

**PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – VIRTUAL
May 14, 2025 at 7:00 P.M.**

RECEIVED
2025 MAY -9 A 11:42
OK West
HEBRON TOWN CLERK

Planning and Zoning Commission
May 14, 2025, 7:00 – 10:00 PM (America/New_York)

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

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

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PUBLIC HEARING

Petition 2025-13 – Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Ceder Ridge Rd pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, Residence-1 District

Petition 2025-10 & 11 – Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church St, Residence-1 District. *Application plans and documents are provided for your review at the following link: [Petition 2025-10 & 11 - Commons CDC - 60 Church St](#)*

REGULAR MEETING

- I. Call to Order / Roll Call
- II. Approval of Minutes
 - A. April 23, 2025 Public Hearing / Regular Meeting
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
 - A. **Petition 2025-04** – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District. *Public Hearing scheduled May 28, 2025.*

PLANNING AND ZONING COMMISSION
AGENDA
REGULAR MEETING – VIRTUAL
May 14, 2025 at 7:00 P.M.

- B. **Petition 2025-10 & 11** – Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church St, Residence-1 District. *Application plans and documents are provided for your review at the following link: [Petition 2025-10 & 11 - Commons CDC - 60 Church St](#)*
- C. **Petition 2025-12** – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14’ in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District. *Public Hearing scheduled May 28, 2025.*
- D. **Petition 2025-13** – Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Ceder Ridge Rd pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, Residence-1 District

V. Old Business

VI. New Business

A. New Applications

B. Set Public Hearing Date

C. Other New Business

1. Letter to Board of Selectmen re: Pedestrian Safety in Neighborhood Convenience District
2. Accessory Dwelling Unit Flyer

VII. Correspondence

VIII. Public Comment (non-Public Hearing applications)

IX. Adjournment

Next Meetings: May 28, 2025 Public Hearing / Regular Meeting
 June 11, 2025 Regular Meeting

LEGAL NOTICE
PLANNING AND ZONING COMMISSION
HEBRON, CONNECTICUT

The Hebron Planning and Zoning Commission will hold a Public Hearing at a meeting scheduled for Wednesday, May 14, 2025, at 7:00 P.M., to be held virtually through the GoToMeeting Platform, on the following:

- I. **Petition 2025-10 & 11:** Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church Street, R-1 District.
- II. **Petition 2025-13:** Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Cedar Ridge Drive pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, R-1 District.

**Planning and Zoning Commission May 14, 2025,
7:00 – 10:00 PM (America/New_York)**

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/255874269>

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Access Code: 255-874-269
United States: [+1 \(571\) 317-3122](tel:+15713173122)

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Dated at Hebron, Connecticut, this 29th day of April 2025.

Frank Zitkus, Chair

Legal Notice will be published in the Rivereast News Bulletin on May 2, 2025 and May 9, 2025.

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Regular Meeting (Virtual)
April 23, 2025 - 7:00 PM**

RECEIVED
2025 APR 29 A 8:09
HEBRON TOWN CLERK

MINUTES

ATTENDENCE:

Planning and Zoning Commission (Present): Frank Zitkus (Chair), David Sousa (Vice Chair), Janet Fodaski (Secretary), Chris Cyr, Bradley Franzese (Alternate), Davis Howell (Alternate)

PZC (Absent): Devon Garner

Staff Present: Matthew Bordeaux

Guests: Sean & Bria Comer, Mark Reynolds, Chris Hemberger, Mac McCorrison, Nicole Courtemanche, Holly & Todd Habicht, Bob Berry, Chris Ambrosio, Dale & Regina Molnar, Wendy Sears, Bruce Goldstein, Jill Calibey, Matthew Warren, Michele Sinkez, Rich Marzi

PUBLIC HEARING

F. Zitkus opened the hearing and introduced members in attendance. B. Franzese was seated for D. Gardner. J. Fodaski read the first notice into record.

- I. Petition 2025-05 & 06** – Petition of Bria Comer for Special Permit and associated Site Plan in accordance with Section 3.D.2.6.2 of the Hebron Zoning Regulations for construction of a miniature golf course on 2.76 acres at 290 Church St, Parcel #12-18.3 Old Colchester Rd, Neighborhood Convenience District.

A. Presentation & Commission Discussion

B. Comer presented, offering her vision for a “backyard oasis” style mini golf course, and stated the goal is to offer all-ages entertainment in a manner consistent with Hebron’s character, as well as providing job opportunities for local teens. Lead engineer M. Reynolds reviewed site and parcel details including zoning, layout, building construction, and traffic considerations. Commissioners asked for detail on hours of operation, landscaping and lighting plans, and potential traffic issues. M. Reynolds reported level of service traffic summaries observed during the subdivision process. There was additional discussion on light spillage and impact, as well as site security, with B. Comer stating the entire course will be surrounded by a four (4) foot tall aluminum fence.

Commissioners also discussed additional markings for ADA parking and adjacent areas, as well as pedestrian safety, specifically those potentially crossing Church St (Rt 85). There was consensus that an appropriate crossing plan should be sought as

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
Regular Meeting (Virtual)
April 23, 2025 - 7:00 PM**

soon as possible, and in consideration of future development, as well as consultation with existing businesses across the street. M. Bordeaux updated the record, noting correspondence in support from the Economic Development Commission, as well as several residents. Town staff has reviewed plans, and all abutters have been notified. There was brief discussion on wells, including use and existing locations.

B. Public Comment

- i. Chris Ambrosio (198 Gilead St)** – Spoke in favor of the application, citing his knowledge of the applicants' character.
- ii. Bob Berry (38 Old Colchester Rd)** – Stated he is an abutting landowner, and in direct line of sight of the parcel. He has no objection to the application, but noted lights from the store across the street already impact his property, and requested that lighting be considered as this application is discussed.
- iii. Nicole Courtemanche (250 Church St)** – Also an abutter, shared concerns regarding light impacts. Requested possible barriers to address the issue.
- iv. Holly Habicht (98 East St)** - Spoke in favor of this (and the following) application, and commended the Comers for seeking to establish a new business in their hometown.
- v. Mac McCorrison (134 Hope Valley)** – Has been involved in many commercial development projects in town, saying the amount of work the Comers have done already is impressive. He stated they are the kind of people you want to be in business in your town, and that their vision fits what Hebron is, and needs.

M. Bordeaux read written correspondence from the following individuals, all expressing support for the application.

- vi. Lorie Schappert (included in agenda)**
- vii. Al & Arlene Bertolini**
- viii. Mr. & Mrs. Costa**
- ix. Kevin & Julie Brown (235 Gilead St)**
- x. John & Laura Steiner**

C. Additional Discussion

Following a question from F. Zitkus, there was brief discussion on screening of the dumpster enclosure.

F. Zitkus closed the Public Hearing for the application. J. Fodaski read the second petition into record.

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
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- II. Petition 2025-07 & 08** – Petition of Bria Comer for Special Permit and associated Site Plan in accordance with Section 3.D.2.6.2 of the Hebron Zoning Regulations for construction of a Nursery Farm Market on 1.68 acres at 300 Church St, Parcel #12-18.4 Old Colchester Rd, Neighborhood Convenience District.

A. Presentation & Commission Discussion

B. Comer stated the nursery idea predated the mini golf course, and that she and her husband want to establish both their family and businesses in Hebron. M. Reynolds reviewed relevant details, noting many were covered in the previous presentation, as the two applications are presented in tandem. The PZC sought clarification on business hours, chemical use and storage, and anticipated delivery paths. There was discussion on lot #5, located adjacent to this parcel, as well as buffering along property lines. M. Bordeaux updated the record, and reviewed potential considerations for approval.

B. Public Comment

None.

C. Additional Discussion

Commissioners again discussed crossings of Church Street, and the danger posed in the absence of a crosswalk or flashing beacons.

F. Zitkus closed the Public Hearing on the application. Public hearing ended at 9:21 p.m.

REGULAR MEETING

I. Call to Order/Roll Call

F. Zitkus began the meeting. B. Franzese was seated for D. Garner.

II. Approval of Minutes

A. April 9, 2025 – Public Hearing / Regular Meeting

Motion by C. Cyr and seconded by J. Fodaski to approve the minutes of April 9th as submitted. The motion passed unanimously (5-0).

III. Recognition of Guests / Public Comments (non-Agenda items)

None.

IV. Action on Pending Applications

A. **Petition 2025-04** – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
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pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District.

Action: None (Public Hearing pending)

- B. Petition 2025-05 & 06** – Petition of Bria Comer for Special Permit and associated Site Plan in accordance with Section 3.D.2.6.2 of the Hebron Zoning Regulations for construction of a miniature golf course on 2.76 acres at 290 Church St, Parcel #1218.3 Old Colchester Rd, Neighborhood Convenience District.

Motion by D. Sousa and seconded by J. Fodaski to approve Petition 2025-05 & 06, Petition of Bria Comer for Special Permit and associated Site Plan in, with the following conditions:

- 1. Prior to any site disturbance and prior to the issuance of a building permit:**
 - 1. An erosion and sedimentation control bond shall be submitted to the Town in an amount equal to the cost of all erosion and sedimentation control devices and acceptable to the Town Engineer;**
 - 2. The approval letter containing all conditions of approval, and the Planning and Zoning Commission signature block shall be added to the final plans;**
 - 3. Two copies of the complete set of final plans shall be submitted to Town staff for Commission signature; and**
 - 4. A preconstruction meeting shall be held with the project engineer, site contractor, applicant and the Town staff.**
- 2. Prior to the issuance of a Certificate of Occupancy, a certified As-Built Plan shall be submitted verifying that site improvements have been completed as approved by the Planning and Zoning Commission. A Performance Bond, in an amount approved by the Town Engineer, may be accepted by the Town, in lieu of completion of all improvements at the time of issuance of the Certificate of Occupancy.**
- 3. Outstanding comments provided in the letter from Joshua R. Eannotti, P.E. dated April 15, 2025 and corresponding revisions to the proposed Site Plan shall be addressed to the satisfaction of Town staff prior to filing of the Special Permit on the Hebron Land Records.**
- 4. Street trees shall be relocated to the west by plus or minus 10 feet to avoid future power line conflict.**
- 5. Native shade trees are to be established along the western boundary of the parking lot.**
- 6. Landscape screening for the dumpster shall be installed along the eastern side.**

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Regular Meeting (Virtual)
April 23, 2025 - 7:00 PM**

- 7. On-site lighting shall be night sky compliant, with fixtures topped at 3,000 Kelvin, and include shut-off timers.**
- 8. Building lighting shall be full cut-off, with fixtures utilizing 2,700 to 3,000 Kelvin.**
- 9. One-way circulation signage to be installed on-site.**
- 10. Ensure adequate passage space for ADA parking.**
- 11. An ADA walkway shall be established.**
- 12. Special Permit approval for lights exceeding fourteen (14) feet is granted, in accordance with Hebron Regulations Section 5.F.2.8.**

The motion passed (4-1, with C. Cyr voting NO).

Action: Approved, with conditions.

Reason for approval: Consistency with regulations; complimentary of existing uses.

- C. Petition 2025-07 & 08** – Petition of Bria Comer for Special Permit and associated Site Plan in accordance with Section 3.D.2.6.2 of the Hebron Zoning Regulations for construction of a Nursery Farm Market on 1.68 acres at 300 Church St, Parcel #1218.4 Old Colchester Rd, Neighborhood Convenience District.

