

**TOWN OF HEBRON
CONSERVATION COMMISSION AGENDA
REGULAR MEETING (VIRTUAL)
Thursday, July 9, 2026, 7:30 P.M.**

RECEIVED
2026 JUL -2 P 12: 06
[Signature]
HEBRON TOWN CLERK

**CONSERVATION COMMISSION Regular Meeting (Virtual)
Jul 9, 2026, 7:30 – 10:30 PM (America/New York)**

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

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Access Code: 835-450-829

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REGULAR MEETING

- I. Call to Order/Roll Call
 - a. Seating of Alternate
- II. Approval of Minutes – Public Hearing and Regular Meeting – April 9, 2026
- III. Additions to the Agenda
- IV. Recognition of Guests: Opportunity for citizens to briefly address the Commission on non-agenda items.
- V. Violations
- VI. Pending Applications
- VII. New Applications
 - a. **Petition 2026-06; Parcel 35-7, East Street, Modugno, Antonio,**
Construction of a Single-Family Residence and Appurtenances with a Portion of the Driveway in the Upland Review Area

**TOWN OF HEBRON
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Thursday, July 9, 2026, 7:30 P.M.**

- b. **Petition 2026-07; Notification of Timber Harvest, West Main Street / Papermill Road, Parcels 41-6, 52-1-TM, 52-1-PT and 53-8-TM, Thomas and Matthew Holcombe, c/o John Clarke, Grossi Forest, Shelterwood**
Timber Harvest Using Existing Logging Roads and Skid Trails to Promote Oak and Pine Regeneration and Using Temporary Stream and Wetlands Crossings

VIII. Wetlands Agent Approvals

IX. Pre-applications

X. New Business

XI. Other Pertinent Business

- a. Annual Report
- b. Hebron Day Booth Volunteers, August 29

XII. Correspondence

XIII. Liaison Reports

- a. Open Space Land Acquisition Committee
- b. Salmon River Watershed Partnership
- c. Hebron Trail Rangers

XIV. Adjournment

Next Regular Meeting – August 13, 2026 (Virtual)

JC/dmg

**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 9, 2026 - 7:30 PM**

RECEIVED
2026 APR 16 P 2:12
HEBRON TOWN CLERK

MINUTES

ATTENDANCE:

Members Present: Tom Loto (Chair, joined at 8:30 p.m.), Chris Frey (Vice-Chair), Dan Seremet, Joanna Chester

Members Absent: Jasmin Okugic

Staff Present: Jim Cordier

Guests: Chuck Eaton, UConn Senior Design

I. Call to Order/Roll Call

Vice-Chair C. Frey called the meeting to order at 7:34 p.m., joined by J. Chester and D. Seremet.

II. Approval of Minutes – March 12, 2026 (Public Hearing / Regular Meeting) The Commission agreed upon the following amendments:

- 1. Public Hearing, Section II, last sentence (page 1 of 5): Amend to read –**
“Commissioners requested an oil/water separator near the above ground storage tank, and sought further detail on the above ground tank and fueling station location...”
- 2. Regular Meeting, Section XIII.C (page 5 of 5) – Amend to read – “CAWS”**

Motion by D. Seremet and seconded by J. Chester to approve the minutes of the Public Hearing of March 12th, 2026 as amended. The motion passed unanimously (3-0).

Motion by D. Seremet and seconded by J. Chester to approve the minutes of the Regular Meeting of March 12th, 2026 as amended. The motion passed unanimously (3-0).

III. Additions to the Agenda None.

IV. Recognition of Guests None.

V. Violations None.

VI. Pending Applications None.

**TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, April 9, 2026 - 7:30 PM**

MINUTES

VII. New Applications None.

VIII. Wetlands Agent Approvals

A. Petition 2026-04; 522 Church Street, Armes, Megan, Adventure Paws One, LLC, Establishment of a Dog Training and Grooming Facility within a Pre-existing Structure with the Installation of Additional Fencing in the Upland Review Area.

J. Cordier stated the applicant seeks to operate a small-scale training and grooming facility within an existing structure on the Juliano's property. J. Chester inquired why the application was not subject to a Natural Diversity Data Base (NDDB) review. J. Cordier stated proposed improvements with potential wetlands impacts are limited to the extension of an existing fence along the parcel's border with the Air Line Trail. There was discussion on potential further conditions, including requirements for silt fencing, NDDB review, and jumping worm mitigation.

Motion by D. Seremet and seconded by J. Chester to affirm agent approval of Petition 2026-04. The motion passed unanimously (3-0).

IX. Pre-Applications None.

X. New Business

A. Notional Application; UConn Senior Design Class, Mock Presentation of a Stormwater Management Design for a Housing Development Project

Civil engineer and former Hebron resident and Commission member C. Eaton stated he works for CHA, sponsor of the design class. Students prepared and presented a mock stormwater management plan to the Commission in order to familiarize themselves with the application and review process, using the Commons CDC project as their model. They introduced the application and provided site background, discussed project requirements and relevant regulations, reviewed best management practices (BMPs), and presented final designs and deliverables proposed.

Commissioners praised the detail of the presentation, and requested clarification on groundwater table levels, existing and potential adjustments to grading, and offered suggestions for better clarity in presented materials. Following comment from C. Frey, there was discussion on post-development inspection and maintenance of stormwater management systems. *(T. Loto joined at 8:30 p.m.)*

**TOWN OF HEBRON
CONSERVATION COMMISSION
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Thursday, April 9, 2026 - 7:30 PM**

MINUTES

XI. Other Pertinent Business

J. Cordier noted comments during budget discussions regarding the Planning and Zoning department, and listed recent, ongoing, and upcoming projects. He also reported on the sale of a parcel previously targeted by the State.

XII. Correspondence

Included in agenda, with no further discussion.

- A. Notice of Decision, Application 26-01, 523 Church Street, J. Williams Estates, Mini Self-storage Facility**
- B. Notice of Decision, Application 26-02, 550 Old Colchester Road, Hebron Public Building Committee, DPW Site Renovation**
- C. Notice of Decision, Application 26-03, 541 Paper Mill Road, Logan Thompson, Notification of Timber Harvest Affirmation**

XIII. Liaison Reports

- A. Open Space Land Acquisition Committee** No report.
- B. Salmon River Watershed Partnership** No report. Meeting next week.
- C. Hebron Trail Rangers**
J. Chester reported they are meeting tomorrow.

XIV. Adjournment

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

The next regular meeting will be May 14th.
Meeting adjourned at 9:31 p.m.

Respectfully submitted,
Hannah Walcott (Board Clerk)

RECEIVED

2026 MAY 14 P 3:46
cmz. 4-51
HEBRON TOWN CLERK

MEMO

TO: Fran Villani, Town Clerk
Elisabeth Irish, Assistant Town Clerk
Dori Wolf, Administrative Secretary, Town Manager's Office
Conservation Commission

FROM: James Cordier, Wetlands Agent

RE: Conservation Commission Meeting Cancellation

DATE: May 14, 2026

Please be advised that the Regular Meeting of the Hebron Conservation Commission scheduled for Thursday, May 14, 2026, at 7:30 P.M. has been canceled.

JC/dmg

RECEIVED

2026 JUN -4 P 3:40
CJ. Asst.
HEBRON TOWN CLERK

MEMO

TO: Fran Villani, Town Clerk
Elisabeth Irish, Assistant Town Clerk
Dori Wolf, Director of Administrative Services
Mallory Streigle, Administrative Secretary, Town Manager's Office
Conservation Commission

FROM: James Cordier, Wetlands Agent

RE: Conservation Commission Meeting Cancellation

DATE: June 4, 2026

Please be advised that the Regular Meeting of the Hebron Conservation Commission scheduled for Thursday, June 11, 2026, at 7:30 P.M. has been canceled.

JC/dmg

APPLICATION

Inland Wetlands and
Watercourses Permit

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



File No.	2026-06
Received:	
Approved:	
Denied:	
Fee Paid:	

Site Location EAST STREET Assessors Map 35 Lot 7 Zone R-1
Street Address NONE Total Parcel Acreage 99 Total Area of Wetlands Disturbance -0-

Owner of Record ANTONIO MODUGNO Telephone (H) 800-993-2978 (W)

Address 2040 MANCHESTER RD

Mailing Address

Address GLASTONBURY, CT 06033

Mailing Address

Applicant SAME

Telephone (H)

(W) JUN 5 2026

Address

Mailing Address

Address

Mailing Address

HEBRON CONSERVATION COMMISSION

Agent/Lessee MARK REYNOLDS

Telephone (H) 860-228-9853 (W)

Address PO BOX 370

Mailing Address

Address HEBRON, CT 06248

Mailing Address

SAME

To the Conservation Commission:

I, Antonio Modugno, hereby apply for and Inland Wetlands and Water Courses Permit, pursuant to Section(s) 7.1 of the Hebron Inland Wetlands and Watercourse Regulations for: (describe proposed regulated activities) CONSTRUCT A SINGLE-FAMILY RESIDENCE AND APPURTENANCES, SEPTIC, DRIVEWAY ETC

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

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

Signature of Owner (s)

Signature of Agent/Lessee

Signature of Applicant

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



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): HEBRON
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Marlborough or number: 54
subregional drainage basin number: 3107
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Antonio Modugno
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): map 35 Lot 7
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Portion of Driveway in URA
9. ACTIVITY PURPOSE CODE (see instructions - one code only): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 9, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: -0- acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.169 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): -0- acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

SOILS INFORMATION

TEST PIT DATA - 4/15/2026
By Jonathan H. Sczurek, P.E. & L.S., Chatham Health District

TEST PIT #1
0-12" Topsoil
12-34" Light Brown Fine Sandy Loam
34-82" Grey Sand With Rocks And Gravel
Mottling @ 34"
No Ledge Observed
Roots to 32"

