



# Planning and Development

Town of Hebron, CT

**Welcome !**

---

# Today we are going to talk about:

- **Planning Office**
  - **Primary Responsibilities**
  - **Related Land Use Commissions**
  - **Grant Projects**
- **Building Department**
  - **Building Code**
  - **Zoning Enforcement**
- **Wetlands**
  - **Purpose**
  - **Process**
- **Chatham Health District**
  - **Services provided**



# Let's Get Started !

---

- **Mike O'Leary, AICP,**  
**Director of Planning and Development**
- **Randy Blais, Building Official & ZEO**
- **John Soderberg, Wetland Agent**
- **Louise Caisse, Administrative Secretary**
- **Donna Godbout, Administrative Secretary**



**Outside Agencies:**

- **Steve Knauf, R.S., Chief Sanitarian**  
**Chatham Health District**



**Consultants:**

- **Tom Fenton, P.E., Town Engineer**  
**Nathan L. Jacobson & Assoc.**
- **John Guskowski, AICP, Economic Development**  
**Coordinator; CME Assoc.**



# Department Staff

---

- **And Howie !**



# **Additional Staff**

---

- ❖ **Assist the Planning and Zoning Commission**
  - ✓ **Plan of Conservation and Development**
  - ✓ **Zoning and Subdivision Regulations**
  
- ❖ **Report to the PZC on all New Development**
  - ✓ **Residential**
  - ✓ **Commercial**
  - ✓ **Municipal**
  
- ❖ **Staff to:**
  - ❖ **Zoning Board of Appeals**
  - ❖ **Economic Development Commission**
  - ❖ **Open Space Land Acquisition Committee**
  
- ❖ **Grants and Public Improvements**



**Major  
Planning Office  
Duties**

# Planning Office

---

➤ **Planning and Zoning Commission**  
**Natalie Wood, Chair**

➤ **Zoning Board of Appeals**  
**Mike McCormack, Chair**

➤ **Conservation Commission**  
**Tom Loto, Chair**

➤ **Economic Development Commission**  
**Neil Amwake, Chair**

➤ **Open Space Land Acquisition Committee**  
**Brian O'Connell, Chair**



# Land Use Commissions

---



# **Planning and Zoning Commission**

---

- **5 Elected Regular Members**
- **3 Elected Alternate Members**
  
- **Duties Defined by CT General Statutes**
  
- **Final Land Use Authority**
  
- **Adopts the Town's Master Plan**
  
- **Adopts Land Use Regulations**
  
- **Approves New Development**
  
- **Advises the Board of Selectmen**

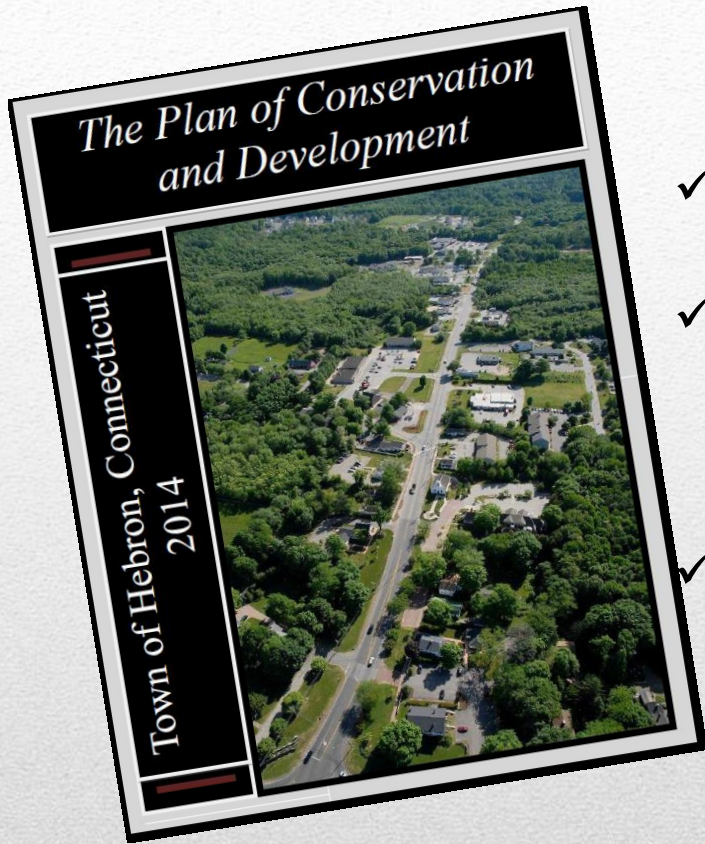


PZC Members, L to R:  
Devon Garner, Gerry Garfield, Natalie Wood,  
Frank Zitkus

# Planning and Zoning Commission

---





- ✓ **The Town's Master Plan and Vision Statement**
- ✓ **Updated Every 10 Years by State Law**
  - ✓ **Last prepared in 2014**
  - ✓ **We are 1/2 through this planning period !**
- ✓ **Components:**
  - ✓ **Demographics Update**
  - ✓ **Conservation Policies**
  - ✓ **Development Policies**

# **Plan of Conservation and Development**

---

# As a Town, there is a need to see Where you are and how you got there...

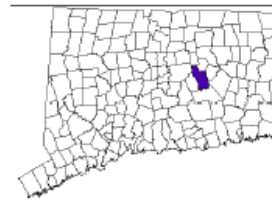
## Community Profile Section:

- ✓ Population
- ✓ Age
- ✓ Land Use
- ✓ Housing

# Demographics

## A. Community Description

The Town of Hebron, incorporated in 1708, is located in central Connecticut, approximately 20 miles southeast of Hartford. The Town is bisected by Route 66, which runs east-west through the Town, and by Route 85, which runs north-south.

