulletin on Friday, April 25, 2025.

<https://transcripts.gotomeeting.com/#/s/0a579e2b205c59e23dc796fef101ac64e21982e775cf26e8da8264c8e18259ae>

Conservation Commission April 15, 2025	
Regular Members	
Thomas Loto, Chair 85 Highland Drive, Amston (W) 860-263-5862 (H) 860-228-4453 (C) 860-830-1418 Email – tom.loto@aecom.com	Christopher J. Frey, Vice-Chair 60 Jones Street, Amston (C) 860-250-6867 Email – christofrey@comcast.net
Joanna Chester 350 West Street, Hebron (H) 860-228-3789 (C) 860-878-8842 Email – joanna@chesterenv.com	Jasmin Okugic 44 Highland Drive, Amston (H) 857-207-1463 Email – jasmin.okugic@gmail.com
Daniel Seremet, Secretary 12 Cedar Ridge Drive, Hebron (C) 860-690-7467 Email – Dan.Seremet@aecom.com	
Alternate Members	
Staff	Board Clerk
James Cordier, Wetlands Agent 48 Charles Lane, Hebron (H) 860-228-4718 (W) 860-228-5971, ext. 139 (C) 860-209-8995 Email – jcordier@hebronct.com	Hannah Walcott 267 Clubhouse Road, Lebanon, CT 06249 (C) 603-345-4050 Email – hannah.onoroski@gmail.com
After hours phone for the Town Office Building 860-228-5974	

STANDARD OPERATING PROCEDURES

TREE REMOVAL ACTIVITIES AND THE HEBRON CONSERVATION AND INLAND WETLANDS COMMISSION PERMIT PROCESS

Utility line ROW clearance by the power company or their contractor does not require a local permit, however, notification of the Conservation and Inland Wetlands Agent is expected.

Tree removal incidental to construction and maintenance operations by public water supply companies does not require a local permit, provided the Conservation and Inland Wetlands Agent is contacted prior to commencement of activity.

The Conservation and Inland Wetlands Agent must first be contacted for a site visit, assessment, approval, or referral to the Commission under the following circumstances:

Cutting / trimming is acceptable if the tree/s pose a health and safety threat (i.e., could fall on a dwelling, place of business, outbuilding) or would prevent access or exit from a property.

The felling of dead or diseased trees that threaten the ecological health and integrity of a tract of land may be acceptable upon approval by the Conservation and Inland Wetlands Agent.

If allowed by the Agent, trees in a wetland must be felled with hand-held machinery or tools; or machinery that can reach in from the Upland Review Area. No vehicular presence is allowed in a wetland, pond, or watercourse.

The deposition of wood chips in a wetland is prohibited.

The deposition of cut logs is prohibited in the regulated area, (Wetlands or Upland Review Area) if wood is to be kept on the property. Placement in the Upland Review Area may be allowed if there is no feasible alternative.

The cutting of trees or ground cover in an NDDB (DEEP-designated threatened or endangered species) area is prohibited, without the permission of the Conservation and Inland Wetlands Agent and/or the Conservation and Inland Wetlands Commission.

The removal of invasive understory vegetation in a Wetland or Upland Review Area may be allowable on a case-by-case basis at the discretion of the Agent.

Tree removal incidental to the expansion of agricultural crop land may be permitted as a “use as of right” provided the property has been designated as farmland by the Town of Hebron. Notification of the Conservation and Inland Wetlands Agent, prior to tree removal, is expected.

Large scale timber harvesting projects must be DEEP permitted and then reviewed by the Hebron Conservation and Inland Wetlands Commission for an “as of right” jurisdictional determination.