TEST PIT #2
0-11" Topsoil
11-24" Brown Fine Sandy Loam
24-78" Dark Brown Coarse Sandy Loam With Rocks And Gravel
Mottling @ 24"
No Ledge Observed
Roots to 20"
Groundwater Seepage @ 47"

TEST PIT #3
0-9" Topsoil
9-30" Light Brown Fine Sandy Loam
30-78" Dark Brown Medium Sandy Loam
Mottling @ 30"
No Ledge Observed
Roots to 30"

TEST PIT #4
0-11" Topsoil
11-30" Light Brown Fine To Medium Sandy Loam
30-78" Grey Sand
Mottling @ 30"
No Ledge Observed
Roots to 20"
Groundwater Seepage @ 65"

PERCOLATION TESTS
5/7/2026
Jonathan H. Sczurek P.E. & L.S.
PT "1" (PRIMARY)
HOLE DEPTH: 22.0"

TIME	DEPTH
8:29	PRESOAK
9:39	9.0"
9:44	11.5"
9:49	12.5"
9:54	13.5"
9:59	14.25"
10:04	15.0"
10:09	15.75"
10:14	16.25"
10:19	16.75"
10:24	17.25"
10:29	17.75"
10:34	18.25"
10:39	18.75"

PERC RATE: 10.0 min./inch

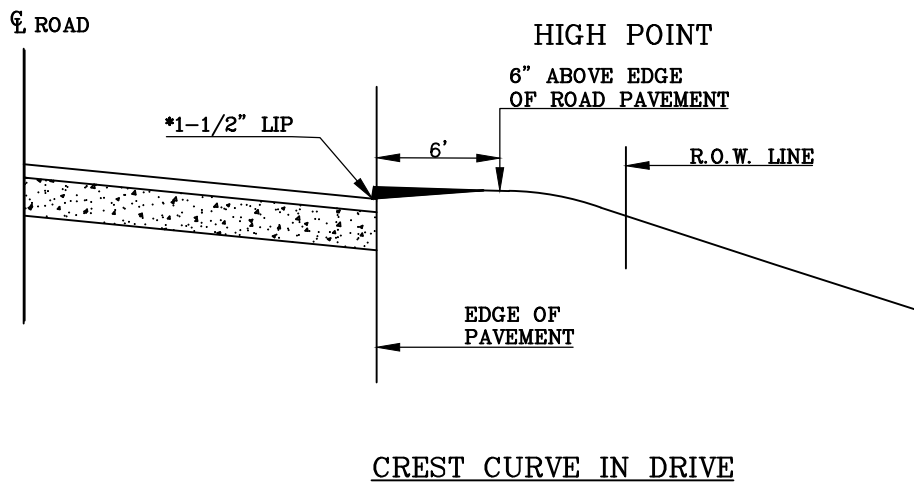
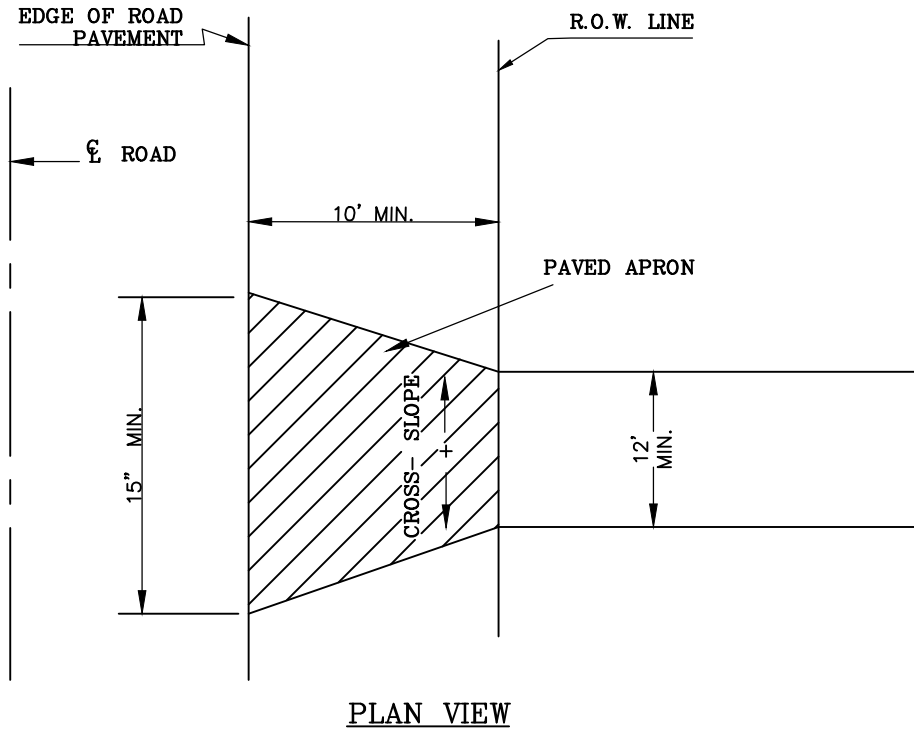
PT "2" (RESERVE)
HOLE DEPTH: 24.0"

TIME	DEPTH
8:29	PRESOAK
9:40	10.5"
9:45	13.0"
9:50	14.5"
9:55	16.0"
10:00	17.0"
10:05	18.0"
10:10	19.0"
10:15	19.5"
10:20	20.25"
10:25	20.75"
10:30	21.25"
10:35	21.75"
10:40	22.25"

PERC RATE: 10.0 min./inch

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS:

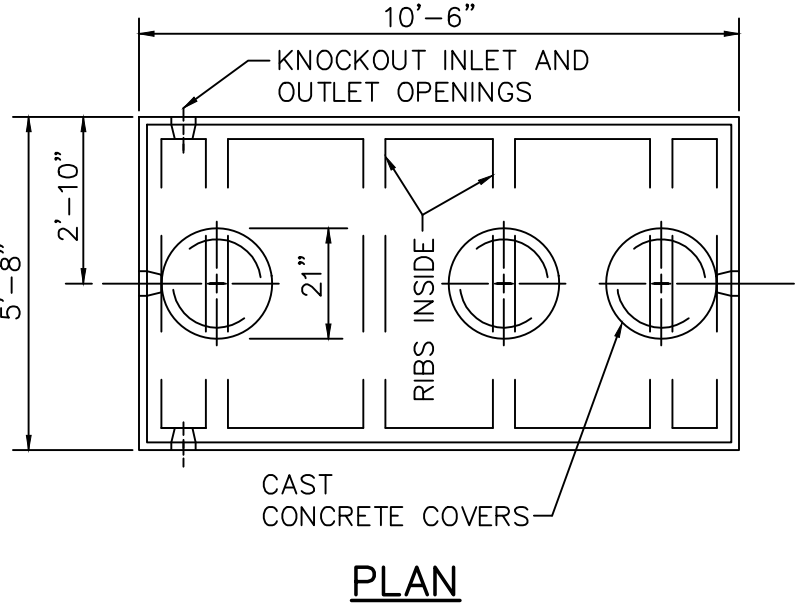
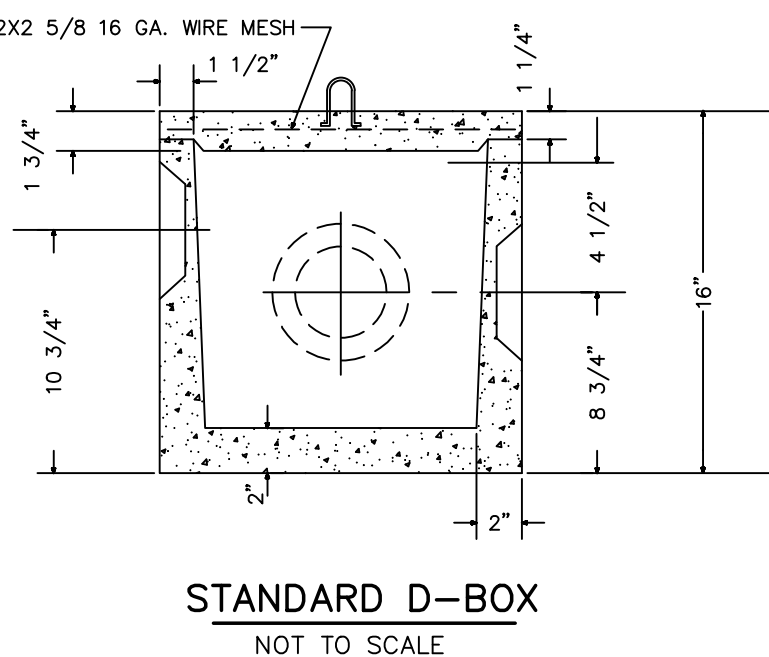
HF: 30
FF: 1.75
PF: 1.0
MLSS= 30 x 1.75 x 1.0 = 52.5 LF



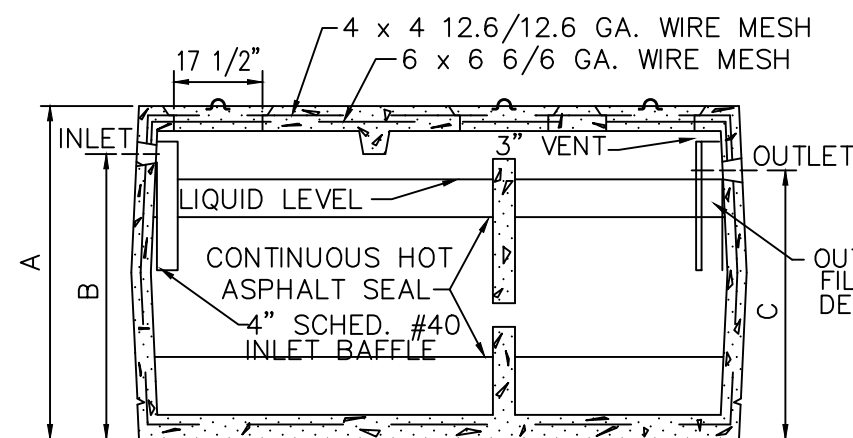
TYPICAL DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

NOTES:

- 1.) Saw cut irregular pavement edge to match drive apron.
- 2.) Provided 1-1/2 inch lip only edge on aprons that abut roads that are curbed.
- 3.) Driveways must be greater than or equal to 12'.
- 4.) Driveway aprons must be no greater than 30'.
- 5.) The first 30' of all driveways may not exceed a grade of 3%.
- 6.) Any driveway that exceeds a grade of 10% must be paved.