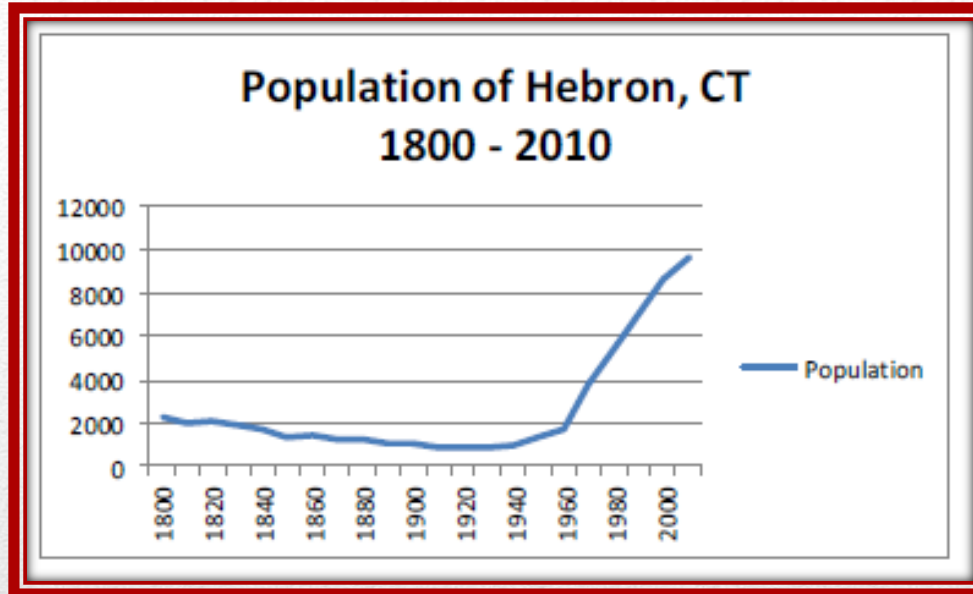


The Town contains 37.5 square miles (24,000 acres of land). It has a population density of approximately 258 persons per square mile. The topography within Town is primarily rolling hills, typical of the eastern uplands of Connecticut. The Town's landscape remains traversed with numerous stonewalls as a tribute to its proud agricultural heritage, with several farms still in operation, and over 900 acres of land permanently preserved as agricultural land by farmland preservation programs. Many historically significant homes and buildings line the roads throughout the Town of Hebron.

The landscape of the Hebron is diverse, ranging from woodlands to open fields and marshlands, with many areas preserved in their natural state. Many indigenous species of vegetation and wildlife can be found throughout the Town. The terrain in Hebron ranges in elevation from 204 feet above sea level in the southwest corner of Town to 772 feet above sea level in the northeast corner. The landscape of the Town contains numerous streams within the Salmon River basin, all having high water quality.

As of the 2010 U.S. Census, the Town had a population of 9,686 people. Although still a largely rural town, Hebron has experienced significant residential growth in the past five decades once it was discovered as a highly desirable and convenient housing location. Due to these factors it is expected that Hebron's residential growth will continue to outpace general population growth of the region and the State.

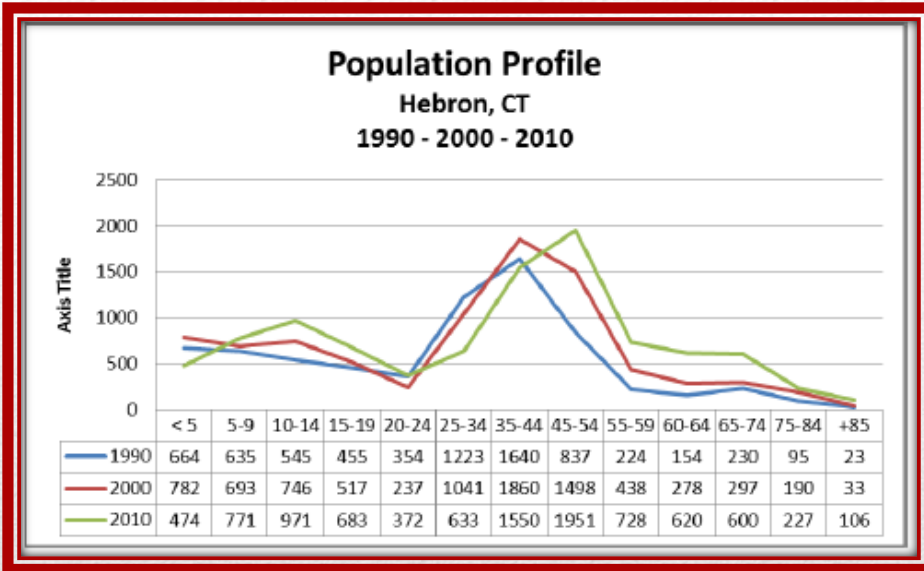




- **Population through 2010 as shown in the POCD**
- **Dramatic post-war growth**
- **Similar to many rural / suburban CT Towns**
- **Slower – almost level - growth over past decade**

# Demographics - Population

---



## Beyond Total Population:

### Important to look at Age Groups:

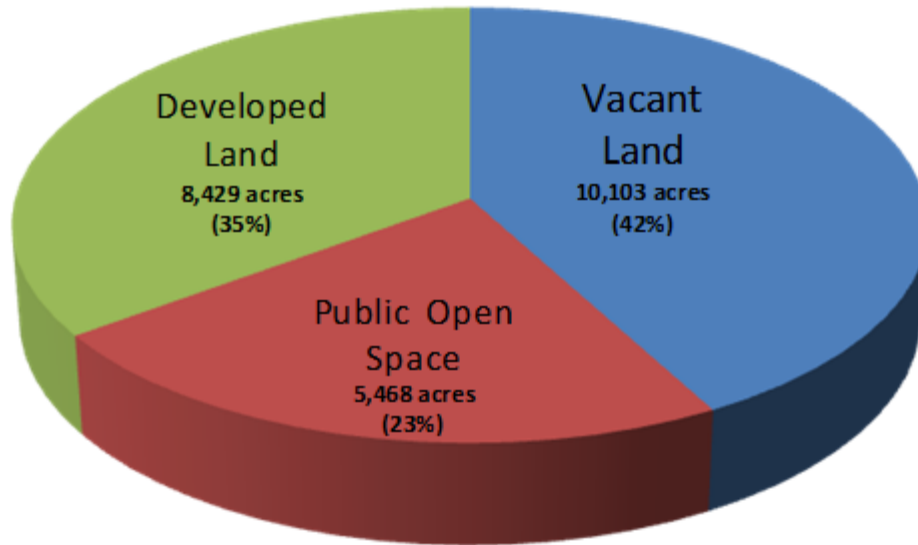
- **Under age 5 group < 39%**  
**Seeing this now in school populations**
- **Over 65 years group > 79%**  
**Growing interest in senior housing**
- **25-34 year olds < 48%**  
**A State-wide dilemma**

These changes have significant implications on  
Town policies, programs and services