Motion by D. Sousa and seconded by J. Fodaski to approve Petition 2025-07 & 08, Petition of Bria Comer for Special Permit and associated Site Plan, with the following conditions:

- 1. Prior to any site disturbance and prior to the issuance of a building permit:**
 - 1. An erosion and sedimentation control bond shall be submitted to the Town in an amount equal to the cost of all erosion and sedimentation control devices and acceptable to the Town Engineer;**
 - 2. The approval letter containing all conditions of approval, and the Planning and Zoning Commission signature block shall be added to the final plans;**
 - 3. Two copies of the complete set of final plans shall be submitted to Town staff for Commission signature; and**
 - 4. A preconstruction meeting shall be held with the project engineer, site contractor, applicant and the Town staff.**
- 2. Prior to the issuance of a Certificate of Occupancy, a certified As-Built Plan shall be submitted verifying that site improvements have been completed as approved by the Planning and Zoning Commission. A Performance Bond, in an amount approved by the Town Engineer, may be accepted by the Town, in lieu of completion of all improvements at the time of issuance of the Certificate of Occupancy.**

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3. Outstanding comments provided in the letter from Joshua R. Eannotti, P.E. dated April 15, 2025 and corresponding revisions to the proposed Site Plan shall be addressed to the satisfaction of Town staff prior to filing of the Special Permit on the Hebron Land Records.
4. Should Lot #5 not be acquired by the proposed owner of Lot #4 or should Lot #5 be sold for residential purposes in the future, the landscaped buffer requirements of Section 5.D.2.5.2 shall be installed by the owner of Lot #4.
5. On-site lighting shall be night sky compliant, with fixtures topped at 3,000 Kelvin, and include shut-off timers.
6. Building lighting shall be full cut-off, with fixtures utilizing 2,700 to 3,000 Kelvin.
7. Street trees shall be moved plus or minus 10 feet.

The motion passed unanimously (5-0).

Action: Approved, with conditions.

Reason for approval: Consistency with regulations; complimentary of existing uses.

- D. Petition 2025-10 & 11** – Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church St, Residence-1 District.

Action: None.

V. Old Business

None.

VI. New Business

A. New Applications

1. **Petition 2025-12** – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District.

Action: Accepted.

2. **Petition 2025-13** – Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Cedar Ridge Rd pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, Residence-1 District.

Action: Accepted.

**TOWN OF HEBRON
PLANNING AND ZONING COMMISSION
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B. Set Public Hearing Date

1. Petition 2025-04 and Petition 2025-12

Action: Public Hearing date – May 28th, 2025

2. Petition 2025-13

Action: Public Hearing date – May 14th, 2025

C. Other New Business

None.

VII. Correspondence

Included in the agenda, with limited further discussion.

A. Letter dated April 15, 2025 re: Installation of A Small Cell Wireless Telecommunication Facility at 347 Gilead Street, Hebron, Connecticut

B. Letter dated April 15, 2025 re: Tower Share Application at 768 Gilead Street, Hebron, CT 06248

M. Bordeaux noted a proposal to install a solar array at the Easter Seals site, leading to brief discussion on siting council and local jurisdictions, and interpretation of the proposal as an accessory use to a principal use.

VIII. Public Comment (non-Public Hearing applications)

None.

IX. Adjournment

Motion by D. Sousa and seconded by J. Fodaski to adjourn. The motion passed unanimously (5-0).

Meeting adjourned at 10:08 p.m.

Respectfully submitted,
Hannah Walcott (Board Clerk)

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew Bordeaux, Town Planner

DATE: May 9, 2025

RE: Planner's Report for May 14, 2025 Public Hearing/Regular Meeting

Action on Pending Applications

Petition 2025-04 – Petition of Hebron Lions Agricultural Society for the sale of beer and wine during the Hebron Harvest Fair from September 4th through 7th, 2025 pursuant to Section 5.O.3 of the Hebron Zoning Regulations, on premises located at 347 Gilead St, Residence-1 District. *Public Hearing scheduled for May 28, 2025. No Action Recommended.*

Petition 2025-10 & 11 – Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church St, Residence-1 District. *Application plans and documents are provided for your review at the following link: [Petition 2025-10 & 11 - Commons CDC - 60 Church St](#)*

The Commission has scheduled to open a public hearing on this application. Several letters were submitted regarding the project and are attached to the Agenda Packet. A separate memo regarding the project dated May 9, 2025 is attached.

Petition 2025-12 – Petition Hebron Lions Agricultural Society for the installation of outdoor lighting exceeding 14' in height at Parcel #24-27 East Street pursuant to Section 5.F.2.8 of the Hebron Zoning Regulations, Residence-1 District. *Public Hearing scheduled May 28, 2025. No Action Recommended.*

Petition 2025-13 – Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Ceder Ridge Rd pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, Residence-1 District.

The Commission has scheduled to open a public hearing on this application. A separate memo dated May 7, 2025, including photos by the Commission, is attached.

Old Business

There is no Old Business.

New Business

New Applications

There are no new applications for receipt.

Set Public Hearing Date

There are no new applications requiring public hearings to be scheduled.

Other New Business

Letter to Board of Selectmen re: Pedestrian Safety in Neighborhood Convenience District – As a follow-up to the Commission's decisions regarding Petitions 2025-05 & 06 and 2025-07 & 08, which will add new commercial uses to the Neighborhood Convenience District on the currently undeveloped west side of Church Street, the Commission requested I draft a letter to the Board of Selectmen expressing the importance of pedestrian safety in this location and recommending the improvement of appropriate infrastructure to accommodate the inevitable desire to cross the State route in this location. A draft is in the works and will be shared with the Commission before the meeting.

Accessory Dwelling Unit Flyer – The Hebron Housing Choices Advisory Committee is recommending the Planning and Zoning Commission approve a flyer that has been drafted to provide information regarding the possibility of Accessory Dwelling Units (aka Accessory Apartments) to be a viable housing options for the community. A draft flyer is attached. The recommendation would be to provide access to the flyer on the Town's website and share it via public communication media.

Correspondence

There is no new correspondence.

MRB

H:\Planning Department\Boards & Commissions\PZC\2025\05-14-2025\Planners Report.docx

Attachments

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: May 7, 2025

RE: **Petition 2025-13** - Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Cedar Ridge Drive pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, R-1 District.

Introduction

The applicant, Nicole D. Ball, is proposing to install a 24' above ground pool at 59 Cedar Ridge Drive. The property is 1.15 acres and located in the Residence-1 District.

Hebron Zoning Regulations Section 2.D.10

Recreational Facilities, including swimming pools, are permitted in the Residence-1 District in accordance with Section 2.D.10. of the Hebron Zoning Regulations. Section 2.D.10.1 states that a swimming pool is permitted with the approval of a Zoning Permit provided that it shall be located entirely behind the plane established by the rear wall of the principal building. The applicant is proposing to locate the pool along the side of the existing single-family structure. Section 2.D.10.2 provides that the Commission, subject to approval of a Special Permit, may permit a pool when “unique conditions exist that limit the ability to place such facility behind the plane established by the rear wall of the principal building on the lot; and placement of such facility in another location on the lot would result in it not being generally visible from the street, nor create an annoyance to adjacent neighbors.” Section 2.D.10.2 goes further to say that “Any such facility shall be screened from neighbor views and/or public views by the use of fencing, evergreen screening, or similar methods acceptable to the Commission.”

The following photos illustrate the distance the house is set back from the street, particularly from Country Lane. A wooded buffer exists between the neighbor to the north (55 Cedar Ridge Drive) and the east (107 Country Lane).







Staff Review

There are no outstanding staff concerns with this application.

Draft Motion

Move to approve Petition of Nicole D. Ball for the installation of an above-ground pool in the side yard at 59 Cedar Ridge Drive pursuant to Section 2.D.10.2 of the Hebron Zoning Regulations, R-1 District.



Town of Hebron, Connecticut

Petition 2025-13

Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980



SPECIAL PERMIT APPLICATION

☒ New Special Permit Application; ☐ Amendment to Approved Special Permit

Applicant Information:

Name: Nicole D. Ball
Address: 59 Cedar Ridge Drive
Phone: 203 589 0084 Fax: _____
Email: nicoledandrea01@gmail.com
Legal Interest: _____

Owner Information:

Name: Nicole D. Ball
Address: 59 Cedar Ridge Drive
Phone: 203 589 0084 Fax: _____
Email: nicoledandrea01@gmail.com
☒ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 59 Cedar Ridge Dr.
Size: 1.15 ACRES Zone: R-1 Assessor's Map and Lot #: 22A-56
Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no
Is the subject parcel within a designated "Village District"? ☐ yes ☒ no

Requested Use:

Application is made under Section 2.D.10.2 of the Hebron Zoning Regulations, requesting approval of the following use: placing 24' round partially on rear of property, partially on side due to handicap.

Relationship of Proposed Special Use to the Plan of Development:

Benefits of Proposed Special Use to the Town of Hebron:

Parties of Interest*:

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? ☒ yes ☐ no

☒ Attached is proof of payment. (Required)

Fees:

Town Fee* \$ 200.00 + \$10 Processing Fee + \$60.00 (State Fee) = \$ 270.00 (payable to the Town of Hebron)

* Town fee is established by Town ordinance.

Signatures:

Signature of Owner(s) Neil D. Ball Date: 4/16/25

Signature of Applicant(s) Neil D. Ball Date: 4/16/25

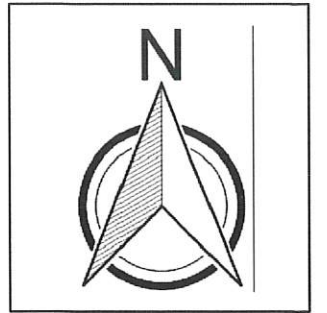
SITE PLAN

59 Cedar Ridge Dr
Hebron, CT 06248

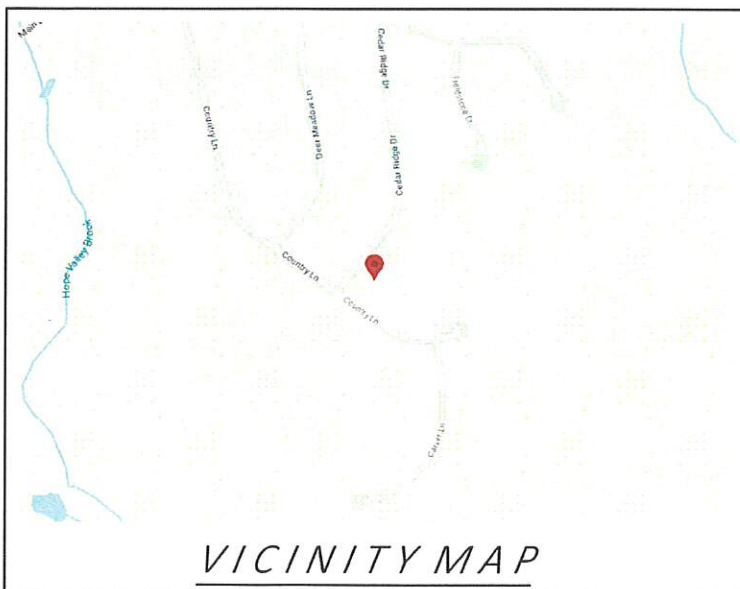
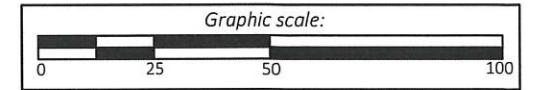
Parcel ID: HEBR M:0022 B:A L:56