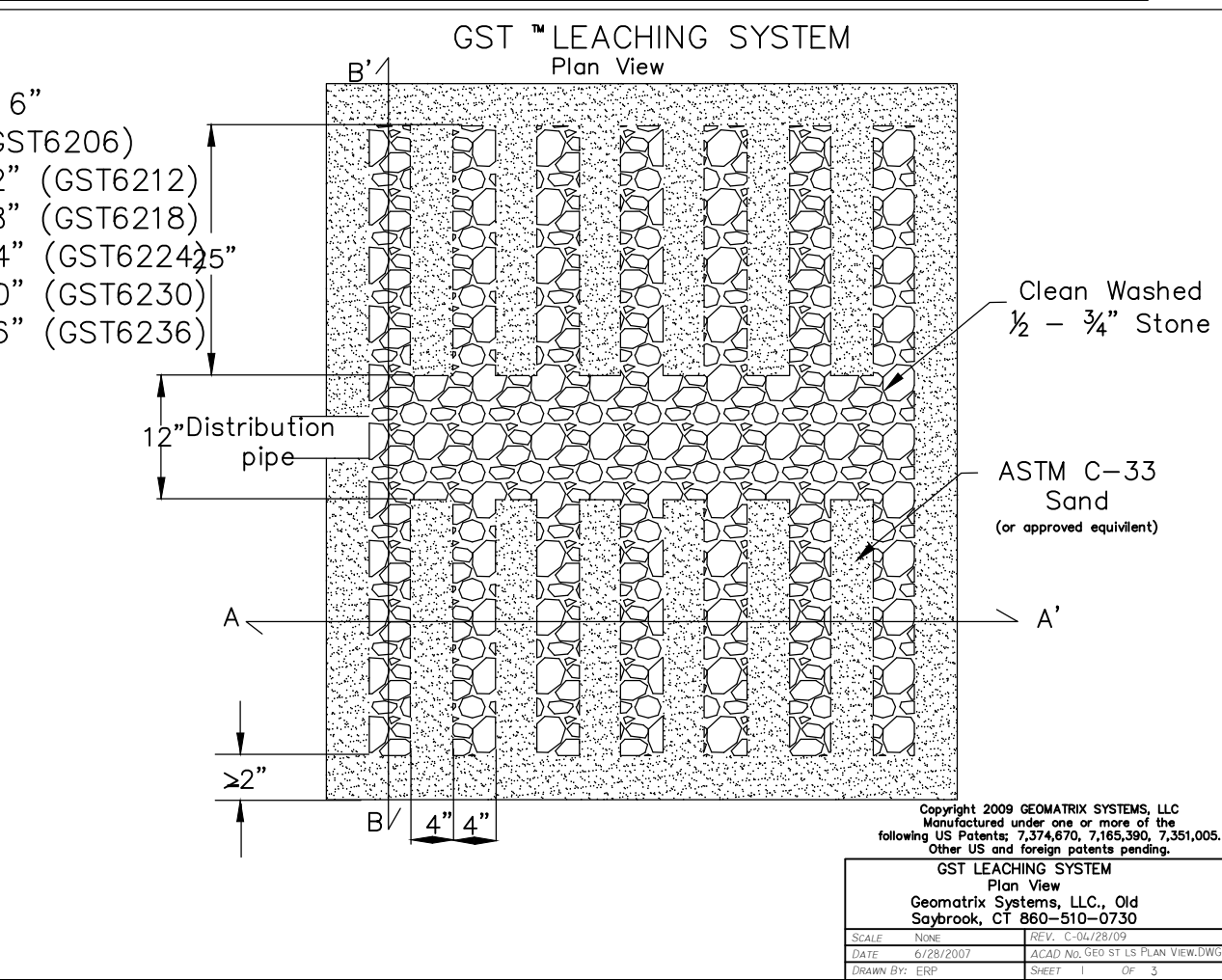
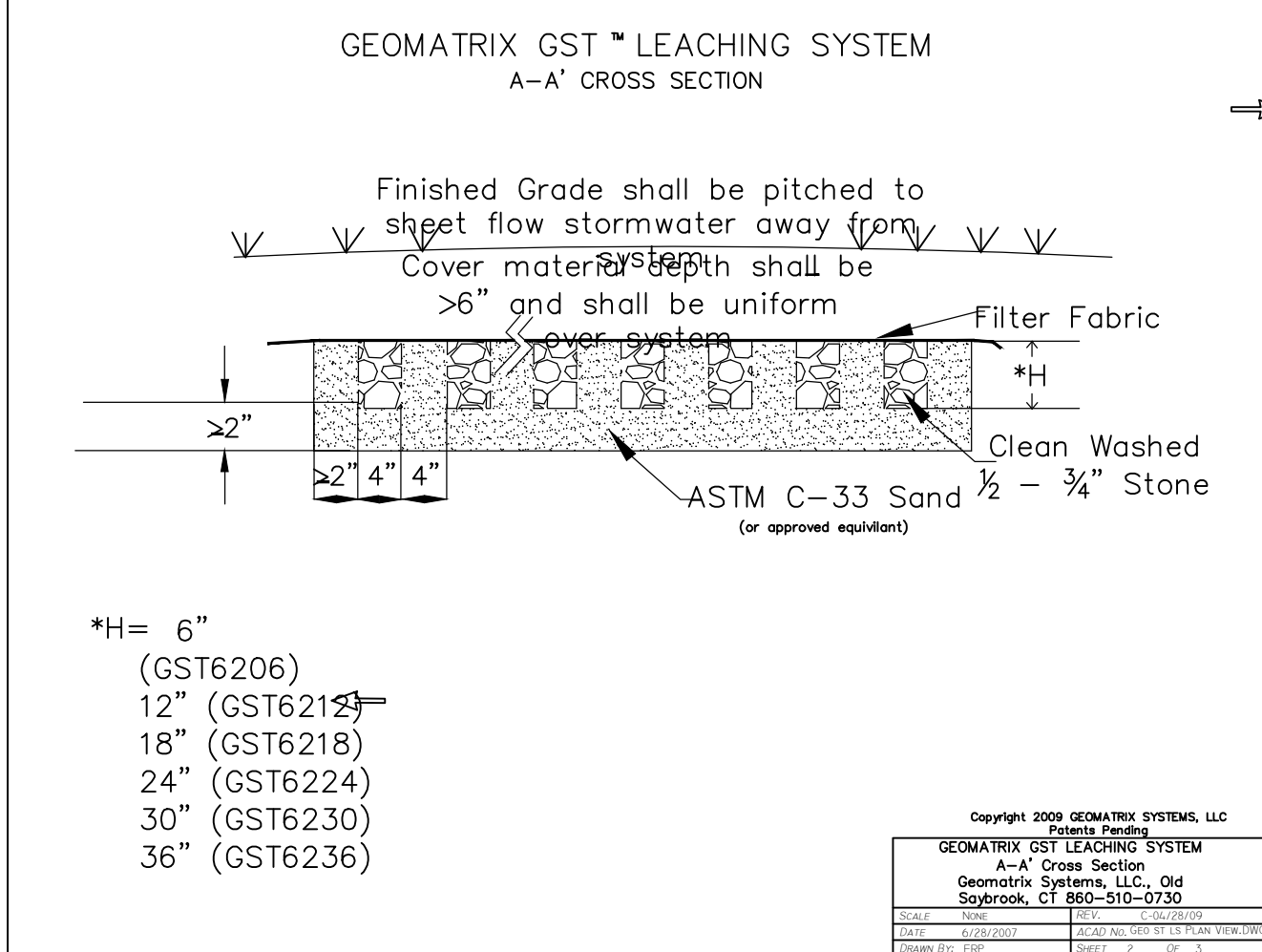
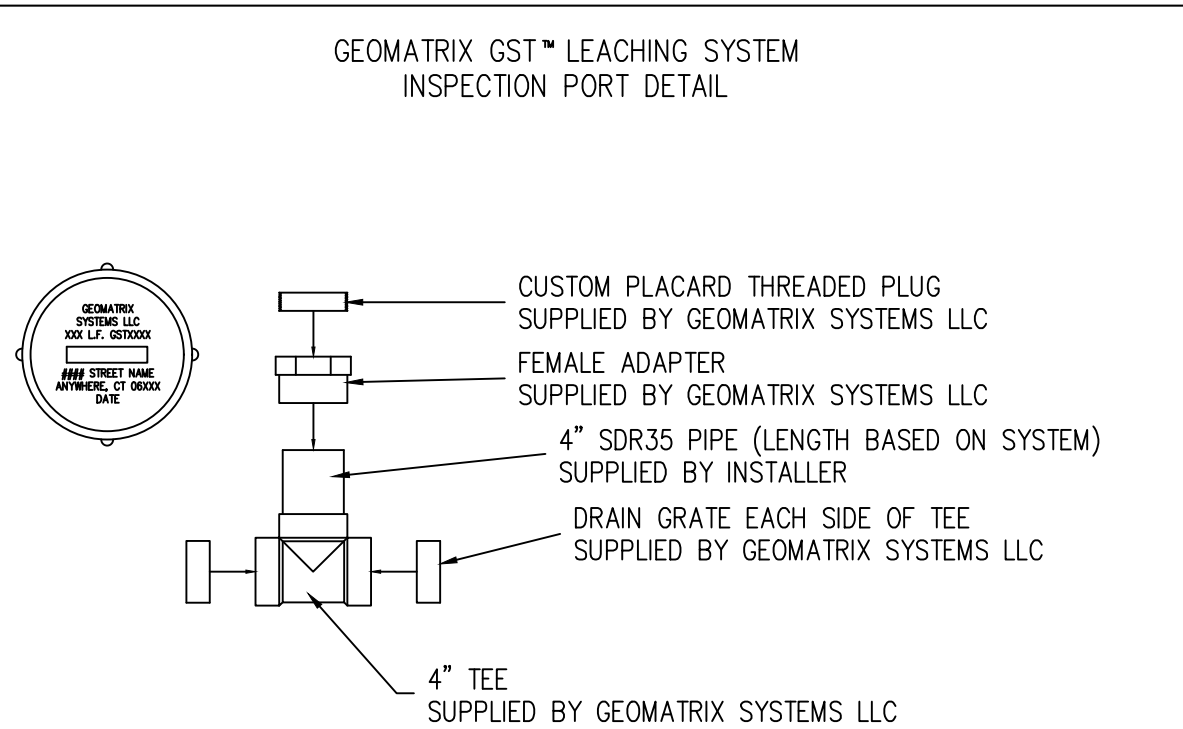
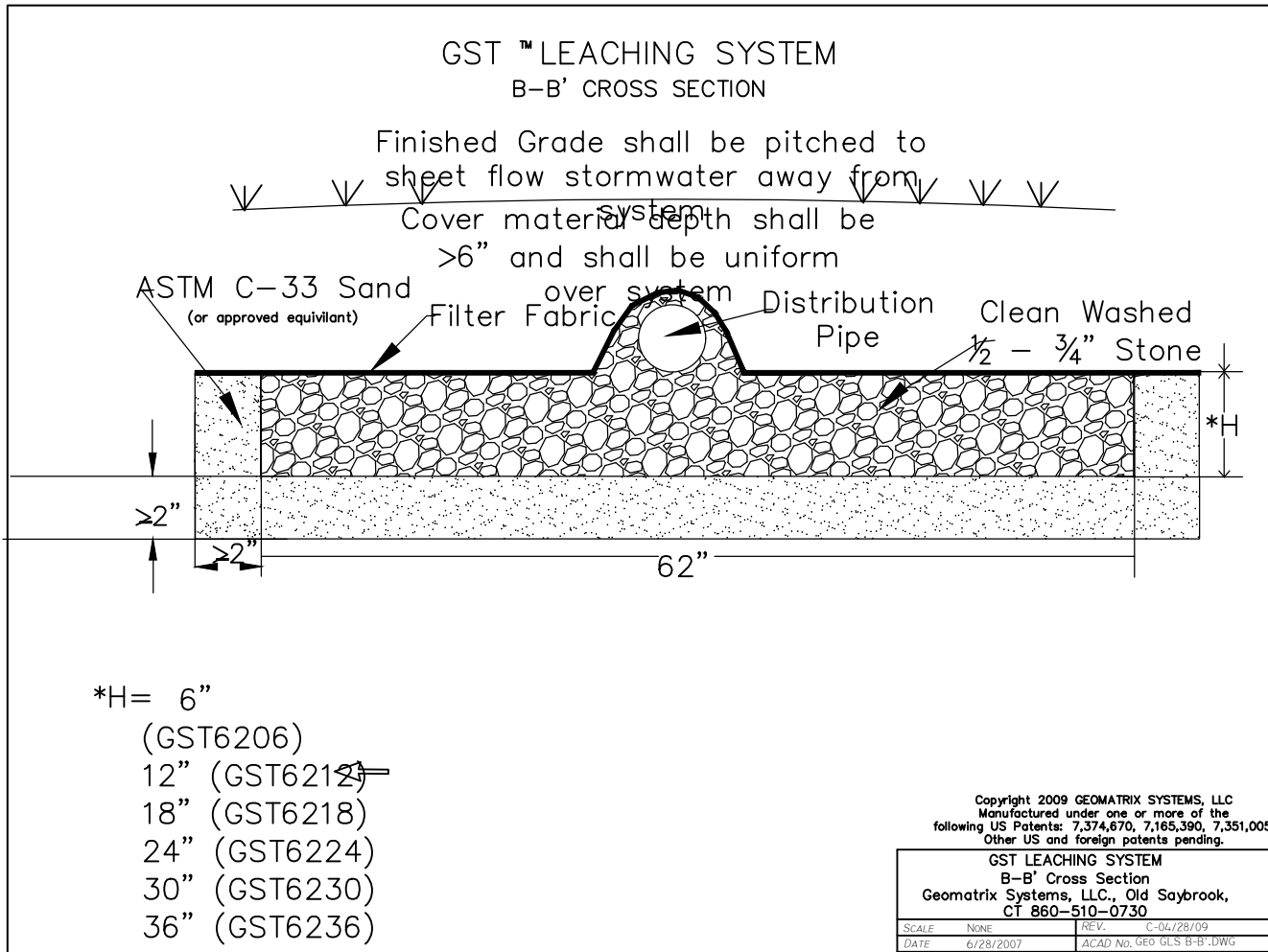