# Demographics- Age

## Developed, Public Open Space and Vacant Land

Hebron, CT  
May 30, 2013

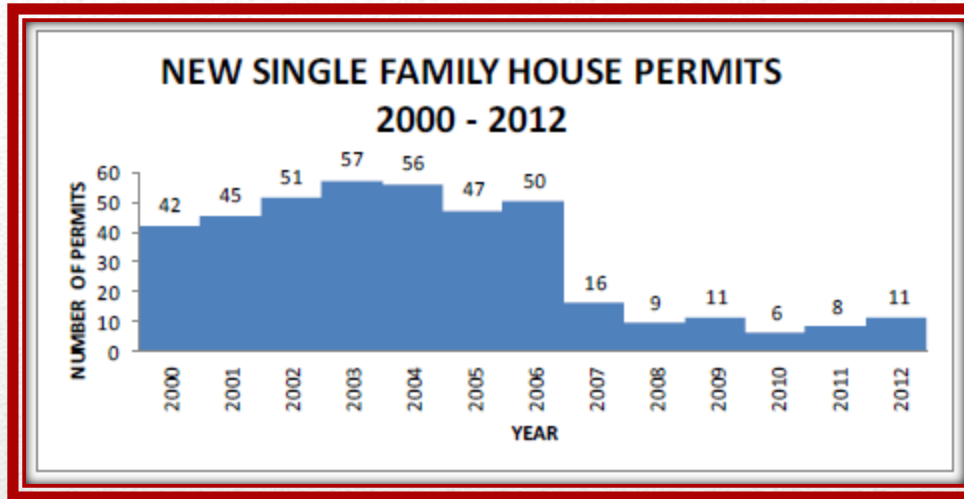


## A Look at Hebron's Land Use

- **60%+ of Hebron is Developed / Committed**  
**35% developed**  
**25% open space**
- **40%+ of Hebron is Vacant**

# Demographics – Land Use

---



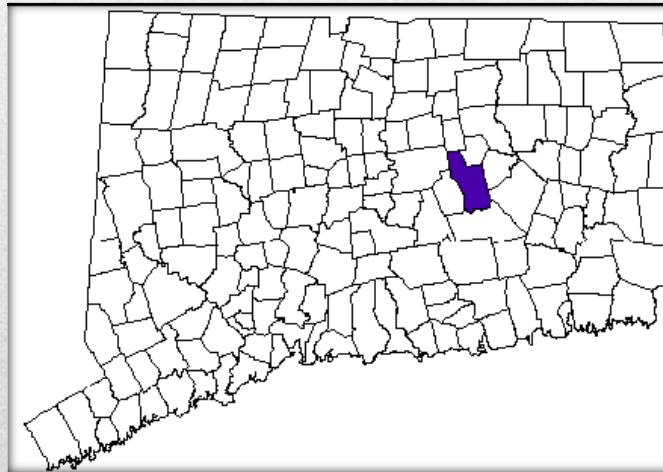
- **From 1960 – 2000:**  
**Hebron averaged 65 new sf building permits / year**
- **Since 2007:**  
**Hebron has averaged 10 new permits / year**
- **More interest in Mixed-Use and Senior Housing alternatives**

# Demographics - Housing

---

## Section 2

### Conservation Plans & Policies



*"I look forward to an America which will not be afraid of grace and beauty...which will preserve the great old American houses and squares and parks of our national past, and which will build handsome and balanced cities for our future." **John F. Kennedy***

# **Conservation Plan & Policies Section:**

**Provides Overall Goals and Policies on the protection of Hebron's Natural Resources**

**Topics Include:**

- **Stream Corridors, Wetland Soils**

**Goal:** Protect the natural functions of stream corridors and surface waters and to maintain them in their natural state. Prevent the degradation of water quality and habitat that aquatic systems provide, and maintain natural water flow to and from all aquatic systems.



## **Plan of Conservation and Development**

---



# Conservation Plan & Policies:

## ➤ Agriculture

**Goal:** Protect and promote agriculture and farming as a viable natural resource industry and as a primary example of Hebron's rural landscape.



# Plan of Conservation and Development

---

# Conservation Plan & Policies:

## ➤ Historical Heritage

**Goal:** Protect and preserve Hebron's rich, historic heritage for the education, enrichment and enjoyment of all citizens and promote the environmental, economic and cultural benefits of historic preservation.