Lot area: 1.15 Acres

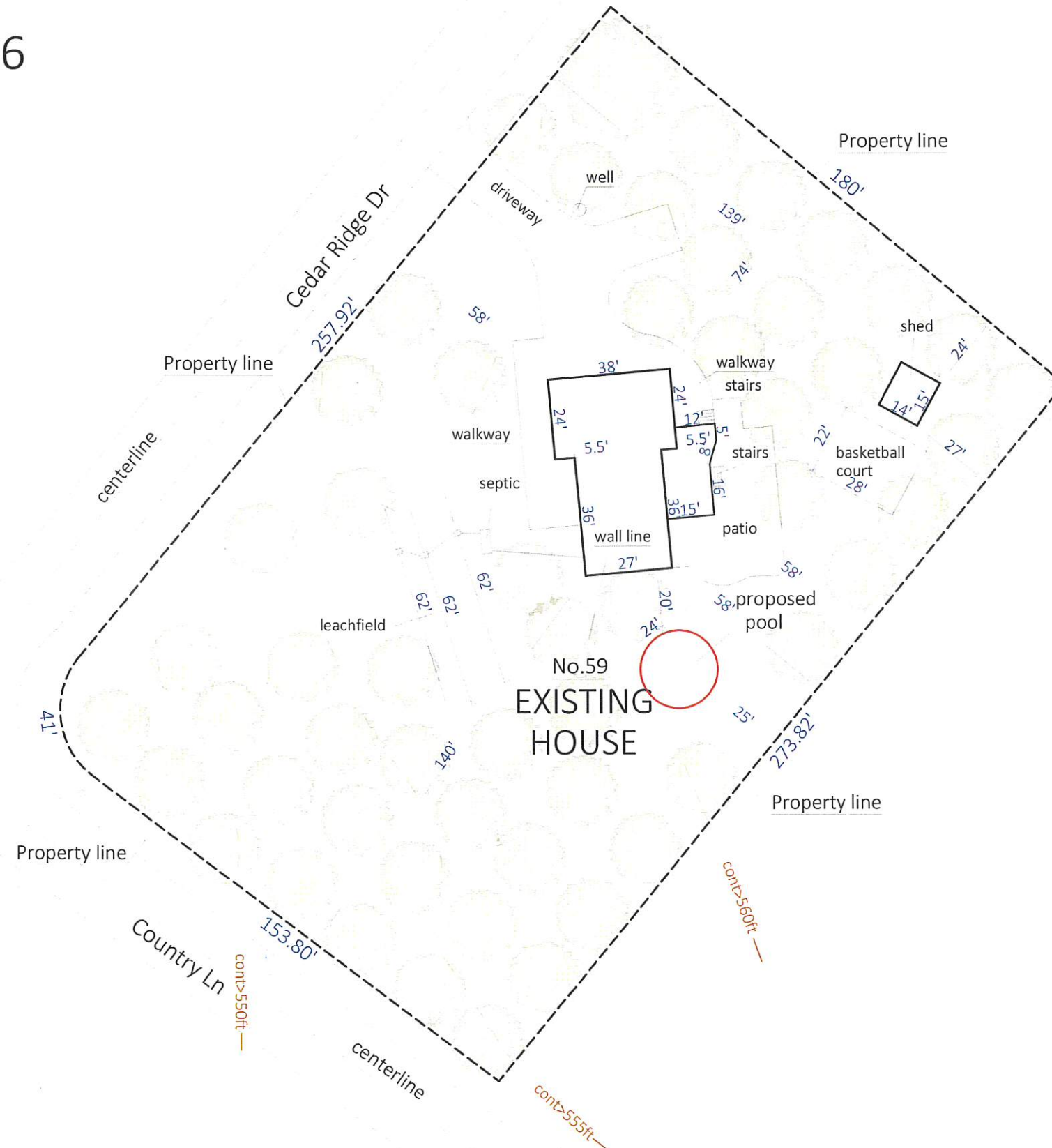
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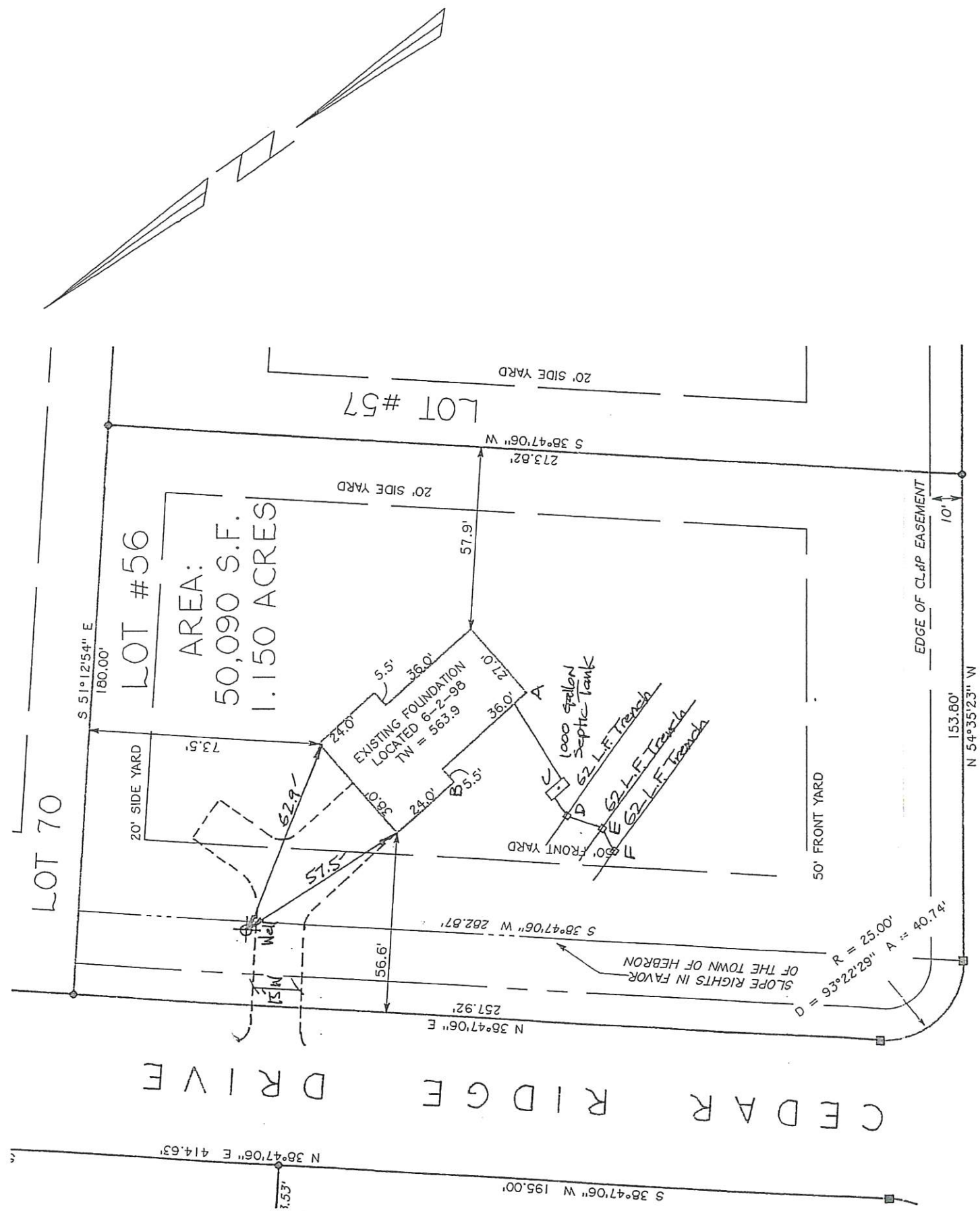
scale 1"=40'



VICINITY MAP



MAR 13 2025



COUNTRY LANE

SEPTIC TIES SUPPLIED BY OTHERS					
	C	D	E	F	
A	32'	42'	50'	58'	
B	32'	38'	50'	56'	

RECORD DRAWING

54 LOT #56 CEDAR RIDGE DRIVE
#103 COUNTRY-LANE
CHESTNUT HOLLOW
HEBRON, CT
SCALE: 1" = 40'

RECEIVED
MAR 13 2025

SEP 22 1998

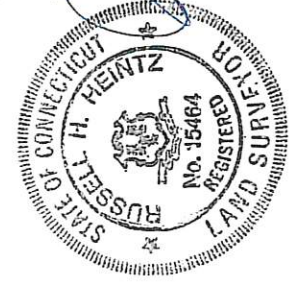
Health Dept.

APPROVED
AS NOTED
SEP 24 1998

SUBJECT TO FIELD INSPECTION

NOTE: I HEREBY DECLARE THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY - CLASS "A-2", AND INTENDED TO BE USED FOR PROPERTY CONVEYANCE AND THERE ARE NO ZONING VIOLATIONS IN RESPECT TO THE BUILDING LOCATION AS SHOWN.

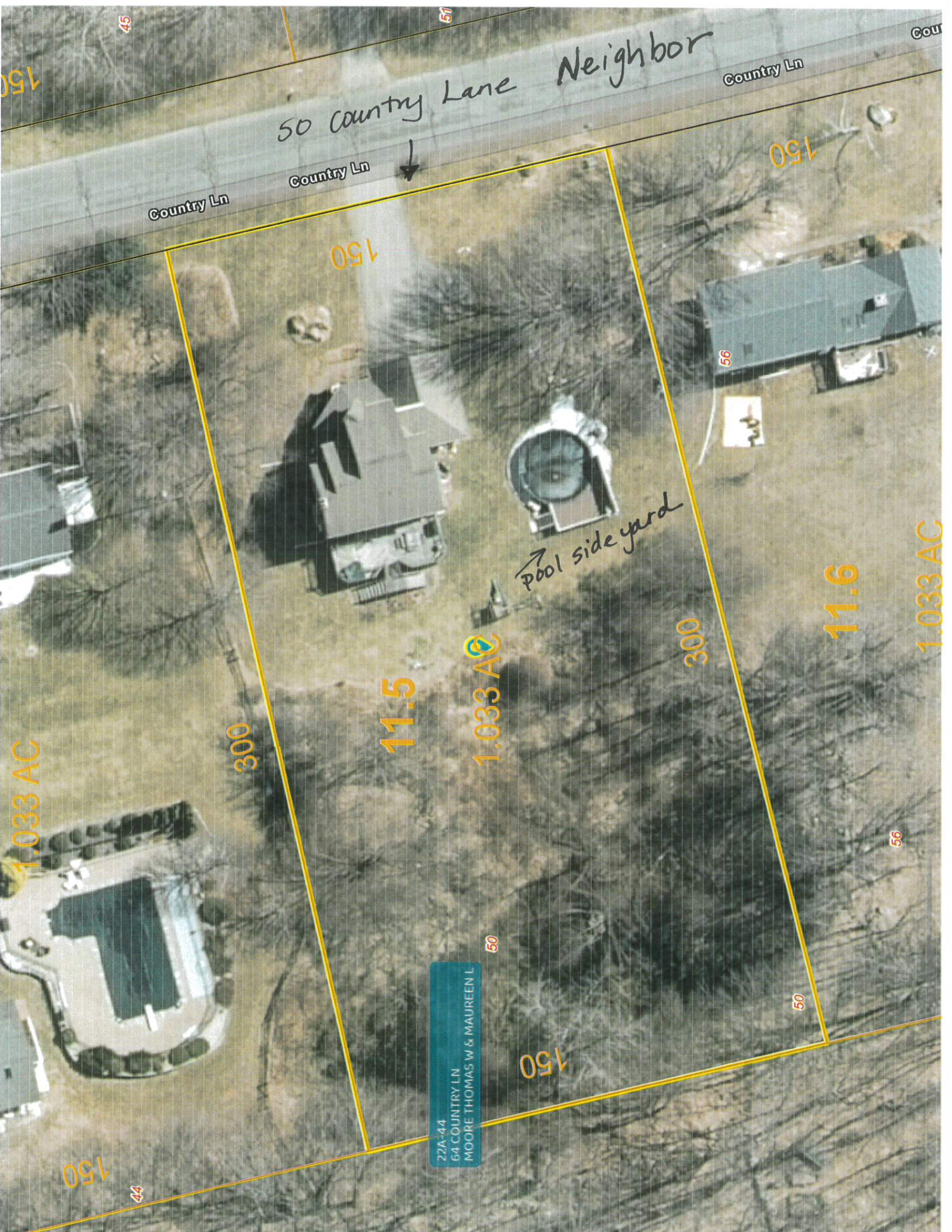
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



RUSSELL H. HEINTZ
L.S.15464
REGISTRATION NO.
DATE 06/08/98
REV. 7-18-98

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS
290 ROBERTS ST. SUITE 200 EAST HARTFORD, CT (060) 528-1810

MAP REFERENCE: "CHESTNUT HOLLOW II COUNTRY LANE HEBRON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT (060) 528-1810 DATE: 4/10/97 DRAWN BY M.L.T./G.J.M. SHEET NO: 1-22 REV. THRU 9-04-97".