CAPACITIES	A	B	C
1250 GAL	61"	51"	48"
1500 GAL	69"	59"	56"



CROSS SECTION

1250/1500 GALLON
2 COMPARTMENT
SEPTIC TANK
NOT TO SCALE



EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
2. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF HEBRON OR ITS DESIGNATED AGENT(S).
3. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
4. THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
5. SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
6. SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
7. ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
KENTUCKY BLUEGRASS 20 LBS/ACRE
CREEPING RED FESCUE 20 LBS/ACRE
PERENNIAL RYE GRASS 5 LBS/ACRE
TOTAL 45 LBS/ACRE
THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
8. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

DESIGN NOTES:

1. ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
2. PERCOLATION RATE FOR DESIGN: 1-10.0 min./inch DEPTH TO RESTRICTIVE LAYER: 24" MOTTTLING (TP#2)
3. REQUIRED LEACHING AREA FOR 4 BEDROOM HOUSE = 577.5 SF ELA REQUIRED
4. DESIGN: USE 53 LF OF GEOMATRIX GST 6212. ELA PROVIDED = 10.0 SF/LF x 53 LF = 530 SF ELA PROVIDED
5. THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (+100 GALLONS), DISCHARGE TYPE BATHTUBS. RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
6. THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. I CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, IMPROPER MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

SEPTIC SYSTEM CONSTRUCTION NOTES:

1. CONSTRUCTION SEQUENCE
A. STRIP & STOCKPILE TOPSOIL FROM LEACHING AREA.
B. CONSTRUCT LEACHING UNITS TO DESIGN LINE & GRADE.
C. STOCKPILE TOPSOIL TO BE REPLACED.
D. LOAM, FINE GRADE TO FINISHED GRADE AND SEED. PROTECT DISTURBED AREAS WITH EROSION CONTROLS UNTIL FIRST MOWING.
2. THE PIPE BETWEEN THE HOUSE AND SEPTIC TANK SHALL BE 4 IN. EXTRA HEAVY CAST IRON, DUCTILE IRON OR EXTRA STRENGTH PVC ASTM D1785 SCHD 40 OR APPROVED EQUAL.
3. ALL DISTRIBUTION PIPE IS TO BE ASTM D3034 SDR 35 (4" PVC) OR APPROVED EQUAL UNLESS NOTED.
4. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 6" OF PROCESSED GRAVEL OR BROKEN STONE ON COMPACTED SUBGRADE.
5. THERE ARE NO APPARENT WELLS OR SEPTIC FIELDS WITHIN 75' OF THE PROPOSED WELL AND SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
6. APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING CT DOT FROM 814A SPECIFICATION FOR M.01.01 FOR NO. 4 STONE:

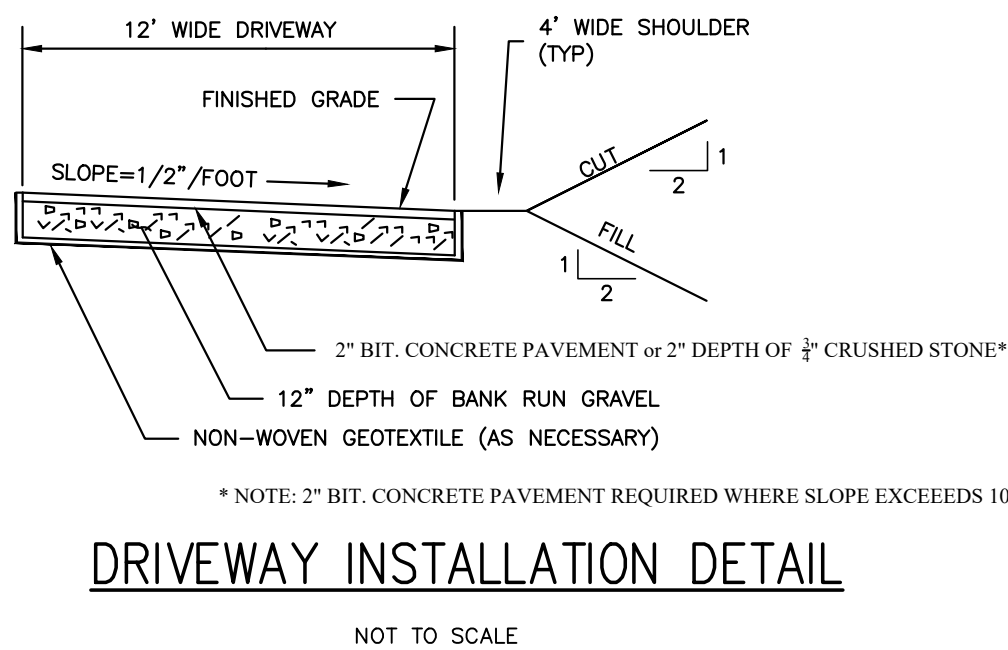
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2-INCH	100
1-1/2-INCH	90-100
1-INCH	20-55
3/4-INCH	0-10
3/8-INCH	0-5
#40	0-3
#200	0-1.5
7. THE BOTTOM OF THE LEACHING UNITS SHALL NOT BE SET LOWER THAN 6" BELOW ORIGINAL GRADE.
8. THE LOCATION AND ELEVATION OF THE PROPOSED SEPTIC SYSTEM SHALL BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR. BENCHMARK TO BE SET IN THE VICINITY OF THE LEACH FIELD AT THE TIME OF STAKEOUT.