# Plan of Conservation and Development

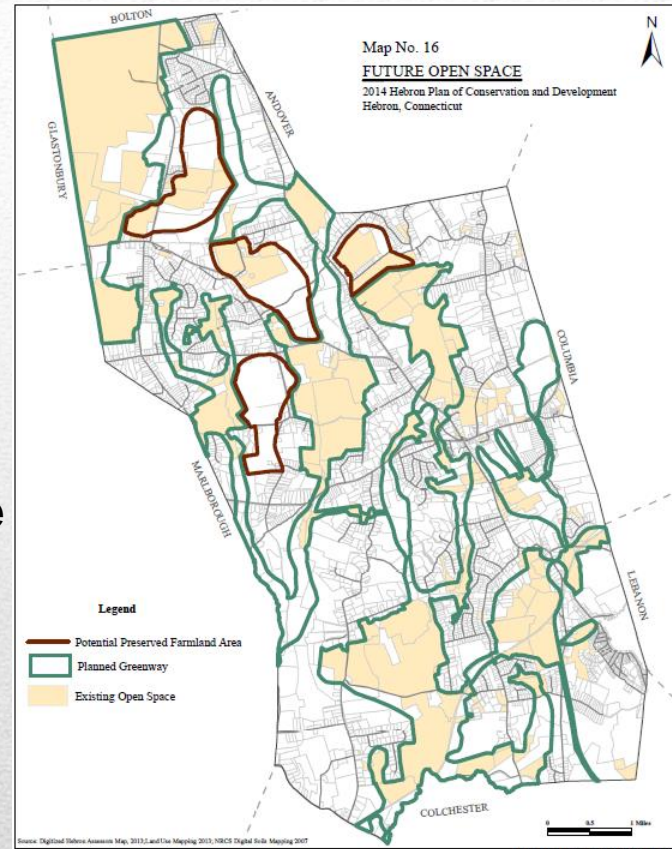
---

# Conservation Plan & Policies:

## ➤ Open Space

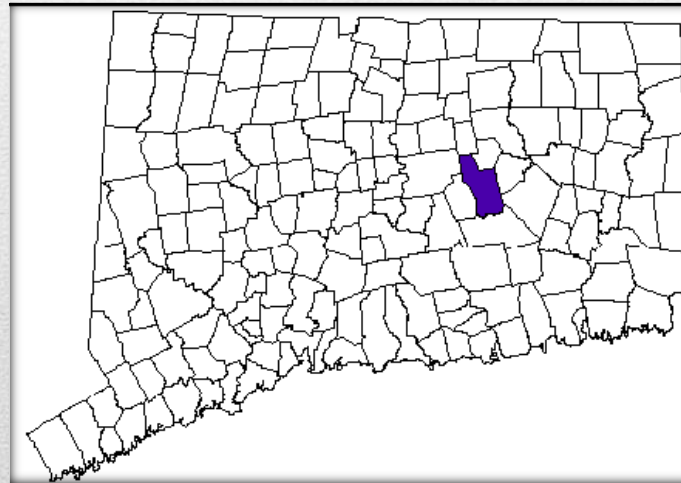
**Goal:** Maintain the open, rural character of Hebron by preserving the existing systems of natural resources, natural features and significant ecological systems. These open space resources include forests, fields, prime farmland soils, meadows, marshes, swamps, wetland soils, floodplains areas, watercourses and bodies of water.

# Plan of Conservation and Development



## Section 3

### Development Plans & Policies



*"It is within the legislative power to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled." The United States Supreme Court: **Berman v. Parker**, 348 US 26, 33 (1954)*

## Development Plan & Goals :

**Provides Overall Goals and Policies on the development of Hebron's Commercial Areas:**

**Topics Include:**

➤ **Hebron's Main Street - Route 66**

**Goal:** To provide an economically healthy, active, diverse, attractive and safe central business area that serves the shopping and service needs of the entire community.



# Plan of Conservation and Development

---

# Development Plan & Goals :

## ➤ Hebron Green District

**Goal:** Historic preservation must be achieved through the use of economic and zoning incentives, allowing historically significant structures to be preserved and adaptively reused in a way that maintains the “look” and “feel”, as well as, the aesthetics and character of the District.



# Plan of Conservation and Development

---



# Development Plan & Goals :

## ➤ Amston Village District



**Goal:** To preserve the ecological integrity of the Amston Village District area while recognizing the present and long-standing mixed-use pattern of development. Actively pursue cooperative public and private efforts focused on the revitalization of the District through a variety of mechanisms.

# Plan of Conservation and Development

---



# **Plan of Conservation and Development Goals and Policies Need Implementation:**

- **Zoning Regulations**
- **Subdivision Regulations**
- **CIP and Grant Funded Municipal Projects**

## **After the Plan...then what?**

---

# HEBRON

## Zoning Regulations

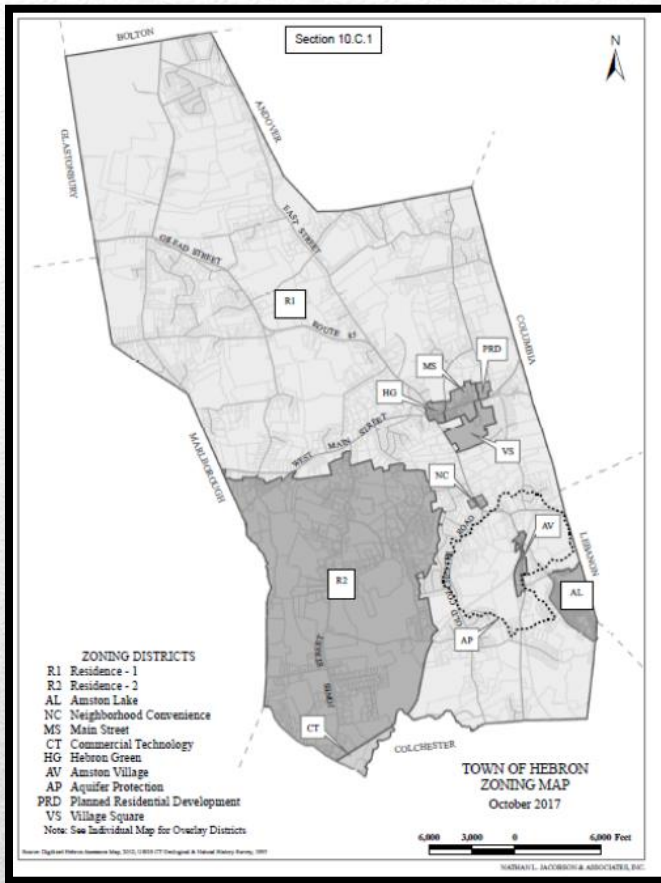


Hebron Planning and Zoning Commission

- **Adopted by the Planning and Zoning Commission, involving:**
  - ✓ **Research / Drafting Language**
  - ✓ **Workshops / Public Hearings**
  - ✓ **Final Adoption**
  
- **Guides Land Use and Development in Hebron**
  
- **Establishes Zoning Districts**
  
- **Establishes Permitted Uses**
  
- **Sets Development Standards**

# Zoning Regulations

---



## 2.C. PRINCIPAL USES AND STRUCTURES

2.C.1. RESIDENTIAL USES	R-1	R-2	AL
1. Single-family dwelling in the R-1 or R-2 Districts.	Zoning Permit (Staff)	Zoning Permit (Staff)	x
2. Existing seasonal single-family dwellings in the AL District in accordance with Section 2.F.1.1.	x	x	Zoning Permit (Staff)
3. Conversion from seasonal dwellings to year-round dwellings in the Amston Lake (AL) District in accordance with Section 2.F.1.2.	x	x	Zoning Permit (Staff)
4. New single-family dwellings in the Amston Lake (AL) District in accordance with Section 2.F.1.3.	x	x	Special Permit (PZC)
5. Rear lot in accordance with Section 2.F.2.	Special Permit (PZC)	Special Permit (PZC)	x
6. Housing for the Elderly in accordance with Section 2.F.3.	Special Permit (PZC)	Special Permit (PZC)	Special Permit (PZC)
7. Planned residential development in accordance with Section 2.F.4.	Special Permit (PZC)	x	x

Creates a List of Permitted Land Uses  
For each Zoning District

Establishing Zoning Districts  
on a Map

# Zoning Regulations

- **Adopted by Planning and Zoning Commission, involving:**
  - ✓ **Research / Drafting Language**
  - ✓ **Workshops/Public Hearings**
  - ✓ **Final Adoption**
- **Standards for Dividing Land**
- **Standards for Open Space**
- **Construction Specifications for:**
  - ✓ **Roads, Storm Water Systems, Sewer, Sidewalks, Erosion Control, etc.**