50 Country Lane Neighbor

Country Ln

Country Ln

Pool side yard

11.5

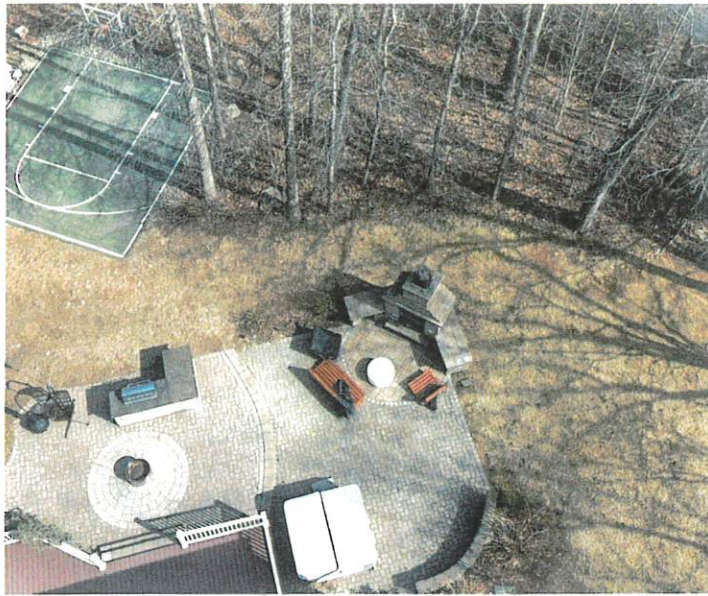
11.6

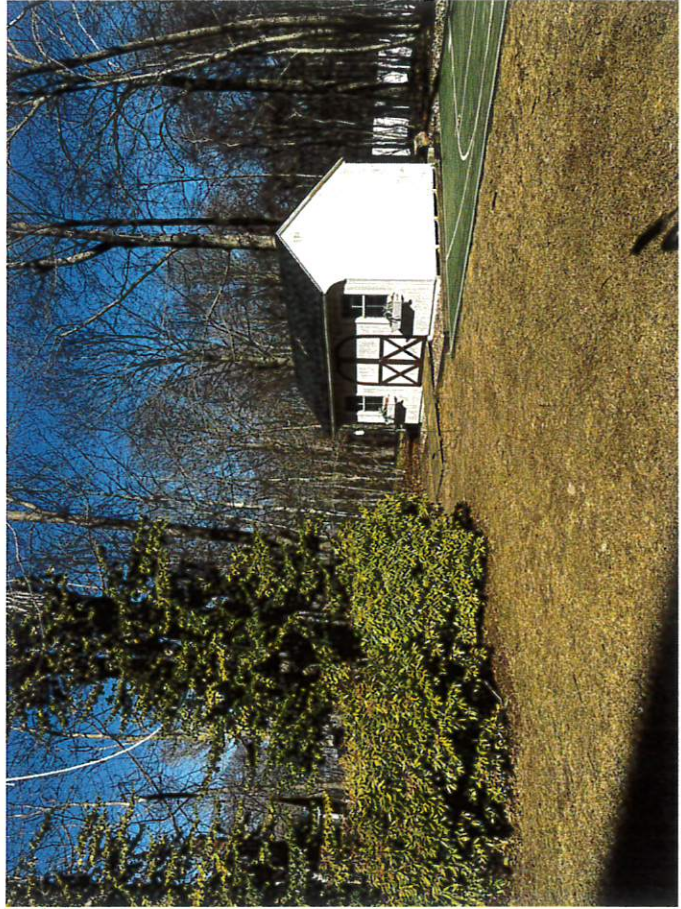
1.033 AC

1.033 AC

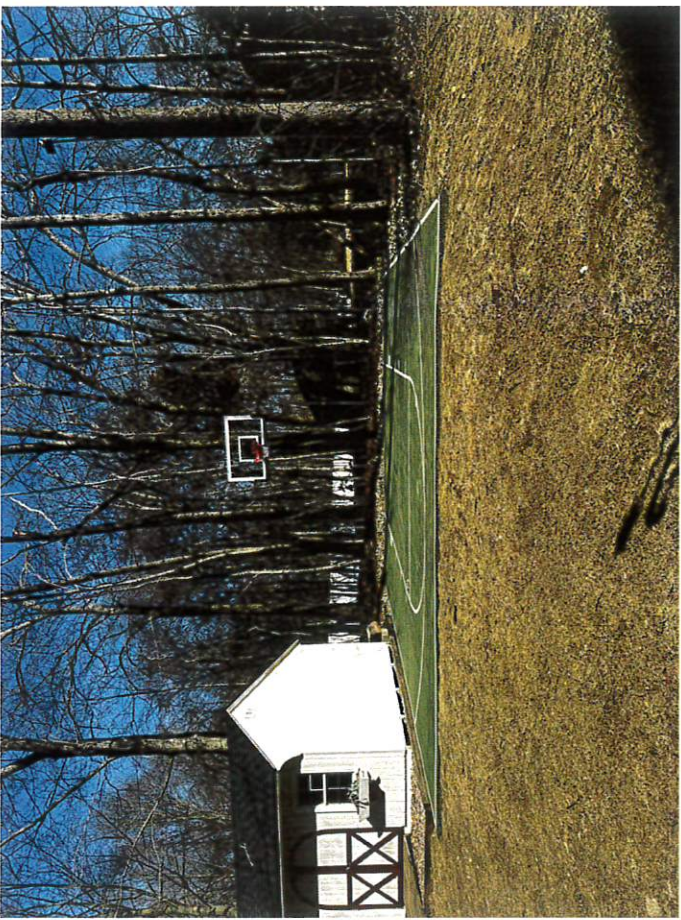
1.033 AC

22A-44
64 COUNTRY LN
MOORE THOMAS W & MAUREEN L





SHED



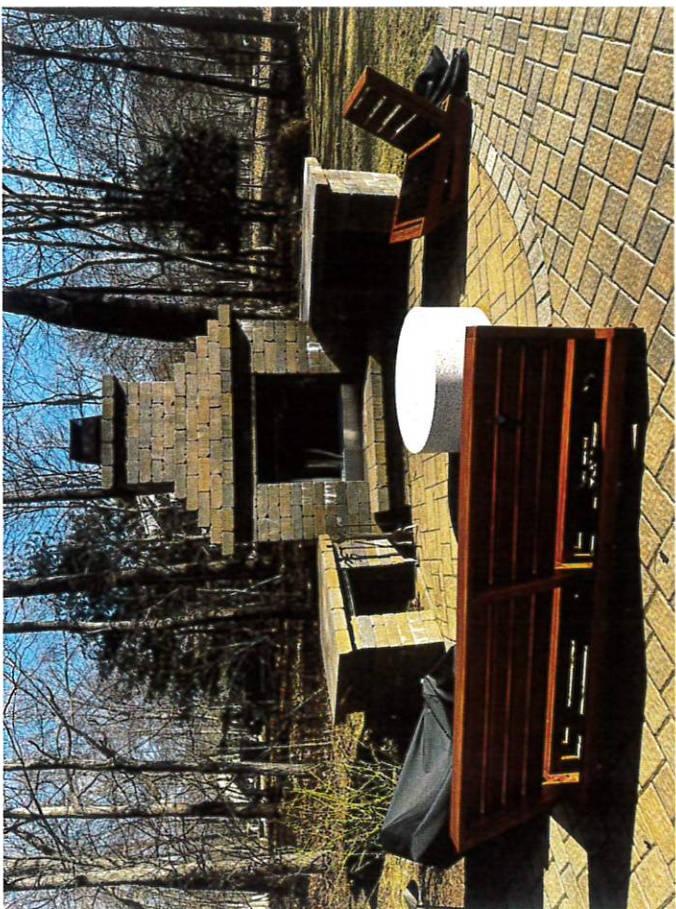
BASKETBALL COURT



PATIO



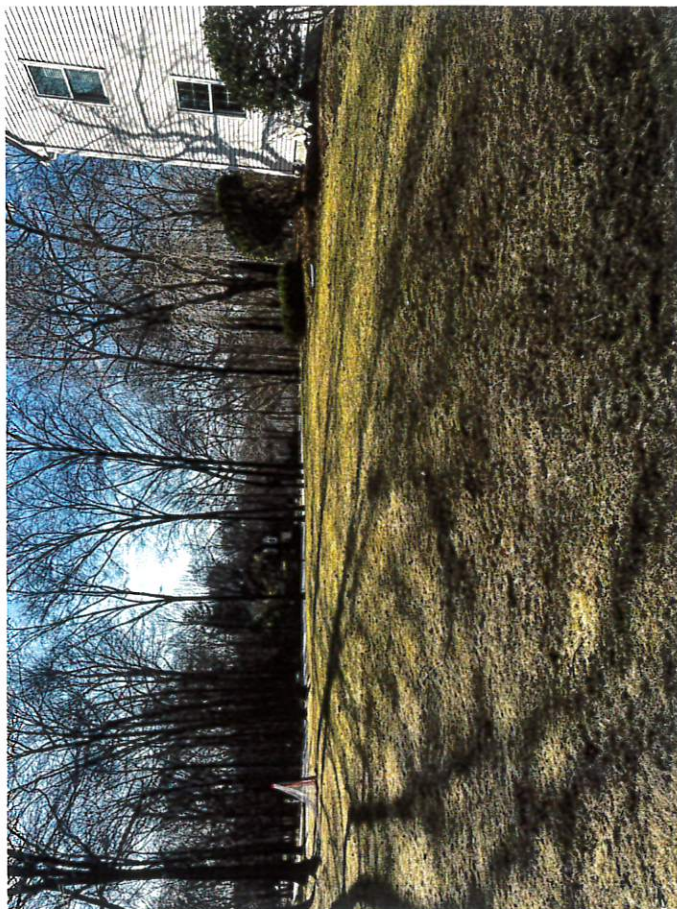
BUILT-IN GRILL



BUILT-IN FIREPLACE



MASONRY WALL



PROPOSED AREA



PROPOSED AREA

Hebron

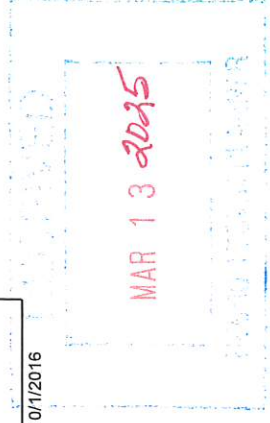
Unique ID: 3795

Card No: 1 Of 1

Location: 59 CEDAR RIDGE DR		Map Id: 22A-56	Zone: R-1	Date Printed: 3/11/2025
		Neighborhood: 155		Last Update: 3/10/2025
Owner Of Record				
BALL NICOLE D & JOSEPH RAYMOND III		Volume/Page	Date	Sales Type
59 CEDAR RIDGE DR, HEBRON, CT 06248-1451		0618/0866	7/22/2024	Warranty Deed
				Exempt
Prior Owner History				
ROMEO CHRISTOPHER L & TRACI A		0193/0310	9/29/1998	No
MASON BUILT LLC		0188/0582	3/16/1998	No
SKLODOSKY EMILY D		0132/1167	7/1/1988	No
Permit Information				
Permit Number	Date	Permit Description		
24-546	10/9/2024	ROOF REPLACEMENT		
10755	6/28/2011			
09-1238	6/24/2010			
Supplemental Data				
Census/Tract	5261	Historic #		
Dev Map ID	1373/56	LUC	Single Familv	
GIS ID				
Route				
District				
Utilities	Well, Septic			
Land Type		Acres	490	Total Value
House Lot		1.00	0.00	0.00
Excess		0.15	0.00	0.00
Total		90,800		
Assessment History (Prior Years as of Oct 1)				
	2025	2024	2023	2022
Land	63,560	63,560	63,560	63,560
Building	234,010	234,010	232,750	232,750
Outbuilding	5,950	5,950	5,950	5,950
Total	303,520	303,520	302,260	302,260
490 Appraised Totals				
	Acres	Value	Type	Acres
Land	1.00	234,010	13-Residential Dwelling	1.00
Building	0.15	63,000	11-Residential Land	1.00
Outbuilding		5,950	14-Residential Outbuilding	3.00
Total		560	12-Residential Excess Land	0.15
Comments				
9/7/2011 CORNER LOT 153.80' COUNTRY LN;SLOPE RIGHTS & UTILITY EASEMENT;200 AMP;3 ZONE HEAT;CENTRAL VAC;FOYER 13X7;F BATHS-CER TILE FL;PG #2; MASONRY FP & G				