LEACHING SYSTEM CONSTRUCTION NOTES:

1. TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND TRENCHES TO BE PERVIOUS, GOOD QUALITY AND CLEAN MEDIUM SAND (SELECT FILL) PLACED AND COMPACTED IN 6" LIFTS. SELECT FILL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
A. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
B. THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL IS BETWEEN NO. 4 & 3" SIEVES) NO MORE THAN 45 PERCENT OF THE MATERIAL CAN BE RETAINED ON THE NO. 4 SIEVE.
C. THE FILL LESS THE GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE:	#4	#10	#40	#100	#200
% PASSING: WET SEIVE	100	70-100	**10-50	0-20	0-5
% PASSING: DRY SEIVE	100	70-100	10-75	0-5	0-2.5

** PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
2. DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
3. FILL MATERIAL TO BE PLACED PRIOR TO TRENCH EXCAVATION. NO TRAFFIC OTHER THAN TRACK-DRIVEN EQUIPMENT IS TO CROSS, DUMP, UNLOAD OR OTHERWISE COMPACT THE FILL AREA AFTER TOPSOIL REMOVAL. FILL MATERIAL TO BE DUMPED AT THE EDGE OF THE STRIPPED AREA AND SPREAD AND COMPACTED WITH TRACK-DRIVEN VEHICLES. STOCKPILING IS TO TAKE PLACE UPGRADIENT OF THE LEACHING AREA. THE AREA DOWN GRADIENT OF THE LEACHING AREA IS NOT TO BE DISTURBED.



RES CIVIL ENGINEERING CONSULTANTS
61 MAIN STREET · SUITE G
HEBRON CT
(860) 516-0033

Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E.

CT LIC # 19789

Certification is not valid without live signature and embossed (impression) type seal.

ROB HELLSTROM
LAND SURVEYING LLC

61 MAIN STREET SUITE-G
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

www.rhllc.com
Email: hellstromsurveying@yahoo.com

DATE: JUNE 3, 2026

BY: ARD/MAR

SCALE: AS NOTED

SHEET NO.: 3 OF 3

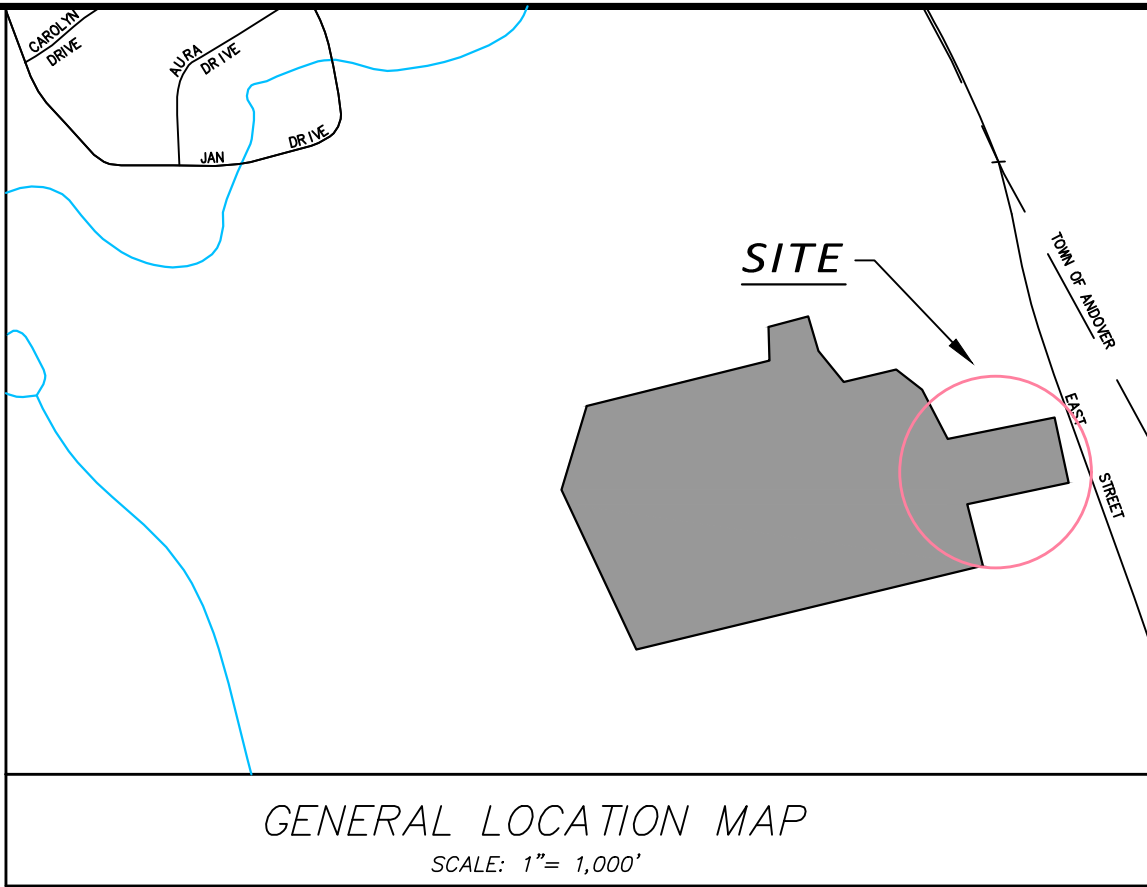
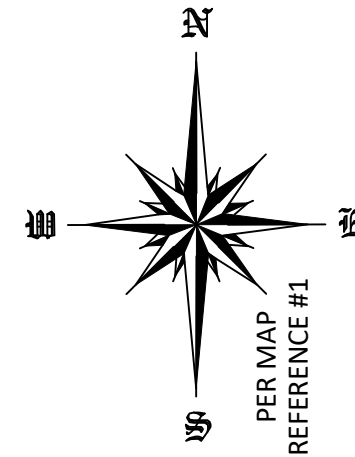
JOB NO.: 26-067

FILE NO.: 26-067_35-7_EAST

CONNECTICUT

LEGEND

- PROPERTY LINE
SETBACK LINES: PER MAP REF. #1
EXISTING CONTOUR
STONEWALL
WETLANDS FLAGGED BY IAN COLE
100' UPLAND REVIEW AREA
PROPOSED CONTOUR
SILT FENCE
IRON PIN OR PIPE FOUND
ANGLE POINT



SUMMARY OF REGULATED ACTIVITIES (TOTAL)
WETLANDS AREA DISTURBED: -0- SQ. FT. (-0- AC)
UPLAND REVIEW AREA DISTURBED: -7,349- SQ. FT. (-0.169- AC)

CLEARING LIMITS
INSTALL & MAINTAIN SILT FENCE
(SEE DETAIL)

LOAM, SEED & MULCH ALL
DISTURBED AREAS

CONTRACTOR TO PRESERVE &
PROTECT ALL EXISTING UTILITIES.
PRIOR TO THE START OF
CONSTRUCTION CONTACT
'CALL BEFORE YOU DIG'
1-800-922-4455

607 EAST STREET
N/F
ANDREA L. & RONNIE J.
VEZZETTI

APPROXIMATE BOUNDARY

15' S.Y.

MBL: 35-7
EAST STREET
PROPERTY OF ANTONIO
MODUGNO
AREA: 99.14 ACRES

FRONTIER 939

40' F.Y.

FRONTIER 940

EAST STREET

WHEEL POST

FRONTIER 941

WHEEL POST

APPROXIMATE BOUNDARY

583 EAST STREET
N/F
BRENDA & NICOLO R.
BARTHOLOMEW JR.

DEED REFERENCES:

1. VOL. 113, PG. 621

MAP REFERENCES:

1. "MORTGAGE SURVEY FOR MICHAEL H. PASQUALINI & LAWYERS TITLE INSURANCE CO. # 583 EAST STREET HEBRON, CONNECTICUT, SCALE: 1" = 40', DATE: NOV. 9, 1993, BY: PETER D. FLYNN CT.L.L.S"
2. "PREPARED FOR THOMAS L. FULLER & DANNY D. FULLER EAST STREET HEBRON, CONN., SCALE: 1" = 50', DATE: OCTOBER 3, 1986, BY: DAVID MARNICKI, HEBRON CONN."

MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
TOPOGRAPHIC ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED

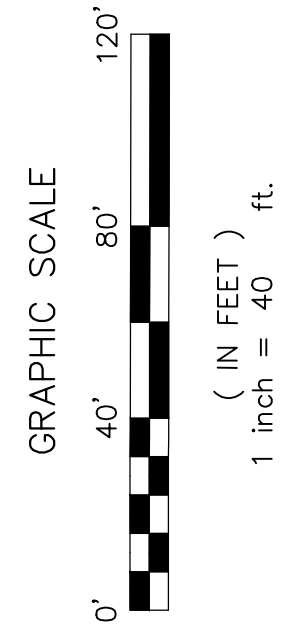
2. WETLAND FLAGS DEPICTED HEREON ARE BASED ON FIELD LOCATION PERFORMED ON 5/29/2026.
3. WETLAND SOILS WERE FLAGGED IN THE FIELD BY IAN COLE.

ALL RIGHTS RESERVED
NO REPRODUCTION, REPRODUCTION OR TRANSMISSION OF ANY PART THEREOF
WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED.
VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

THIS DRAWING IS NOT VALID UNLESS IT BEARS
AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

ROBERT W. HELLSTROM, L.S. #13626



ROB HELLSTROM
LAND SURVEYING LLC

61 MAIN STREET SUITE-G
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

www.rhllc.com
Email: hellstromsurveying@yahoo.com

HEBRON

CONNECTICUT

SHEET NO.: 1 OF 3

SCALE: 1"=40'

JOB NO.: 26-067

FILE NO.: 26-067_35-7_EAST

DATE: JUNE 3, 2026

BY: ARD/MAR

SCALE: 1"=40'

JOB NO.: 26-067

FILE NO.: 26-067_35-7_EAST

RES

CIVIL ENGINEERING CONSULTANTS

61 MAIN ST. - SUITE G
HEBRON, CT
(860) 516-0033

Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E.

CT LIC.# 19789

Certification is not valid without live signature and embossed (impression) type seal.

Timber Harvest Notification Form

Timber harvesting is a permitted as-of-right activity as **determined by the local Inland Wetlands Agency** in accordance with the Inland Wetlands and Watercourses Act. This form must be completed.

Section A — Property Information

Owner(s) Name of Record: Thomas Holcombe, Trustee/Matthew Holcombe

Owner(s) Mailing Address: 379 Creed Hestand Road, Moss, TN 38575

Owner Phone: 931.397.1447

Owner Email: tholcombe2@yahoo.com

Property Location/Address: West Main St/Paper Mill Road (Rear)

Property Acreage (Total / Harvest Area): 189/143 (Hebron) 255/204 (Marlborough)

Town Assessor Data (Map/Lot): 41-6, 52-1-TM, 52-1-PT, 53-8-TM (Hebron)

7-31-3A, 7-31-4, 96-16, 7-31-6 (Marlborough)

Is there a current forest management/stewardship plan for this property? Yes ☒ No ☐

Section B — Forest Practitioner Information

This form has been prepared by a State of Connecticut Certified (select one):

Forester ☒ Supervising Forest Products Harvester ☐

Forest Practitioner Certificate #: F-000982

Certification Expiration Date: 11/26

Name of the Company Conducting Timber Harvest: Grossi Forest Products

Individual(s) Preparing Application: John Clarke

Forest Practitioner/Business Mailing Address: P.O. Box 125, Fiskdale, MA 01518

Forest Practitioner/Business Phone: 413.530.2331

Forest Practitioner/Business Cell Phone: _____

Forest Practitioner/Business Email Address: grossiforestprod@cox.net

Section C — Activities Being Performed

C1 — Wetlands

Wetlands or watercourses present on site: Yes ☒ No ☐

If yes, please provide a brief description and show on accompanying map: Several
small, intermittent streams, West Branch Fawn Brook, several small wetlands bordering
streams.

C2 — Tree Harvest and Crossings (select all that apply)

Harvest of Trees in Upland Review Area ☒

Harvest of Trees in Wetlands ☐

Temporary Stream or Drainage Crossing ☒

Temporary Wetlands Crossing ☒

C3 — Erosion and Sedimentation Controls (select all that apply)

Installation of Water Bars ☒

Grading ☒

Seeding ☐

Other (specify): ☐ _____

C4 — Log Landing Area(s) (select all that apply)

Anti-Tracking Pad ☒

Roadside Access Creation ☒

C5 — New Roads

Are new roads, other than skid trails, to be constructed for the transport of logs or other activities associated with harvest? Yes ☐ No ☒

C6 — Property Boundaries Marked

Have property boundaries been marked? Yes ☒ No ☐

C7 — Harvest Boundaries Marked

Have harvest boundaries been marked? Yes ☒ No ☐

C8 — Trees Marked

Have trees to be harvested been marked? Yes ☐ No ☒

If YES, describe marking method (paint at eye level and base of tree? Include paint color)

C9 — DEEP Best Management Practices (BMP) for Water Quality Compliance

Will DEEP's current BMPs be followed while harvesting forest products on site?

Yes ☒ No ☐

Section D — Timber Harvest Description

D1 — Indicate the amount of forest products to be harvested:

Board feet: 264 MBF

Cords: 200 CORDS

Cubic Feet: NA

Tons: NA

D2 — Description of timber harvest (add additional sheets as needed):

Shelterwood harvest to promote the regeneration of oak and pine
throughout. Oak and pine seed trees of good form and full crown to be
retained as well as advanced midstory. Sufficient sunlight will be
provided to fully regenerate stands.

D3 — Estimated timber harvest start date and duration:

Start Date: 8/15/2026

Duration: 20 weeks (combined Hebron & Marlborough properties)

Section E — Timber Harvest Area Map Requirements

Provide a map(s) of the property **to scale** showing the following items:

- Legend (north arrow, owner, preparer, date)
- Property outline
- Wetland soils

- Watercourses
- Timber harvest areas
- Truck access roads
- Main skid road locations
- Log landing areas
- Crossings (include type)

Section F — Testimonial

The undersigned hereby attests that the information contained herein and on the attached map(s) is true, accurate, and complete, and that the harvest will be conducted according to the information above. Amendments to the information provided require the information above to be revised and you return to the IWA prior to conducting said work.