Town of Hebron  
Subdivision Regulations  
and  
Public Improvement Specifications



Effective Date: January 1, 2002  
(As Amended Through February 12, 2011)

# Subdivision Regulations

---

## **Development Issues:**

- **Preservation of Natural Features**
- **Development Areas vs. Conservation Areas**
- **Lot Layout**
- **Street Construction Standards**
- **Storm Water Control & Water Quality**
- **Health & Safety Issues**

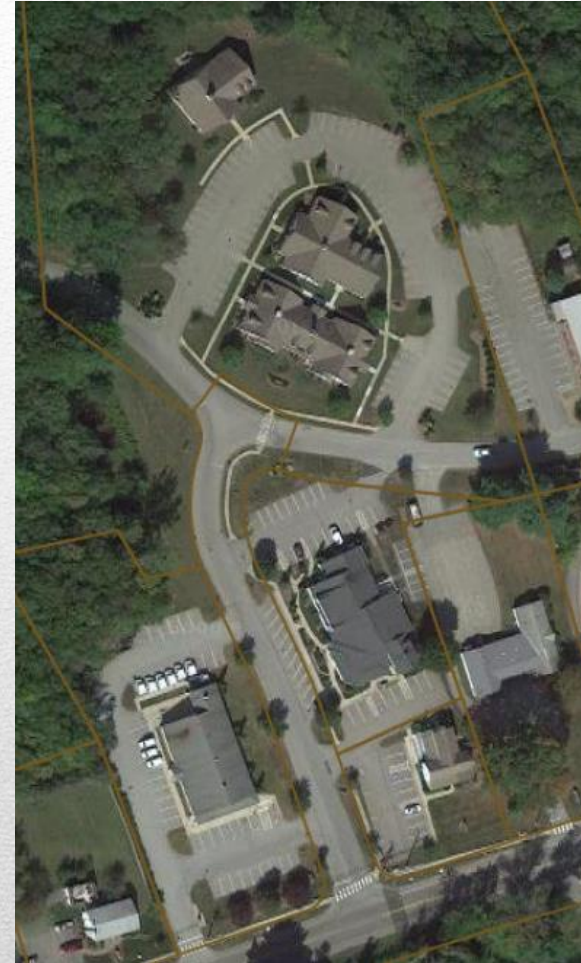


# **Residential Development**

---

## **Development Issues:**

- **Consistent with the Master Plan**
- **Complies to Zoning Regulations**
- **Sufficient and Safe Parking**
- **Vehicular and Pedestrian Access**
- **Storm Drainage and Water Quality**
- **Amenities**
  - **Landscaping**
  - **Signage Design / Placement**
  - **Lighting**



# **Commercial Development**

---

## Commission's Other Functions:

- **Provides Guidance to Board of Selectmen on Planning Issues**
  - Makes recommendation on land purchases**
  - Makes recommendations of land sales**
  - Makes recommendation on public improvements**
- **Coordinates with Other Commissions**
  - **In Developing Master Plan**
  - **Provides a Member to:**
    - open space committee**
    - CIP Committee**
    - CRCOG Regional Planning Commission**
- **And.....usually looking for a few new people !**



# Planning and Zoning Commission

---

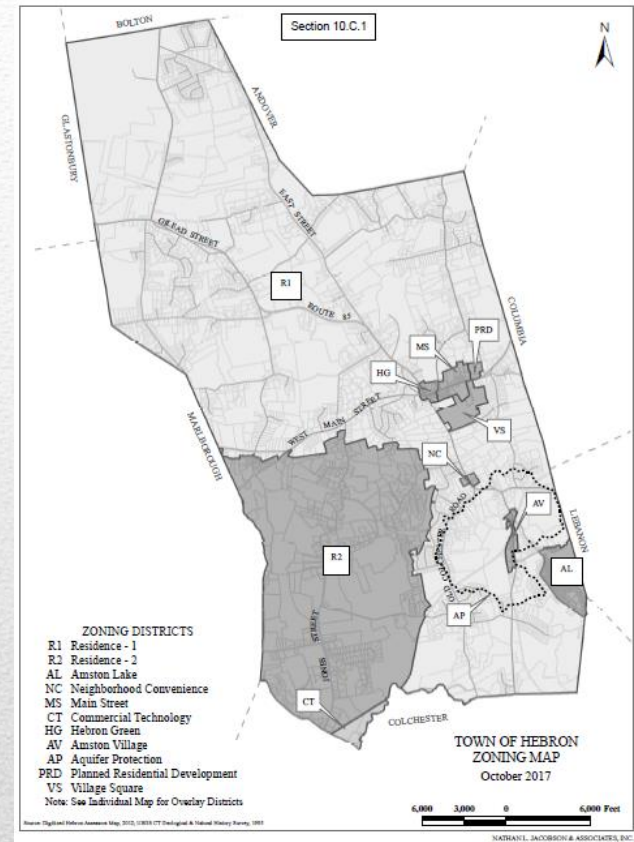


# **Zoning Board of Appeals**

---



- **Any municipality MAY adopt the provisions of Chapter 124 to establish a zoning commission and zoning regulations**
- **Municipalities are not required to have zoning**
- **But, If a municipality establishes a zoning commission, it MUST establish a zoning board of appeals.**



**Town of Hebron Zoning Map**

# Zoning Board of Appeals

- **An Elected Board**
- **5 Regular Members**
- **3 Alternate Members**
  
- **Duties Set forth in the CT State Statutes**
  
- **Primary functions:**
  - **Variances**
  - **Appeals from orders of the ZEO**
  - **Location permits for:**
    - **Car dealerships and repairers**
    - **Vehicle recyclers (junk yards to you and me)**
    - **Gas stations**