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2016

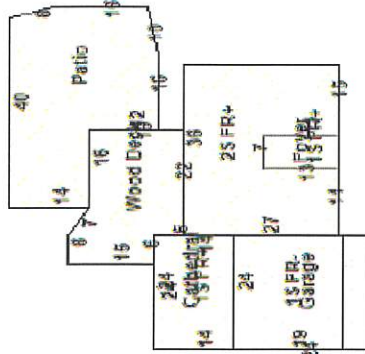


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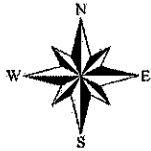
Hebron

Card No: 1 Of 1

Location: 59 CEDAR RIDGE DR	
Map Id: 22A-56	
General Description	
Building Use Units Overall Condition Class Stories Design (Style) Construction Year Built Percent Complete	Single Family Average C+ 2.00 Colonial Wood Frame 1998 100
Base Rate Average Quality Basement Finish Basement Central Air Extra Fixtures Fireplace Full Baths Half Baths	
2645 507 1308 2645 2 1 2 1	
Finished Area 2645	
Foundation	
Basement Area Finished Basement Garage Bays Outside Entry Sump Pump	1308 507 0 No No
HVAC	
Heating Type Fuel Cooling Type	Hot Water Oil Central
Interior	
Floors Attic Access Walls Bath Cond Kitchen Cond	Hardwood/Carpet No Drwall
Exterior	
Exterior Roof Cover Roof Type	Vinyl Siding Arch Shingles Gable
Special Features	
Type Central Vacuum Extra Fixtures Fireplace	Count/Area 1 2 1
Total Building Value: 334,300	
Attached Components	
Type Foyer Fuel Cathedral Patio Garage Wood Deck	Year 1998 1998 1998 1998 1998
Area 91 336 885 576 454	
Detached Component Computations	
Type Basketball Court Frame Shed Outdoor Fireplace	Area/Qty 576 168 0
Condition Average Average Average	
Year	
Area/Qty	
Room Summary	
Total Bedroom 8	Kitchens 3
Full Baths 1	
Half Baths 2	
1	



22A-56
MAR 13 2025



Town of Hebron, CT

1 inch = 282 Feet



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April 16, 2025



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BIELEFIELD MICHAEL &
SKROKOV-BIELEFIELD MARIAN
96 COUNTRY LANE
HEBRON, CT 062481400

CAMA MELANIE R
107 COUNTRY LN
HEBRON, CT 062481460

HODGE WILLIAM D
100 COUNTRY LN
HEBRON, CT 062481459

HONG KWOK-YIM & HSUCH-CHA
52 CEDAR RIDGE RD
HEBRON, CT 062481450

CONNOR CAROLYN
110 COUNTRY LANE
HEBRON, CT 062481459

ORION TRUST & SIRIS TRUST
BROWNE KENNETH S & SUSAN
98 COUNTRY LANE
HEBRON, CT 062481400

TRALONGO SALVATORE J REVO
C/O TRALONGO SALVATORE J
60 CEDAR RIDGE DR
HEBRON, CT 062481450

WINAKOR ZACHARY L & SHAWN
55 CEDAR RIDGE DR
HEBRON, CT 06248

**TOWN OF HEBRON
PLANNING AND DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Town Planner

DATE: May 9, 2025

RE: **Petition 2025-10 & 11** - Petition of Commons Community Development Corporation for Special Permit and associated Site Plan for construction of an affordable housing development (50 units) in accordance with Connecticut General Statutes Section 8-30g on 3.24 acres at 60 Church Street, R-1 District.

Application plans and documents are provided for your review at the following link: [Petition 2025-10 & 11 - Commons CDC - 60 Church St](#)

Introduction

The applicant, Commons Community Development Corporation (Commons CDC), is proposing to construct a multi-family residential development at 60 Church Street. The 3-acre property is owned by the St. Peter's Episcopal Church and will be leased to the Commons CDC. For more about Commons CDC, here's a link to their website: www.commonscdc.org/.

The proposed project is located on the west side of Church St (State Route 85), north of Hebron Elementary School and St. Peter's Field, where pickleball courts were recently approved by the Commission. The Yapps Property, recently donated to the Town for open space purposes, is located on the west property boundary. Mr. Yapps once resided in a single-family home located to the west of the proposed development area that will be demolished later this year. A driveway to the Yapps property from Church St is located on a narrow strip of land forming the north property boundary. St. Peter's Church owns land beyond the driveway to the north. Town-owned conservation easement land is located on the east side of Church St, opposite the subject site.

A portion of the property is located in the public sanitary sewer district. The plan calls for wells to be drilled to provide water for the project. There are no regulated wetland or watercourses on the property.

The proposal includes the construction of 50 rental apartments. Two (2) units will be located in the existing single-family structure, currently occupied by the St. Peter's Church sexton, that will be renovated to a 4-bedroom unit and a 1-bedroom unit. A new building will be constructed with 48 1-, 2-, and 3-bedroom units. Appendix A and B of the attached Affordability Plan depicts the number and location of each unit and correlating bedroom count.

Connecticut General Statutes Section 8-30g

Connecticut General Statutes (CGS) Section 8-30g is known as The Affordable Housing Land Use Appeals Procedure. The legislation allows developers of affordable housing projects providing long-term affordability to low- and moderate-income households to appeal denials or conditions of approval of their projects by municipal agencies, discouraging municipalities from denying affordable housing proposals without demonstrating specific, significant public health and safety concerns, or without considering reasonable changes to the proposal that would address those concerns. This applies to projects even when it does not meet local zoning regulations.

CGS Section 8-30g is applicable to municipalities that do not have 10% or more of their housing units designated as affordable per the Connecticut Department of Housing annual Affordable Housing Appeals List. Municipalities with 10% or more of their housing units designated as affordable are exempt from the Appeals Procedure. According to the 2024 Affordable Housing Appeals List, the Town of Hebron currently has 3.10% of 3,618 units qualifying as “affordable”.

As the proposed project is located in the Residence-1 District, there are a number of aspects of the project that do not comply with the Hebron Zoning Regulations applicable to that zone. Town Counsel advised that the Commission process the application as a Special Permit and associated Site Plan. Conceived by community members in response to the well-known need for housing choices in Hebron, Commons CDC has been sharing project information in a variety of public forums for a few years now. Likewise, it has been referred to as a ‘friendly 8-30g’ and endorsed by the Hebron Board of Selectmen.

The applicant has prepared an Affordability Plan to satisfy State Statute. The Town Attorney is reviewing the Plan, and I expect to report on the findings at the Public Hearing. The Plan indicates that Commons CDC will be the Plan administrator, responsible for ensuring that the required number of units in the development are occupied by households that satisfy the income limits for affordable units. To qualify as an affordable housing development per CGS 8-30g, 30% of the total number of housing units must be affordable. Of the affordable units, at least half (or 15% of the total units) should be provided to households earning below 60% of the lower of state or area median income (AMI). The remaining affordable units should be provided to households earning below 80% of the AMI.

The Affordability Plan indicates that nine (9) units will meet the 60% AMI requirement and seven (7) will be at 80%. The Special Permit and Site Plan Narrative dated April 3, 2025 included with the application materials notes that “Additional affordable units will be provided as financing allows.”

Site Plan

A Site Development Plan, prepared by CHA Consulting, Inc., is included in the Drainage Report dated April 3, 2025. The site topography starts approximately level to Church St at about 510 feet and maintains a substantially flat pad up to and around the existing single-family house. The grade begins to drop from there to a low point in the southwest corner of the property about 482 feet. The rear of the site is wooded and will be cleared except for the very northwesterly property boundary.

The Site Layout Plan on Sheet 2 depicts a new, 2-way driveway south of the existing driveway serving the existing single-family house. A gazebo is proposed in the front yard and a 160 square foot shed is proposed near the existing house.

The applicant proposes to use the change in grade to their advantage by providing approximately 24 parking spaces below the first-floor apartments. The driveway will hug the north and west site perimeter and turn back east to enter the parking garage.

The applicant has provided a conceptual site plan and floor plans, conceptual elevations and perspectives. 75 parking spaces are proposed, including 8 ADA accessible spaces. This equates to 1.5 spaces per unit. Though not shown on the plans, the applicant states that an electrical conduit will be installed for electric vehicle parking equipment.

A Drainage Report was prepared by CHA Consulting Inc., dated April 3, 2025. The Site Development Plan includes a system of catch basins for the collection of stormwater throughout the site that conveys flows to a subsurface detention system.

The Site Utility Plan provided on Sheet 4 includes the sanitary sewer connection, underground electric and communications lines (telephone and cable), and stormwater infrastructure. The Water Pollution Control Authority approved the request to connect the proposed project to the sanitary sewer main located in Church St. A letter from the Hebron WPCA dated 10/16/2023 is attached.

Site Landscaping & Lighting are depicted on Sheet 5 of the plans. The Planting Schedule includes native trees and shrubs. The lights will be mounted at 14' with programmable timers. A fixture detail is provided on the same sheet with an option for a 3000 Kelvin fixture.

In terms of the provision of water, the applicant states the following: *“Based on a total bedroom count of 80, and a typical design value of 150 gpd/bedroom on the sanitary side. The estimated daily demand for domestic water would be 12,000 gallons. Conservatively assuming that the demand will occur over an 8 hour period, and using a typical peaking factor of 4, the peak demand on the system is anticipated to be ±100 gpm. Since both proposed wells may only be able to produce just under 10 gpm each, atmospheric storage of domestic water and associated booster pumps will be required to meet the domestic water demand.*

Detailed Fire Protection flows have not been calculated, but it is assumed that a large storage tank(s) “cistern” will be required, along with booster pumps, to accommodate the demand. Our Mechanical Engineer installed a 20,000 gal. storage tank on a similar project and will provide calculations as the project progresses.

All required storage tanks and water treatment measures will be below ground and/or contained within the proposed buildings.”

A Traffic Impact Statement dated April 4, 2025, was provided by CHA. CHA states that for peak hour traffic, there will be a roughly 4% increase in average peak hour traffic along Route 85.

This is within the limits of variation that occur from day to day observations and is therefore a minor increase and not anticipated to have any significant impact on the capacity or function of Route 85 or the surrounding roadways.

Staff Review

Town staff met with the Commons CDC team for a pre-application meeting to discuss the project and the plans reflect some of the items discussed at that meeting.

A review letter, dated May 1, 2025 was prepared by Joshua R. Eannotti, P.E. of Nathan L. Jacobson & Associates, Inc. Written responses and associated plan revisions were provided on May 8, 2025. Mr. Eannotti will continue his review of the revised plans and I will report on the status of his review at the Public Hearing.

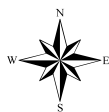
As stated earlier, I have requested that the Town Attorney review the Affordability Plan for its consistency with applicable State Statutes.

The Fire Marshal requested that a route be provided around the proposed building, navigable by emergency response vehicles, and that was provided to his satisfaction. A detailed review of the fire suppression system will occur when Building Permit applications are submitted. It is typical, and I expect this case to be no different, that prior to Building Permit application submittals, design professionals will review the plan with the Fire Marshal and Building Official.

Draft Conditions of Approval

Typical of proposed new construction of this nature, conditions of approval are recommended as follows:

1. Prior to any site disturbance and prior to the issuance of a building permit:
 - a. An erosion and sedimentation control bond shall be submitted to the Town in an amount equal to the cost of all erosion and sedimentation control devices and acceptable to the Town Engineer;
 - b. The approval letter containing all conditions of approval, and the Planning and Zoning Commission signature block shall be added to the final plans;
 - c. Two copies of the complete set of final plans shall be submitted to Town staff for Commission signature; and
 - d. A preconstruction meeting shall be held with the project engineer, site contractor, applicant and the Town staff.
2. Prior to the issuance of a Certificate of Occupancy, a certified As-Built Plan shall be submitted verifying that site improvements have been completed as approved by the Planning and Zoning Commission. A Performance Bond, in an amount approved by the Town Engineer, may be accepted by the Town, in lieu of completion of all improvements at the time of issuance of the Certificate of Occupancy.