Applicant Signature: *Anthony Grossi*

Date: 6/22/2026

Print Applicant Name: Anthony Grossi, Grossi Forest Products

Property Owner Signature: *Thomas H. Holcombe*

Date: 6-23-2026

Print Property Owner Name: Thomas Holcombe, Trustee

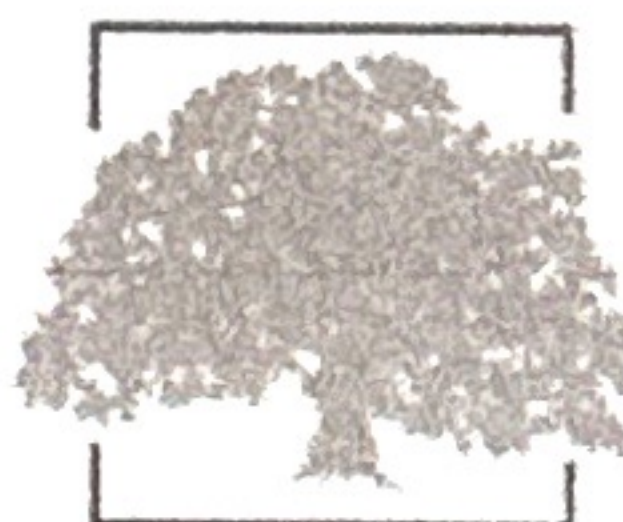
Practitioner Signature: *John Clarke*

Date: 6-22-2026

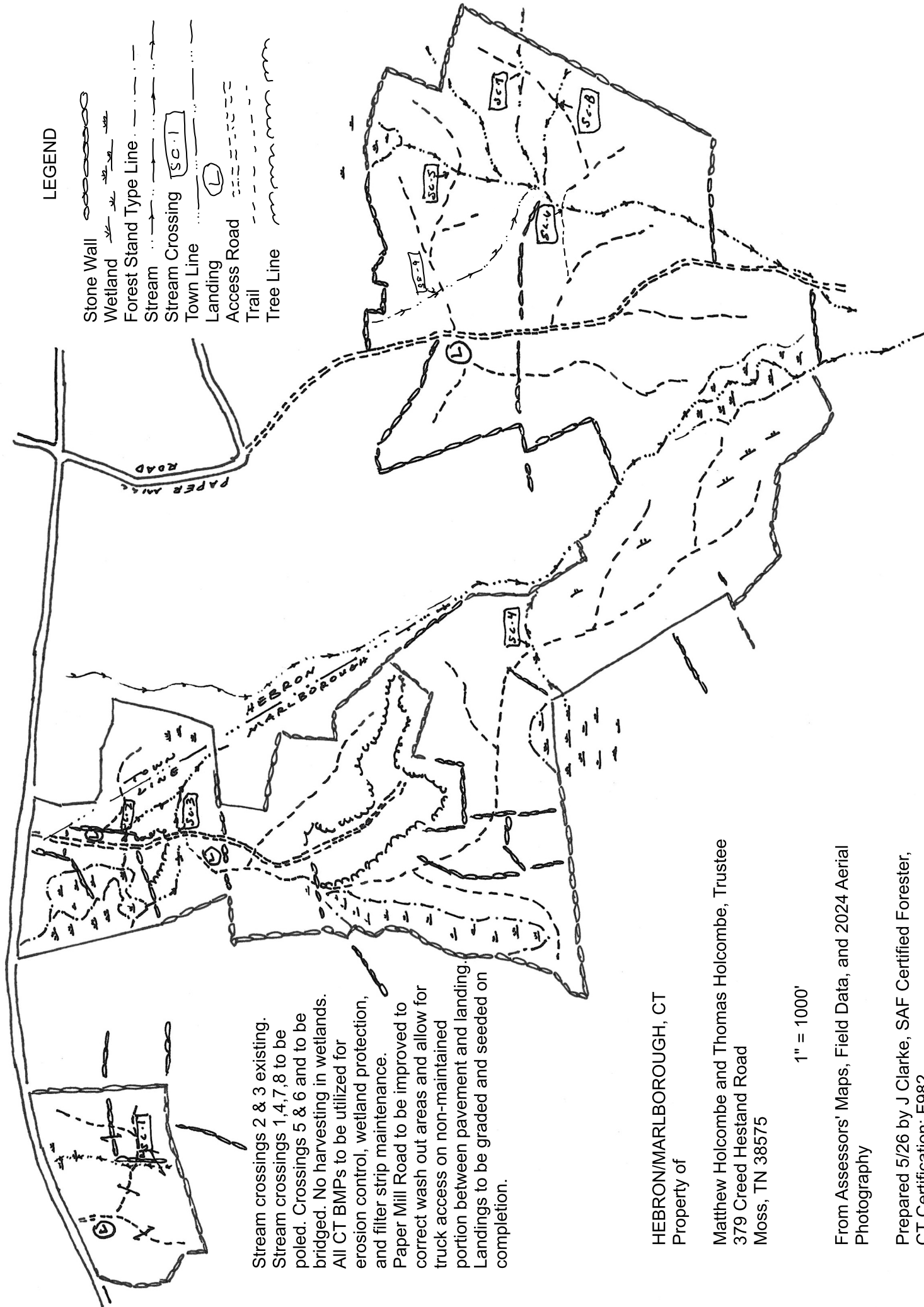
Print Practitioner Name: John Clarke

Submit the completed form to:

- The Municipal Inland Wetlands Agency/ies in which the property is located. A courtesy copy of this Form should also be sent to the Department of Energy and Environmental Protection, Forestry Division, 79 Elm Street, Hartford, CT 06106



CONNECTICUT
Professional Timber Producers Association





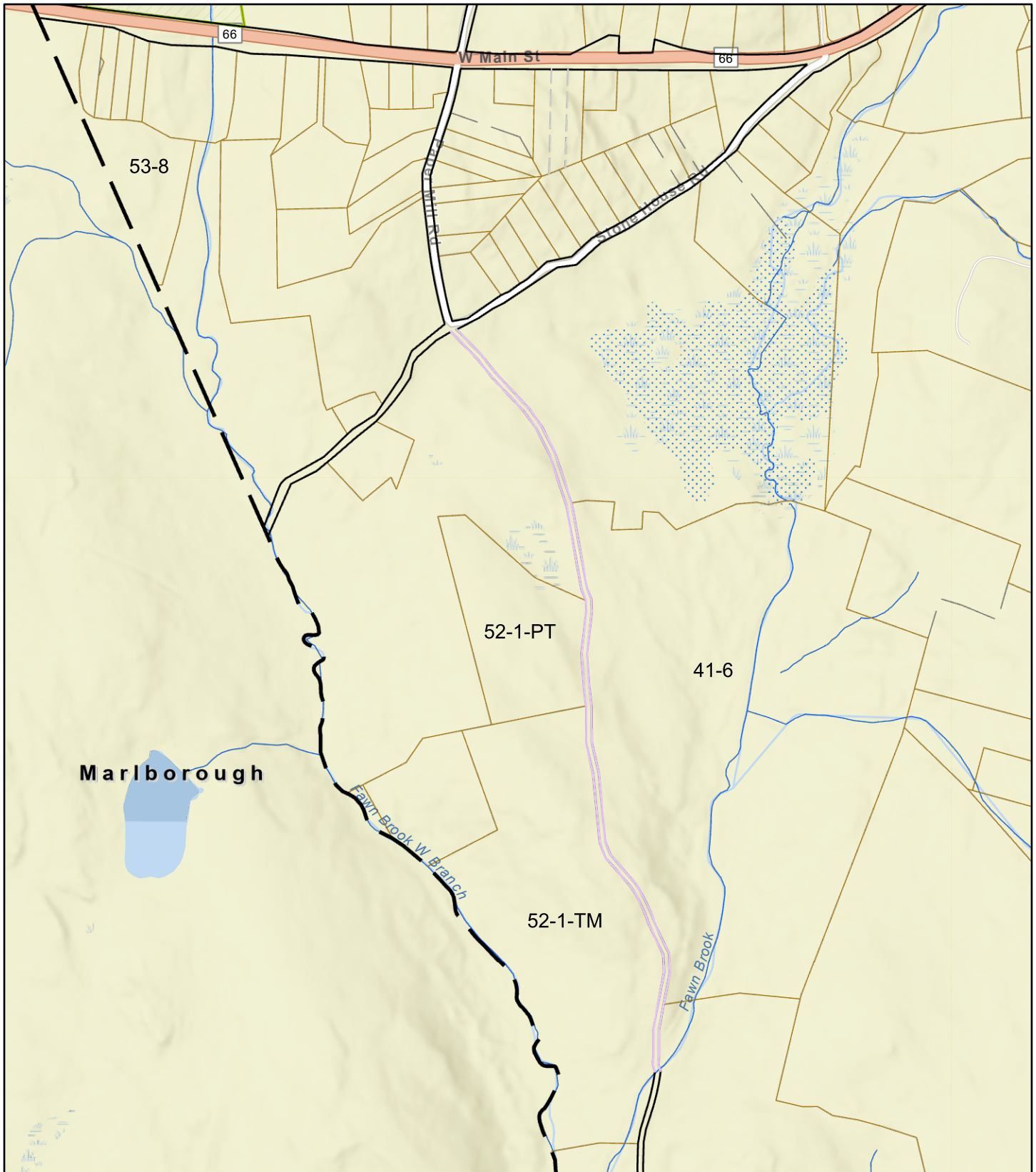
Town of Hebron, CT

1 inch = 850 Feet

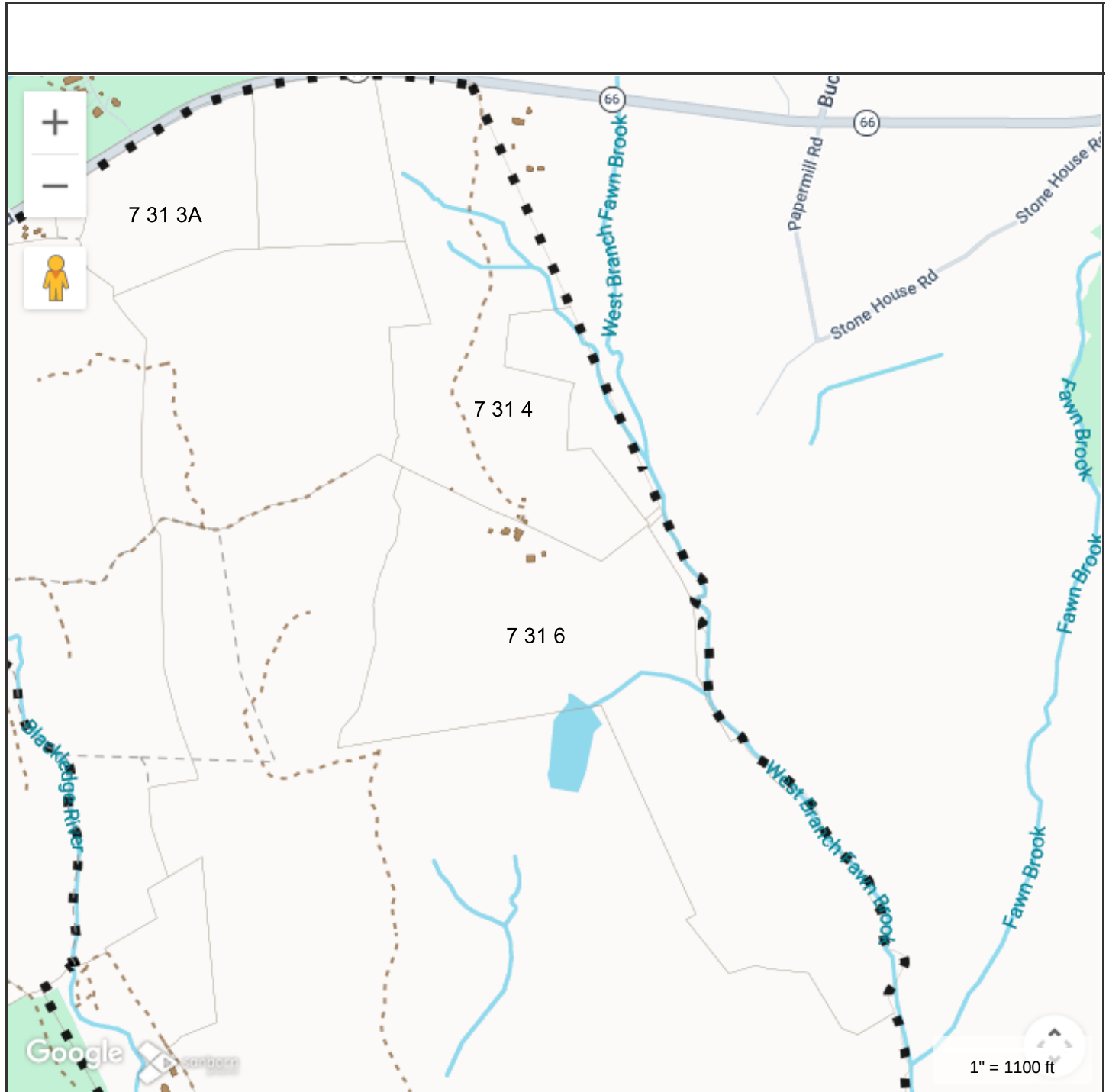


www.cai-tech.com

June 22, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Marlborough, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