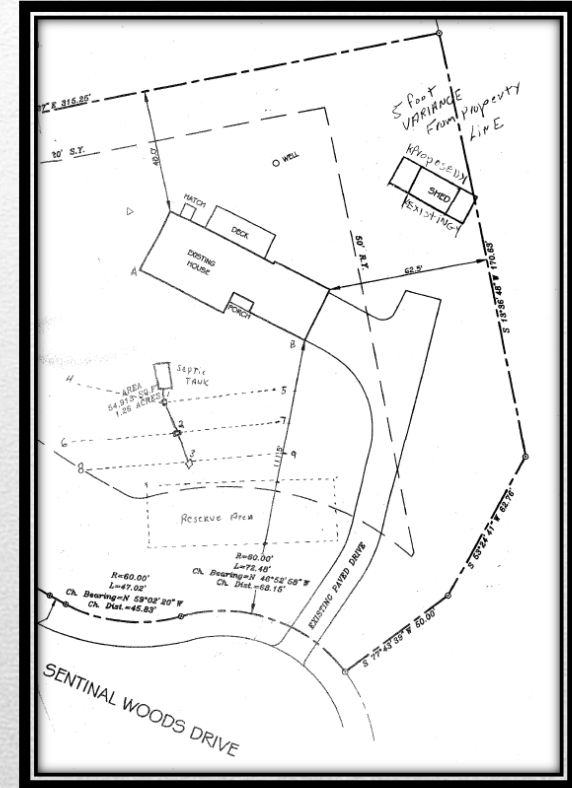
# Zoning Board of Appeals

---

## Main Role is to Rule on Applications for a Variance to a Provision of the Zoning Regulations:

### What is a Variance:

- An authorization obtained from a zoning board of appeals to use property in a manner which is otherwise prohibited by the zoning regulations.
- Variances can be granted only when “exceptional difficulty or unusual hardship”
- The hardship must be unique to the subject property
- Variance must be consistent with the general purpose and intent of the zoning regulations



# Zoning Board of Appeals



# **Economic Development Commission**

---

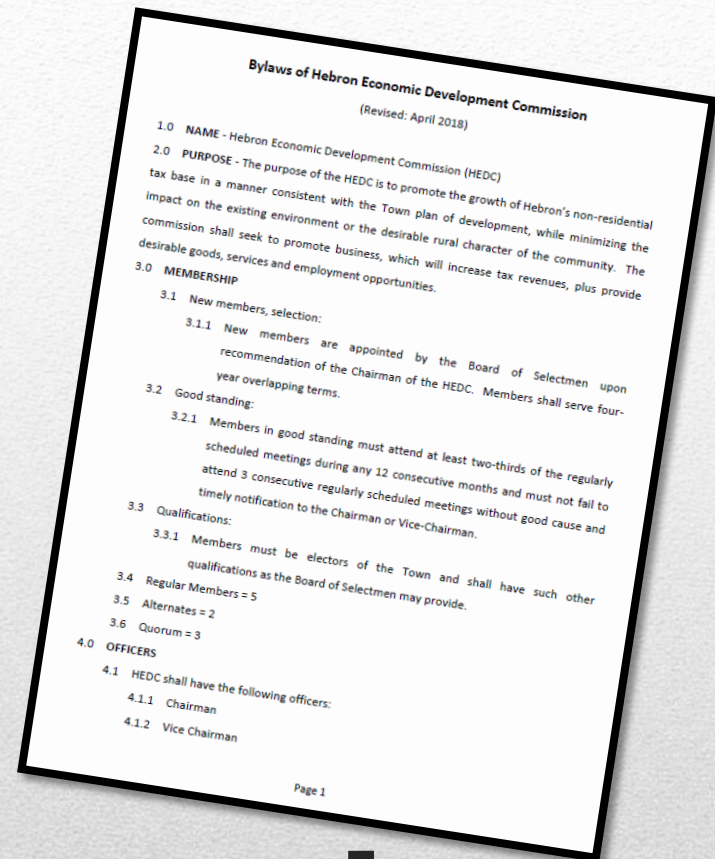
**PURPOSE** - The purpose of the HEDC is to promote the growth of Hebron's non-residential tax base in a manner consistent with the Town plan of development, while minimizing the impact on the existing environment or the desirable rural character of the community. The commission shall seek to promote business, which will increase tax revenues, plus provide desirable goods, services and employment opportunities.



# Economic Development Commission

---

- **5 Appointed Regular Members**
- **2 Appointed Alternate Members**
  
- **Duties Defined by CT General Statutes**
  
- **Non-Regulatory Board**
  
- **Advises the Board of Selectmen and other Boards / Commissions on matters affecting economic development matters**
  
- **Conducts Activities that support their Mission Statement**



# **Economic Development Commission**

## **Conducted a Market Study:**

- **Hired a Economist in 2012**
- **An Outside Observer and Market Expert**
- **Established a Working Committee**
- **Now used as a Framework for Economic Development Activities**



### *A MARKET STUDY OF HEBRON CENTER HEBRON, CT*

*ANALYSIS &  
RECOMMENDATIONS*

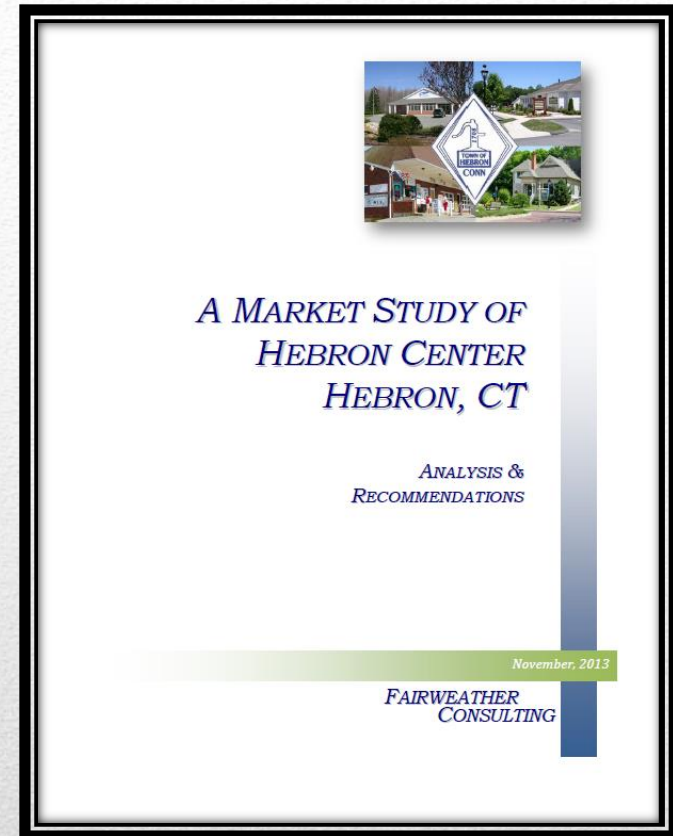
*November, 2013*

*FAIRWEATHER  
CONSULTING*

# **Economic Development Commission**

---

- **Highly educated - almost 50% of adults hold a BA degree; and Affluent - median household income of \$107,000**
- **Household retail spending is an average of \$46,720 per year**
- **Annual per household sales by Hebron businesses is low -\$9,360**
- **Hebron's daytime population is 65% of total population, lower than all benchmark Towns**
- **There is a lack of “feet on the street”**