Town of Hebron, CT

1 inch = 282 Feet

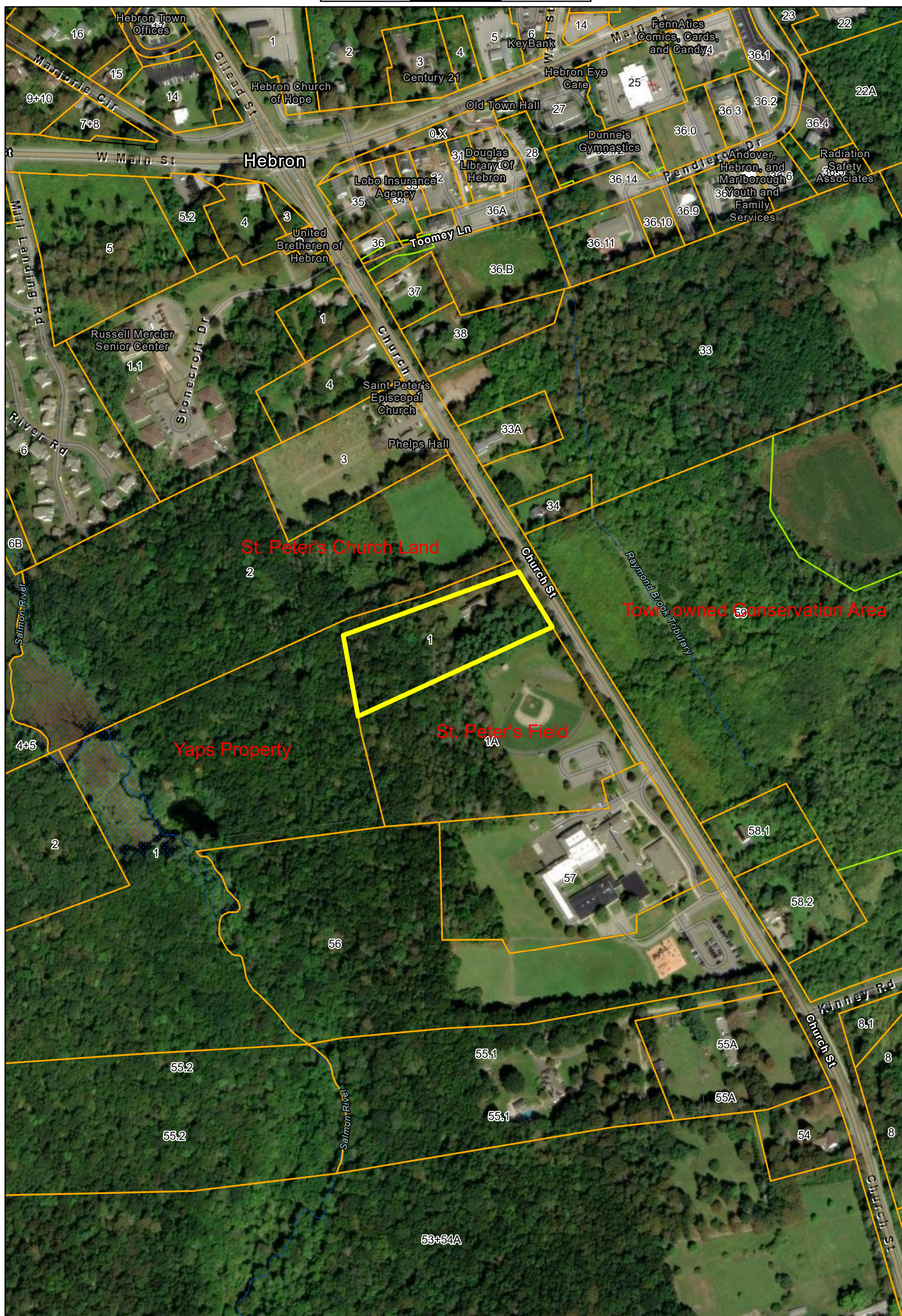
0 282 564 846

May 9, 2025



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Town of Hebron
Water Pollution Control Authority
15 Gilead Street
Hebron, CT 06248
860-228-5971

10/16/2023

Commons Community Development Corporation
Robert Mangiafico, President

RE: 60 Church Street, Hebron CT.
Sewer Availability

Dear Mr. Mangiafico,

This letter is to confirm the availability of sewer connection into the Town of Hebron Sewer system as proposed for the development at the property of 60 Church ST. This is based on a projected flow of 10,000 gallons per day from 80 bedrooms per the availability request from Reynolds Engineering dated September 12, 2023. This will be subject to approval of design and compliance with all requirements of the WPCA for construction. This development will require fees for connection and permits. Construction inspection costs will be the responsibility of the developer. This approval will not include any additional buildings outside of the sewer district or any future development of the property.

Regards,
Chris Hemberger,
Chairman,
Town of Hebron, W.P.C.A.



May 1, 2025

Mr. Mathew Bordeaux
Director of Planning and Development
Town of Hebron
15 Gilead Street
Hebron, CT 06248

Re: Site Plan and Special Permit Application
Church Street Commons
60 Church Street
50-unit Planned Residential Development
NLJA #0647-0299

Dear Mr. Bordeaux:

As requested, we have reviewed the following information for the subject project received at our office through April 15, 2025:

- Item 1: Town of Hebron, Connecticut, Site Plan Application dated April 2, 2025 with attached supplemental information.
- Item 2: Town of Hebron, Connecticut, Special Permit Application dated April 2, 2025 with attached supplemental information.
- Item 3: Drainage Report, Church Street Commons, Route 85, Hebron, CT, Prepared for: Church Street Commons, 60 Church Street, Hebron, CT, Prepared by: CHA, 400 Capital Boulevard, Suite 301, Rocky Hill, CT, dated April 3, 2025.
- Item 4: Drawings titled "2025-04-04 Hebron Commons_Civil", prepared for: St. Peter's Episcopal Church, and Church Street Commons, 60 Church Street, Hebron, CT, prepared by Rob Hellstrom Land Surveying LLC and CHA, with an issue date of March 17, 2025, consisting of 9 drawing sheets.
- Item 5: Letter to Matthew Bordeaux, Town Planner, Town of Hebron, from Peter Parent, P.E. of CHA, dated April 4, 2025, regarding the Proposed Hebron Commons Apartments – Traffic Impact Statement with attached traffic count data.
- Item 6: Drawings titled "Hebron 40 Church Arch Dwgs Planing Submission 2025-04-03", prepared for: Commons Community Development Corporation, prepared by: Dorgan Architecture & Planning, dated April 3, 2025, consisting of 3 drawing sheets.

The above-referenced applications propose the development of 60 Church Street (Route 85) for the construction a 50-unit multifamily housing development on three acres of land owned by St. Peter's Episcopal Church to be leased by Commons CDC. The application is submitted under the provisions of



Mr. Mathew Bordeaux
Re: Site Plan and Special Permit Application
Church Street Commons
60 Church Street
50-Unit Planned Residential Development
NLJA #0647-0299
May 1, 2025
Page 2

Connecticut State Statute 8-30g. The site is located within the R-1 Zoning District. The development is to be served by two on-site wells and public sewer. Proposed improvements within the public right-of-way include: construction of a paved driveway apron, clearing of existing vegetation, utility connections, the installation of a stop sign and painted stop bar, and pedestrian sidewalk connections.

At this time, we have the following comments:

Stormwater and Drainage Analysis/Design:

1. The proposed infiltration system will be located within a fill section with the galleys located less than 25-feet from the top of the outer retaining wall. In addition, there is an existing 15-18 percent slope on the low (west) side of the retaining wall. This raises concerns of stability for the retaining wall and downhill slope. According to the CT Stormwater Quality Manual (SWQM) Chapter 10 – General Design Guidance for Stormwater Infiltration Systems, infiltration systems are not recommended in areas with natural slopes greater than 10 percent, and should be located at least 50-feet from slopes greater than 15 percent when upgradient of such slopes.
2. According to Table 10-3 of the CT SWQM, public drinking water supply wells should be located a minimum of 200-feet from a stormwater infiltration system. Currently the westerly well (Well 1) is shown to be located about 40-feet from the proposed infiltration system. This condition should be reviewed or verified by Chatham Health District and the Connecticut Department of Public Health.
3. Per the CT SWQM, a soil evaluation is required for all proposed stormwater infiltration systems to confirm soil types, depth to seasonal high groundwater table, and depth to bedrock. Test pits or soil borings should be performed in accordance with the requirements of the Stormwater Quality Manual.
4. Surface runoff in the existing condition is directed as sheet flow towards the adjacent property to the west. In the proposed condition, flows from the stormwater system would be discharged from a 12-inch diameter pipe less than 20-feet from the property line. Given the change from sheet flow to a point discharge, and to more closely model existing conditions, a dissipation measure such as a level spreader should be incorporated into the design. In addition, a drainage easement may be necessary to establish rights to discharge onto the adjacent property.
5. In accordance with Section 5.E of the Hebron Zoning Regulations and the CT SWQM, the applicant shall provide and comply with a long-term operations and maintenance plan and schedule for the stormwater facilities. The stormwater operation and maintenance plan on Sheet 9 of the civil drawings lacks recommended activities/elements such as: development of as-built plans of completed structures, a letter of compliance from the design engineer, and post-construction documentation to demonstrate compliance with maintenance activities. A more comprehensive



Mr. Mathew Bordeaux
Re: Site Plan and Special Permit Application
Church Street Commons
60 Church Street
50-Unit Planned Residential Development
NLJA #0647-0299
May 1, 2025
Page 3

operations and maintenance plan should be provided. In addition, the StormSettler Inspection and Maintenance Manual should be included as an attachment.

6. A one-inch diameter orifice is proposed in the weir of the outlet control device. A one-inch orifice can be susceptible to clogging, which would compromise the performance of the system. We recommend increasing the diameter of the orifice and/or implementing additional clogging prevention measures.
7. In the Drainage Report, there is a discrepancy between the water quality volume (WQV) calculations used for calculating the water quality flow versus the retention volume for the underground detention system. It appears the WQV calculations used for the water quality flow are more accurate based on the areas shown in the drawings.
8. The hydrologic soil data for the site indicates that the underlying soils are Class C/D along the easterly portion of the site (along Church Street). The stormwater analysis, specifically the weighted-CN calculations, consider Class C soils in this area. Group D soils should be considered unless justification could be provided that the seasonal high groundwater elevation is kept at least 24-inches below the surface.

Drawings and Site Design:

9. Coordination with CTDOT District 2 is required as part of the encroachment permit process for the work proposed within the public right-of-way for Church Street (Route 85). The drawings should clarify the extent of work to be performed within the right-of-way such as: limits of sidewalk reconstruction, removal of the existing gravel driveway (as applicable), and should include the necessary construction details for roadway repair, utility connections, etc.
10. The construction detail for the Segmental Block Retaining Wall on Sheet 7 of the civil drawings shows filter fabric reinforcing, as required. Chain link fence, wood guard rail, and the stormwater infiltration system are proposed behind the retaining wall. As such, the retaining wall design should consider these elements to avoid conflicts with the wall reinforcement.
11. According to Section 5.C.5 of the Hebron Zoning Regulations, parking areas shall generally not exceed a five percent slope. Most of the double-row parking lot north of the proposed 3-story building (west of the ADA spaces) exceeds a six percent slope.
12. The interior retaining wall varies in height, tapering from 14 feet at the building down to flush at the northern end. There is a concrete sidewalk along the base of the wall. A fence treatment should be incorporated along the top of wall.