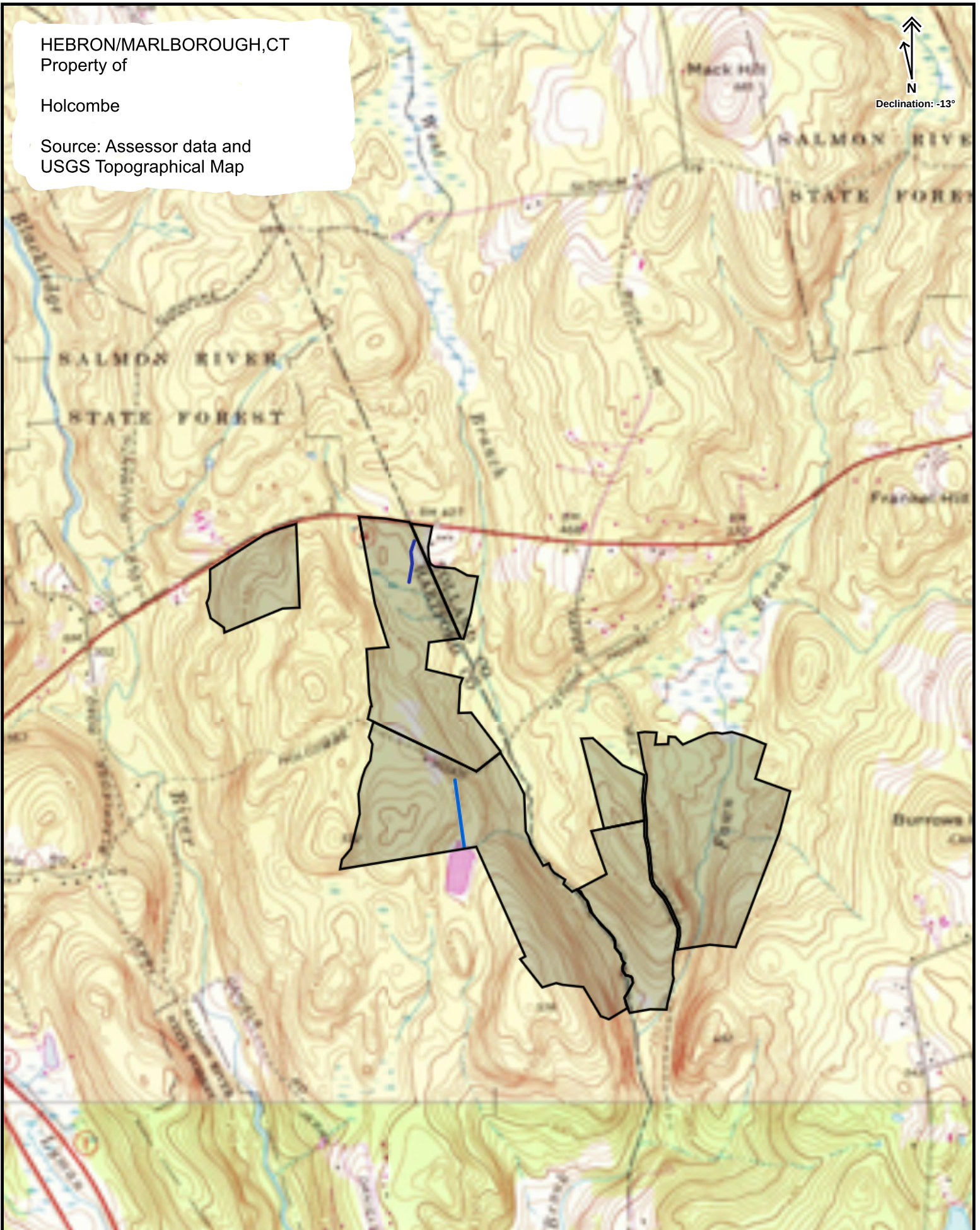
Geometry updated 05/15/2025
Data updated Monthly

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

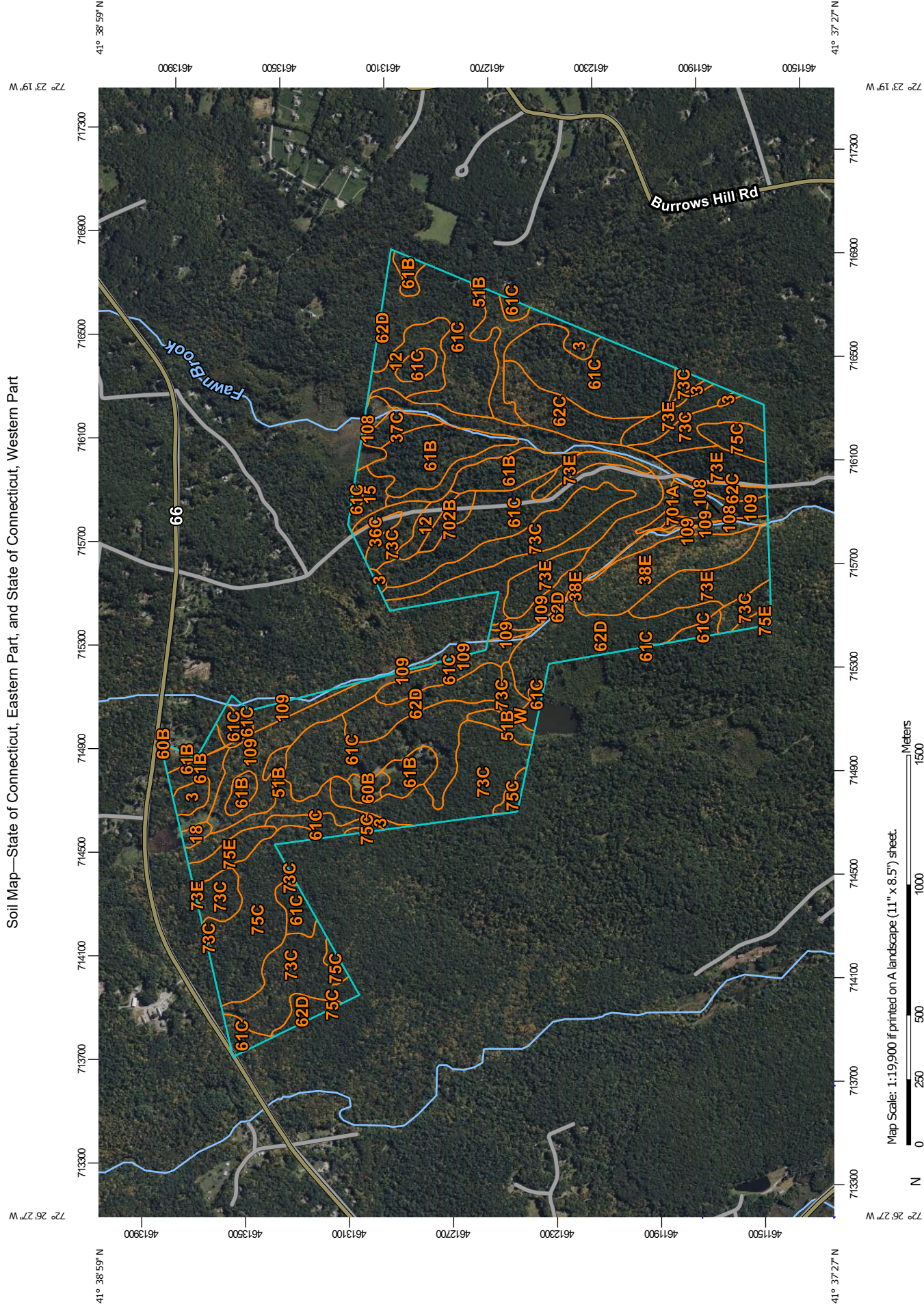
HEBRON/MARLBOROUGH, CT
Property of

Holcombe

Source: Assessor data and
USGS Topographical Map



Soil Map—State of Connecticut, Eastern Part, and State of Connecticut, Western Part



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part

Survey Area Data: Version 6, Sep 16, 2025

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 6, Sep 16, 2025

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	16.3	2.2%
12	Raypol silt loam, 0 to 3 percent slopes	15.2	2.1%
15	Scarboro muck, 0 to 3 percent slopes	5.1	0.7%
36C	Windsor loamy sand, 8 to 15 percent slopes	3.0	0.4%
37C	Manchester gravelly sandy loam, 3 to 15 percent slopes	5.1	0.7%
38E	Hinckley loamy sand, 15 to 45 percent slopes	0.3	0.0%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	2.2	0.3%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.2	0.0%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	37.6	5.2%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	130.4	17.9%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	20.5	2.8%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.6	0.1%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	42.5	5.8%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	33.0	4.5%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	6.4	0.9%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	7.9	1.1%
109	Fluvaquents-Udifuluents complex, frequently flooded	45.2	6.2%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	4.8	0.7%
702B	Tisbury silt loam, 3 to 8 percent slopes	4.4	0.6%
Subtotals for Soil Survey Area		380.8	52.3%
Totals for Area of Interest		728.2	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	4.6	0.6%
18	Catden and Freetown soils, 0 to 2 percent slopes	1.7	0.2%
38E	Hinckley loamy sand, 15 to 45 percent slopes	25.4	3.5%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	17.6	2.4%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	3.2	0.4%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	17.3	2.4%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	63.6	8.7%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	48.7	6.7%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	68.9	9.5%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	18.3	2.5%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	37.0	5.1%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	8.7	1.2%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	0.1	0.0%
109	Fluvaquents-Udifluvents complex, frequently flooded	30.7	4.2%
W	Water	1.6	0.2%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Subtotals for Soil Survey Area		347.4	47.7%
Totals for Area of Interest		728.2	100.0%

WETLAND SOILS
from USDA Websoils