# **Economic Development Commission**

---



• **There are retail and service opportunities where significant “leakage” of spending dollars are going outside of Hebron, and these potential opportunities are:**

- **Durable goods**
- **Home and Garden stores**
- **Apparel**
- **Eating and Drinking establishments – particularly sit-down restaurants**
- **Gasoline Stations**



*A MARKET STUDY OF  
HEBRON CENTER  
HEBRON, CT*

*ANALYSIS &  
RECOMMENDATIONS*

*November, 2013*

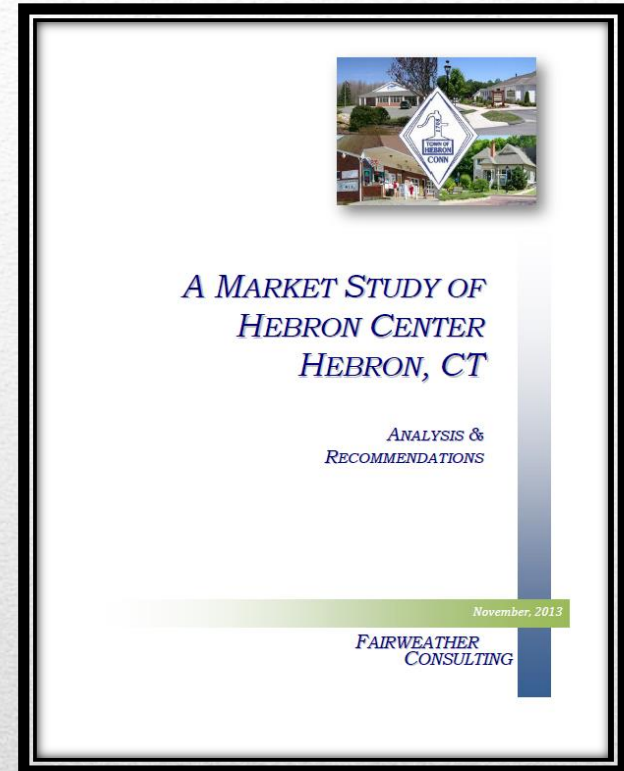
*FAIRWEATHER  
CONSULTING*

# **Economic Development Commission**

---

## **Study Findings:**

- **Retail needs resident population**
- **Focus on expanding non-retail businesses, promoting more housing in and around Hebron Center**
- **Promote in-fill business in Hebron Center and maintain the capacity to respond to larger projects**
- **Promote Tourism and cross-promote other events happening in Town**

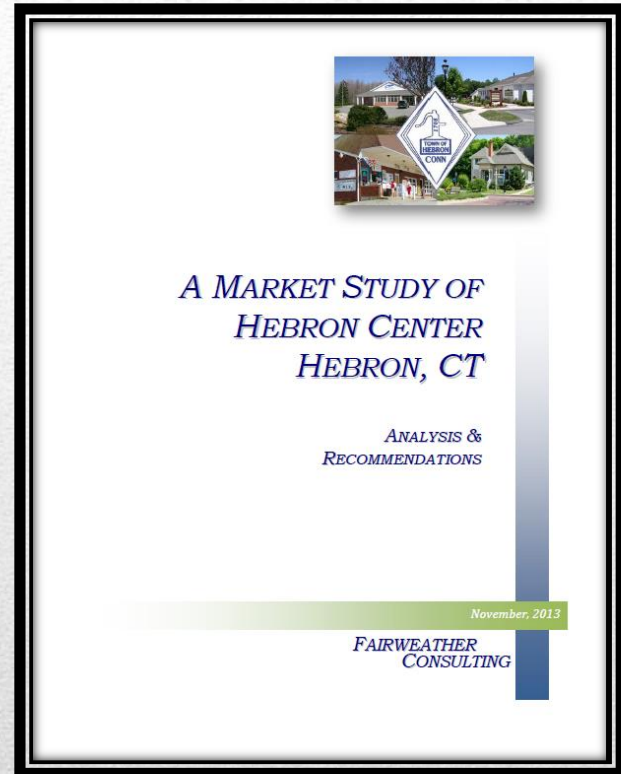


# **Economic Development Commission**

---

## Study Recommendations:

- **Continually promote Hebron as a retail location**
- **Create / define a competitive advantage for businesses**
- **Relentlessly market / promote Hebron and Hebron Center**
- **Be focused / be patient**

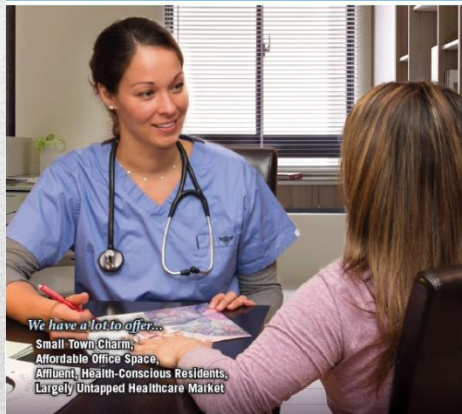


# Economic Development Commission

---

## Activities:

## Created Marketing Materials



Hebron Village Green District

### Come Grow With Us!

**Hebron Village Green:** The Hebron Village Green District, a mixed-use planned development located adjacent to our existing Town Center, offers a unique opportunity to participate in Hebron's growth. The project Master Plan has zoning approvals and is ready to move to the development stage.

**Colebrook Village at Hebron:** This new Senior Living Community in the Village Green district features independent, assisted and memory care living facilities. Offering 113 individual housing units, this state-of-the-art facility provides all the comfort, amenities and services needed to ensure the highest quality of life to its residents and peace of mind to their families.

Major improvements have been made to our Main Street area in recent years. Amenities including sidewalks, street light fixtures, banners and benches make the Center and Village Green districts more accessible, attractive and pedestrian-friendly. The Town secured grants that have helped many businesses upgrade their facades and storefronts making it a more desirable location for shopping and services.