Mr. Mathew Bordeaux
Re: Site Plan and Special Permit Application
Church Street Commons
60 Church Street
50-Unit Planned Residential Development
NLJA #0647-0299
May 1, 2025
Page 4

13. The grading on Sheet 3 of the civil drawings indicates that runoff from the large lawn area north of the multi-story building would flow in a northwest direction, crossing the sidewalk at the northerly end of the proposed internal retaining wall. We recommend incorporating a stormwater measure to intercept the flow before crossing the sidewalk.
14. We recommend extending a continuous line of silt fence along the south property line to be maintained throughout construction to limit erosion and encroachment onto the adjacent property.
15. The emergency access between the retaining wall and dumpster enclosures, and to the rear of the building appears to be restricted. As currently designed, the grade of the route is approximately 10 percent around the turn. This condition should be reviewed with the Fire Marshall and Town emergency services. Typically a turning movement diagram would be provided to verify acceptability.

We have the following minor comments:

16. At the proposed accessible parking north of the 3-story apartment building, the flush walk does not align with the ADA spaces.
17. The silt fence detail on Sheet 8 of the civil drawings has a note that says "staked hay bales may be substituted for silt fence". We recommend silt fence be utilized as the preferred alternative.
18. The Trench Section for Sanitary Sewer detail on Sheet 6 of the civil drawings should include the installation of sewer marking tape one foot above the pipe.

If there are any questions, please feel free to contact me.

Sincerely yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

Joshua R. Eannotti, P.E.

JRE:jre



May 8, 2025

Matthew R. Bordeaux
Director of Planning & Development
Town of Hebron
15 Gilead Street (RT 85)
Hebron, CT 06248

**RE: 60 Church Street
Multi-Family Housing
Special Permit & Site Plan Applications**

Matt,

Below is a response to the Review Engineer Comments received on May 2, 2025. For clarity original comments are in normal text and CHA responses are in **Bold**.

1. The proposed infiltration system will be located within a fill section with the galleys located less than 25-feet from the top of the outer retaining wall. In addition, there is an existing 15-18 percent slope on the low (west) side of the retaining wall. This raises concerns of stability for the retaining wall and downhill slope. According to the CT Stormwater Quality Manual (SWQM) Chapter 10 – General Design Guidance for Stormwater Infiltration Systems, infiltration systems are not recommended in areas with natural slopes greater than 10 percent, and should be located at least 50-feet from slopes greater than 15 percent when upgradient of such slopes.

The bottom of the crushed stone layer for the proposed detention/infiltration system will be at Elevation 487.00, which is 3 to 5 feet below the proposed bottom of wall elevation. For the basis of design “Redi-Rock” wall, the minimum embedment below grade is 6-inches leaving at least 2-feet from bottom of wall to bottom of detention/infiltration basin. The proposed retaining wall design will need to consider the potential hydraulic loading impacts, but there should be no adverse effects to the remaining downgradient slope as a result of the proposed system.

2. According to Table 10-3 of the CT SWQM, public drinking water supply wells should be located a minimum of 200-feet from a stormwater infiltration system. Currently the westerly well (Well 1) is shown to be located about 40-feet from the proposed infiltration system. This condition should be reviewed or verified by Chatham Health District and the Connecticut Department of Public Health.

The guidance provided in the CT SWQM is not consistent with the sanitary radius requirements of the CT Public Health Code. Section 19-13-B51d requires a separation distance of 75-feet to “systems for disposal of sewage or other source of pollution” for wells with a withdrawal rate of less than 10 gpm. Pursuant to Environmental Health Section Circular Letter #2010-24a issued on July 14, 2010 the required separation distance to Storm Water Basins and “Rain Gardens” is 25-feet. Based on this guidance the provide ±40-feet of separation to the detention/infiltration system is sufficient. The proposed wells will be permitted through CT DPH Drinking Water.

3. Per the CT SWQM, a soil evaluation is required for all proposed stormwater infiltration systems to confirm soil types, depth to seasonal high groundwater table, and depth to bedrock. Test pits or soil borings should be performed in accordance with the requirements of the Stormwater Quality Manual.

Soil testing in conformance with the CT SWQM is being scheduled. Please note that the proposed design does not account for any infiltration of stormwater to achieve the proposed peak flow attenuation or water quality standards. If soils prove to be inadequate to properly drain the proposed system, the retained volume below the system outlet will be utilized for irrigation water.

4. Surface runoff in the existing condition is directed as sheet flow towards the adjacent property to the west. In the proposed condition, flows from the stormwater system would be discharged from a 12-inch diameter pipe less than 20-feet from the property line. Given the change from sheet flow to a point discharge, and to more closely model existing conditions, a dissipation measure such as a level spreader should be incorporated into the design. In addition, a drainage easement may be necessary to establish rights to discharge onto the adjacent property.

A level spreader is now incorporated downgradient of the proposed scour hole.

5. In accordance with Section 5.E of the Hebron Zoning Regulations and the CT SWQM, the applicant shall provide and comply with a long-term operations and maintenance plan and schedule for the stormwater facilities. The stormwater operation and maintenance plan on Sheet 9 of the civil drawings lacks recommended activities/elements such as: development of as-built plans of completed structures, a letter of compliance from the design engineer, and post-construction documentation to demonstrate compliance with maintenance activities. A more comprehensive operations and maintenance plan should be provided. In addition, the StormSettler Inspection and Maintenance Manual should be included as an attachment.

The Operation and Maintenance Plan has been updated as requested.



6. A one-inch diameter orifice is proposed in the weir of the outlet control device. A one-inch orifice can be susceptible to clogging, which would compromise the performance of the system. We recommend increasing the diameter of the orifice and/or implementing additional clogging prevention measures.

The proposed 1-inch orifice is based on guidance in the CT SWQM for the minimum orifice size required to meet the 50% reduction in the 2-year storm peak runoff rate to the maximum extent achievable. Currently, the proposed drainage system provides a $\pm 33\%$ reduction in peak flow to the western boundary for the 2-year storm. A 2-inch orifice could be provided and still match the existing discharge rate. However, water entering the detention system will have been conveyed through deep sump catch basins with hooded outlets, and a hydrodynamic separator unit before entering the system at the opposite end of the outlet, or will be roof runoff collected by gutters and downspouts. Therefore the likelihood of an obstruction reaching the outlet orifice is low, and any backup of the system will cause localized ponding within the low point of the parking area well before any discharge or impact occurs off-site.

7. In the Drainage Report, there is a discrepancy between the water quality volume (WQV) calculations used for calculating the water quality flow versus the retention volume for the underground detention system. It appears the WQV calculations used for the water quality flow are more accurate based on the areas shown in the drawings.

The WQF calculations have been revised. The reason for the discrepancy between the two calculations is that the overall WQV calculation includes the total impervious area, while the WQF calculation only includes the area being conveyed to the proposed hydrodynamic separator unit (i.e. does not include the roof area that discharges directly to the detention system).

8. The hydrologic soil data for the site indicates that the underlying soils are Class C/D along the easterly portion of the site (along Church Street). The stormwater analysis, specifically the weighted-CN calculations, consider Class C soils in this area. Group D soils should be considered unless justification could be provided that the seasonal high groundwater elevation is kept at least 24-inches below the surface.

The Drainage Model has been revised to utilize Group D soils in place of the Group C soils. This required the previously proposed 6-inch orifice in the outlet control structure to be increased to an 8-inch to continue to meet peak runoff control requirements for the 100-year storm event.



9. Coordination with CTDOT District 2 is required as part of the encroachment permit process for the work proposed within the public right-of-way for Church Street (Route 85). The drawings should clarify the extent of work to be performed within the right-of-way such as: limits of sidewalk reconstruction, removal of the existing gravel driveway (as applicable), and should include the necessary construction details for roadway repair, utility connections, etc.

Additional notes and details have been added to the Plan Set to clarify the limits of work within the RT 85 right of way.

10. The construction detail for the Segmental Block Retaining Wall on Sheet 7 of the civil drawings shows filter fabric reinforcing, as required. Chain link fence, wood guard rail, and the stormwater infiltration system are proposed behind the retaining wall. As such, the retaining wall design should consider these elements to avoid conflicts with the wall reinforcement.

As noted the basis of design is a Redi-Rock Gravity Wall System, which will not require “geo-grid” reinforcing. However, if a reinforced option is pursued the required detailed design plans to the building department will incorporate these potential obstructions.

11. According to Section 5.C.5 of the Hebron Zoning Regulations, parking areas shall generally not exceed a five percent slope. Most of the double-row parking lot north of the proposed 3-story building (west of the ADA spaces) exceeds a six percent slope.

The proposed $\pm 6.5\%$ slope of the parking in this area is intended to roughly match the existing slope of the site while providing at grade access to the main entry and under building parking. The slope of this area could be reduced, but it would require the transition driveway west of the parking to be significantly steeper. It was decided that maintaining a consistent slope was more advantageous, especially given that there is a sidewalk parallel with the western drive and this parking area.

12. The interior retaining wall varies in height, tapering from 14 feet at the building down to flush at the northern end. There is a concrete sidewalk along the base of the wall. A fence treatment should be incorporated along the top of wall.

A fence is now proposed along the top of this wall.



13. The grading on Sheet 3 of the civil drawings indicates that runoff from the large lawn area north of the multi-story building would flow in a northwest direction, crossing the sidewalk at the northerly end of the proposed internal retaining wall. We recommend incorporating a stormwater measure to intercept the flow before crossing the sidewalk.

The runoff from this area under proposed conditions is relatively small (± 0.1 cfs in a 2 year storm), therefore CHA does not feel that a drainage structure is warranted.

14. We recommend extending a continuous line of silt fence along the south property line to be maintained throughout construction to limit erosion and encroachment onto the adjacent property.

Provided.

15. The emergency access between the retaining wall and dumpster enclosures, and to the rear of the building appears to be restricted. As currently designed, the grade of the route is approximately 10 percent around the turn. This condition should be reviewed with the Fire Marshall and Town emergency services. Typically a turning movement diagram would be provided to verify acceptability.

A request has been submitted to the Town's EMS services for information on their vehicles in order to provide a turning demonstration.

16. At the proposed accessible parking north of the 3-story apartment building, the flush walk does not align with the ADA spaces.

The flush walk extends the full width of the ADA Spaces and will transition back to a 6-inch curb as the walk proceeds to the northeast.

17. The silt fence detail on Sheet 8 of the civil drawings has a note that says "staked hay bales may be substituted for silt fence". We recommend silt fence be utilized as the preferred alternative.

Reference to staked hay bales has been removed.

18. The Trench Section for Sanitary Sewer detail on Sheet 6 of the civil drawings should include the installation of sewer marking tape one foot above the pipe.

Note and Detail revised as indicated.



Please contact me (pparent@chasolutions.com, 860-885-1052) if you have any questions or additional comments.

Thank You,

Pete Parent, P.E.
Project Manager





Support for St. Peter's Church Affordable Housing Project

From Tressa Giordano <TressaG@ahmyouth.org>
Date Wed 4/9/2025 2:56 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>
Cc Ron Kolanowski <ronkol@sbcglobal.net>

Dear Matt and the Hebron Town Planning and Zoning Commission,

I am writing this letter to signify AHM Youth & Family Services support for the St. Peter's Church affordable housing project currently being proposed in Hebron. As the Youth Services Bureau serving the Hebron community, we believe that the development of stable housing is an essential step in addressing the growing need for accessible and affordable homes for individuals and families in our area.

The proposed project represents a critical investment in the future of our community, ensuring that low- to moderate-income residents have access to safe, quality, and affordable housing. This initiative will not only provide much-needed homes but also contribute to increasing access to essential services for those who need them most. Within walking distance of AHM, this project will provide easy access to youth and family services including; our outpatient therapy services, positive youth and family development programs, prevention programs, and special community outreach events. I urge you to consider the long-term benefits that this project will bring to our community, and I strongly endorse your efforts in making affordable housing a priority. I am confident that this initiative will positively impact countless lives and contribute to a brighter future for our town.

Thank you for your dedication to this important cause. Please do not hesitate to contact me if I can provide further support or information.

Tressa Giordano

She/Her/Hers
Executive Director



25 Pendleton Drive
Hebron, CT 06248
Phone: (860) 228-9488 Ext. 13
[ahmyouth.org]ahmyouth.org

PARADISE AGENCY, LLC
*Real Estate * Property Management*

151 BROADWAY
POST OFFICE BOX 175
COLCHESTER, CONNECTICUT 06415
(860) 537-7044 FACSIMILE (860) 537-1142

April 24, 2025

VIA EMAIL ONLY TO MBORDEAUX@HEBRONCT.COM

Hebron Planning and Zoning Commission
Attn: Matt Bordeaux, Hebron Town Planner
Hebron, CT 06248

RE: Affordable Housing for Hebron

Dear Mr. Bordeaux:

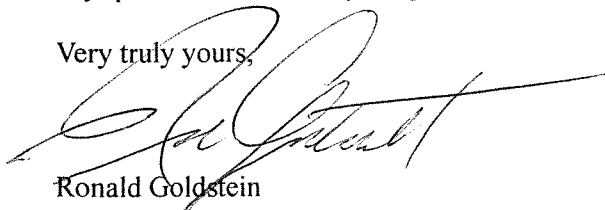
We are pleased to provide this letter of support for the efforts of Hebron Commons Community Development Corporation ("CDC") to bring much-needed affordable housing to Hebron.

We have been property owners in Hebron and owners and managers of affordable housing in its surrounding communities for many years. The need for this housing remains constant and is ever-growing. Especially in these times of rapidly-rising construction and development costs, developers' abilities to offer housing at affordable rents are being made much more difficult. The ranks of the homeless and rent-burdened households are growing at alarming rates. Hebron is truly fortunate to have local groups working to bring affordable housing to town.

We understand that an application to develop housing on a parcel of land fronting Church Street near the center of Town (owned by St. Peter's Episcopal Church) is either pending or soon will be pending before the Planning and Zoning Commission. While we know the details and appropriate reviews are yet to be completed, please know that we fully support the effort to develop this parcel in that way. Its' proximity to the Town Center makes that parcel a seemingly ideal location, as town services and resources are nearby and needed businesses including restaurants, a supermarket and a pharmacy are just down the road on Main Street.

Thank you for your willingness to accept this letter in support of the CDC and its proposal. If you have any questions or need anything further from us, please do not hesitate to reach out.

Very truly yours,



Ronald Goldstein



Bruce Goldstein

SENATOR CATHY OSTEN
Nineteenth District

Legislative Office Building
Room 2700
Hartford, CT 06106-1591
Tel. 860-240-0579
Toll-free 1-800-842-1420
www.senatedems.ct.gov/Osten



Chair
Appropriations Committee
Vice Chair
Labor & Public Employees Committee
Public Safety & Security Committee
Member
Legislative Management Committee
Regulation Review Committee
Transportation Committee
Veterans' Affairs Committee

4/14/2025

Dear Hebron Town Planning and Zoning Commission,

I have been well aware of the progress being made on the affordable housing project being advanced by Commons Community Development Corporation (Commons CDC) in your community. I'm writing today to add my voice of support to their application before the Planning and Zoning Commission (PZC) to move this project forward.

What has impressed me all along about this particular project is the level of cooperation and collaboration with the Town of Hebron, Commons CDC and St. Peter's Church. At every juncture your community has found creative ways to address challenges and advance this project. I was happy to add my support for the application to the Department of Economic and Community Development (DECD) grant to build community well systems to support not only this project but also provide new water resources sorely needed by the town for further growth.

This step with the PZC is critical toward the successful completion of this project. I have every confidence that the PZC will act with appropriate due diligence. I'm also confident that Commons CDC will do whatever is necessary to make this process a friendly 830-G working with town and state partners.

Thank you for the good work you do on behalf of the Town of Hebron.

Sincerely,

A handwritten signature in black ink that reads "Catherine A. Osten".

Cathy Osten
State Senator, 19th District



Outlook

Commons CDC Application

From Sue Smallidge <smallidge.sue@gmail.com>
Date Mon 5/5/2025 4:44 PM
To Matthew Bordeaux <mbordeaux@hebronct.com>

Hebron Planning and Zoning Commission
Dear Commissioners,

The Hebron Advisory Committee on Housing unanimously supports the Commons CDC's application to create Church Street Commons, a mixed-income housing development on land leased by St. Peter's Episcopal Church.

We know that enabling the creation of more housing options will benefit our entire community. It will provide housing for essential employees (in areas such as emergency services, health care, education, government, and retail), help retain and attract businesses, which increases jobs and consumer spending in the local economy, help seniors stay in a community they love as their housing needs change over their lives, and allow young adults to afford a home in Hebron.

Less than three percent of Hebron's housing is affordable, and over 25 percent of Hebron's residents are cost-burdened, spending over 30% of their income on housing.

We support this application!

Respectfully,

The Hebron Housing Advisory Committee.

Pam Atwood <pamatwood@gmail.com>,
Steve Wells <persiansmom@comcast.net>,
Jim Celio <jimcelio@aol.com>,
Scot Kauffman <SKauffman@colebrookvillage.com>,
Florence O'Sullivan <fosullivanhomes@aol.com>,
Sue Smallidge <smallidge.sue@gmail.com>
Sharon Garrard-Hoffman <sgarrardhoffman@hebronct.com>

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Scot Kauffman

55 Griswold Lane

Amston, CT 06231

(860) 803-1765

April 2025

To: Town of Hebron Building & Planning Dept. Attn: Matt Bordeaux

From: Scot Kauffman

Re: 'St Peter's Housing Project'

Hebron Planning & Zoning Commission:

This is a letter supporting the approval of the "St Peter's Housing Project." Although I sit on both the Hebron Housing Choices Advisory Committee and the Economic Development Commission, I am writing this letter as an individual. Having lived in 5 different locations in town, I have a seasoned perspective on the availability & affordability of different housing options. Hebron's residential housing inventory is primarily comprised of single-family homes. St Peter's proposed project would bring a much-needed housing option to Hebron. As the director of Colebrook Village, I am responsible for employing approximately 90 people. Many of Colebrook's employees reside in apartments --- out of town. Several dozen apartments, centrally located, would benefit the town of Hebron by providing a lower-cost housing alternative to purchasing a home. This project will fill a need and benefit the Town as a whole.

Kind Regards,



Scot Kauffman

860-803-1765

Hebron Planning and Zoning Commission
Chairman Frank Zitkus
David V. Sousa
Janet Fodaski
Christopher Cyr
Devon S. Garner

Hebron Town Planner
Mr. Matthew Bordeaux

April 16, 2025

Dear Chairman Zitkus, members of the Planning and Zoning Commission, and Mr. Bordeaux,

I am writing today to express my support for the Commons Community Development Corporation and the Church Street Commons in Hebron. Please enter this letter into the Public Record for the May 14, 2025 Planning & Zoning Commission meeting, or at the time the Church Street Commons are discussed.

It has been clearly established by the 2022-2027 Plan for Housing Choices, approved in May 2022, the need for affordable housing in Hebron is a significant issue for current and future residents. I believe the plans proposed for the Church Street Commons, as they appear on the Commons CDC website <https://commonscdc.org/project-overview.html>, are in keeping with Hebron's 2024 Plan of Conservation and Development. The design and associated principles illustrate responsible development and support the preservation of our unique community, environment and history. I have every confidence that under the guidance of the stakeholders and parish of St. Peter's Church this valuable project will continue to proceed in a thoughtful manner. I am particularly encouraged by the stated "Hopes and Dreams - Principled Development" found in the Project Overview at <https://commonscdc.org/project-overview.html>, which includes:

- Sustainable materials
- Consider climate change
- Landscape includes bird & animal habitat
- Water conservation
- Compatible with rural character
- Considers context and relationships to each other
- Water Shed Basin Protection

As development and housing in Hebron continues to evolve, the vital environment of the Raymond Brook Watershed and history of Hebron center must be protected and promoted. It is through the preservation of these irreplaceable assets that Hebron can grow and retain its unique historic rural character.

Thank you for your careful consideration and support of this beneficial growth opportunity.

Sincerely,

Kevin J. Tulimieri
110 Kinney Road



Commons Community Development Corporation

From fosullivanhomes@aol.com <fosullivanhomes@aol.com>

Date Sun 4/27/2025 6:14 PM

To Matthew Bordeaux <mbordeaux@hebronct.com>

Dear Matt,

This letter is in support of the Commons Community Development Corporation, Commons CDC.

As Chairperson of the Hebron Housing Authority and a retired Realtor, I am fully aware of the need for additional housing in our community and not only for our senior population.

The proposal set forth by the Commons CDC will be a big step forward in easing the need for additional housing.

I ask the Planning and Zoning Commissioners to vote favorably for this application.

Sincerely,
Florence O'Sullivan

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4/28/2025

Planning and Zoning Commission
Town of Hebron

Dear Planning and Zoning Commission Members,

I am writing today as a local business owner in Hebron to express my support for the affordable housing project proposed by St. Peter's Church.

Like many small businesses in our town, I employ a dedicated team of individuals who contribute daily to our local economy and community life. However, the lack of affordable housing options has increasingly posed a challenge not only for my employees but also for our ability to sustain and grow local businesses. Approximately half of my staff would qualify for the proposed housing based on their current incomes. Many of them currently commute from neighboring towns due to the limited availability of affordable homes in Hebron.

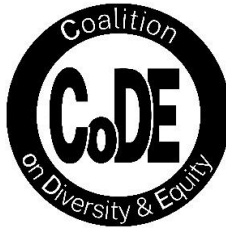
Affordable housing options would allow employees to live closer to where they work, easing the burdens of long commutes, increasing their engagement with the community, and supporting the long-term success of both small businesses and the town overall. Projects like the one being proposed by St. Peter's Church provide an important opportunity to strengthen our community by ensuring that those who work here can also afford to live here.

I respectfully urge you to consider the positive impact this project will have on the residents, businesses, and vitality of Hebron. Thank you for your thoughtful consideration.

Sincerely,
Michelle Nicholson

Michelle Nicholson

The Flour Girl Bakery and Cafe



April 23, 2025

Hebron Planning and Zoning Commission

Dear Commissioners,

On behalf of the Coalition on Diversity & Equity (CoDE), I am writing to express our strong support of the Commons CDC's application to create Church Street Commons, a mixed-income housing development on land leased by St. Peter's Episcopal Church.

CoDE is a nonpartisan, educational nonprofit organization serving the towns of Hebron, Marlborough, Andover and Columbia, and surrounding communities. Our mission is to build more diverse, equitable and vibrant communities by increasing community awareness and equal access to housing, education, and jobs. We are completely led by community volunteers who love our communities and want to make them the best they can be.

We believe that enabling the creation of more housing options will benefit our entire community. It will:

- provide housing for **essential employees** (in areas such as emergency services, health care, education, government, and retail)
- help retain and attract **businesses**, which increases jobs and consumer spending in the local economy
- help **seniors** stay in a community they love as their housing needs change over their lives
- allow **young adults** – our children and grandchildren – who may be currently priced-out, to afford a home in our communities
- enable **more people who want to be part of our beautiful, high opportunity community** to afford to live here.

Less than three percent of Hebron's housing is affordable and over 25 percent of its residents are cost-burdened, spending over 30% of their income on housing. Church Street Commons is a beautiful example of a nonprofit and faith community coming together, with the support of town leaders, to address this need. It can serve as an example for other rural towns for how to overcome challenges and create housing that fits the community and helps provide much needed housing that is affordable.

We urge you to approve this application so that Church Street Commons can move forward to become a reality and an incredible asset for our community.

Respectfully,

Althea Carr
President

Amy D'Amaddio
Vice President

So you want to build an **ACCESSORY DWELLING UNIT (ADU)** in Hebron, Connecticut



What is an ADU?

An Accessory Dwelling Unit (ADU) is a self-contained living space built on the same lot as a primary residence. It offers a unique opportunity for homeowners to earn income on a rental unit. ADUs are becoming popular as a way to maximize land use, increase affordable housing options, and provide convenient living arrangements for extended family.

Where Can I Build One?

In Hebron, an ADU may be built where??????.....

An ADU can be located within a home, attached to the home. or located on the same lot.

More information can be found in Hebron's zoning regulations, ?????

What is the approval process?

ADUs are permitted via a Special Permit Process through the Planning & Zoning Commission ??. The application can be found here????

For more information:

Call or email the Hebron Planning Office

phone: 860-228-5971 x137

email: mbordeaux@hebronct.com