Hebron Economic and Community Development  
15 Gilead Street, Hebron, Connecticut 06248  
www.hebrondc.com | 860.455.8231



### Come in WE'RE OPEN

### Set up shop in Hebron

# Economic Development Commission



Recently the Commission had created a Hebron Promotional Video.....

<https://vimeo.com/314055306>

# Economic Development Commission

---

## Outreach to Hebron's Current Businesses:

- **Networking Meetings**
- **Business Visitations**
- **Newsletters**



Hebron CONNECTICUT  
*Historic Charm With a Vision for the Future*

Is this email not displaying correctly? [View it in your browser.](#)

### Hebron EDC *Community News*

#### The Invasion of the Adirondack Chairs

[The Town Center Project](#), Hebron's local nonprofit organization dedicated to revitalizing Hebron's Main Street, is preparing to roll out a fun and innovative art installation. Their "Take a Seat" initiative is a place-making concept that recently won some funding from the [AARP's "Community Challenge"](#) program.

The "Take a Seat" program will place twelve fabulous Adirondack-style chairs in and around businesses in Hebron Center, enhancing our community vibrancy and encouraging people to stop, relax, and enjoy Hebron this

**CONNECT WITH US**

- [Visit our Facebook Page](#)
- [Share on Twitter](#)
- [Town of Hebron website](#)
- [Email HEDC](#)

**CONTACT US**

P: 860-455-8251  
F: 860-228-5980

**OUR MISSION**

To promote the growth of Hebron's non-residential tax

# Economic Development Commission

## **Some Successes:**

- **Commercial / Industrial Real Property has grown to 5.33 % of 2018 Grand List**
  - **Largest % ever**
- **2018 Grand List shows a 2.34% increase from the previous year**
  - **Larger increase than most other surrounding towns**
- **2 of the top 10 taxpayers in Hebron are located on the new John E. Horton Blvd.**
  - **CVS and Colebrook**



# **Economic Development Commission**

---

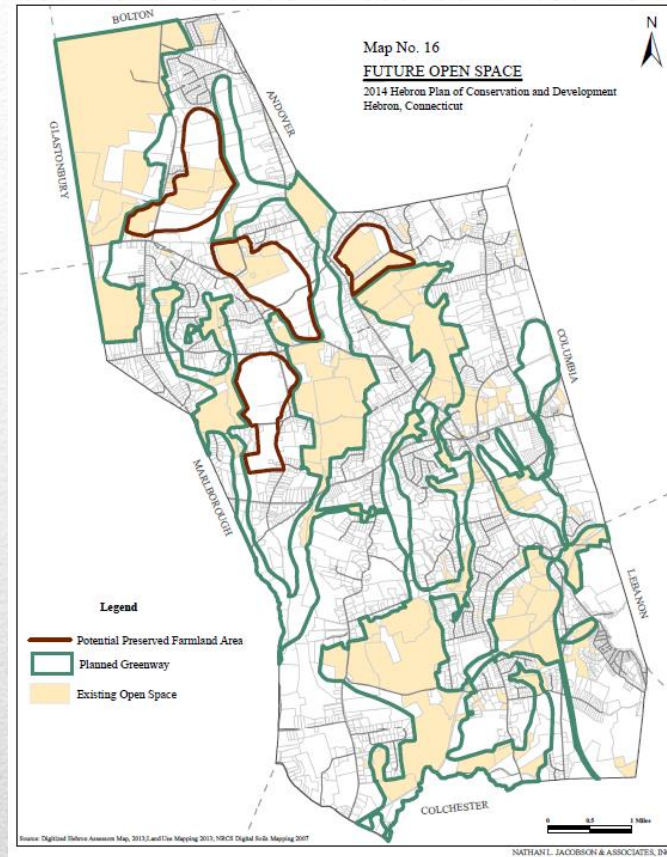


# **Open Space Land Acquisition Committee**

---



- **Created by Town Ordinance in 1998**
- **Membership from Existing Town Boards:**
  - **Board of Selectmen**
  - **Board of Finance**
  - **Planning and Zoning Commission**
  - **Conservation Commission**
  - **Parks & Recreation Commission**
  - **Citizen Members**
- **Implementing Goals in the Town's Master Plan**
- **Natural Resource Protection; Agricultural Preservation; Recreation Areas**



# Open Space Land Acquisition Committee

## Open Space Acquisitions by the Town Since 1998:

Jagger Lane – 32 acres	Michaud – 3 acres
Church Street – 65 acres	Reid – 2.5 acres
Burnt Hill Park – 112 acres	Millstream – 19.4 acres
Emmanuelson – 61 acres	Daly Road – 9.4 acres
Kinney Road – 32 acres	Serra – 10 acres
Mussman – 102 acres	Fish – 47.5 acres
Harasimowitz – 20 acres	Alpert – 20.2 acres
Reed – 14 acres	Hibbert – 81.9 acres
Cardillo – 50 acres	Horton – 35 acres
Total Acquisitions – 716.9 acres	

# Open Space Land Acquisition Committee

---

## Total Open Space Preserved Through Committee Actions since 1998:

### Total Open Space Preserved Since 1998 (through land/easement acquisition activities)

■ Town of Hebron*:	717 acres
■ State of Connecticut:	488 acres**
■ Purchase of Development Rights:	<u>604 acres</u>
■ Total Acres Preserved:	1,809 acres

• \* In addition, 220 acres of Open Space was accepted by the Town from the Mohegan Land Trust

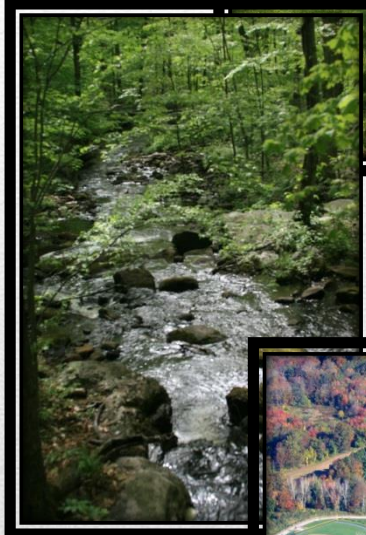
• \*\* Purchased and under contract

# Open Space Land Acquisition Committee

---

## **On-Going Committee Roles:**

- **Response to Land Owner Inquiries**
- **Talk with Property Owners in Areas of Concern**
- **Make Recommendations to Board of Selectmen**



# **Open Space Land Acquisition Committee**

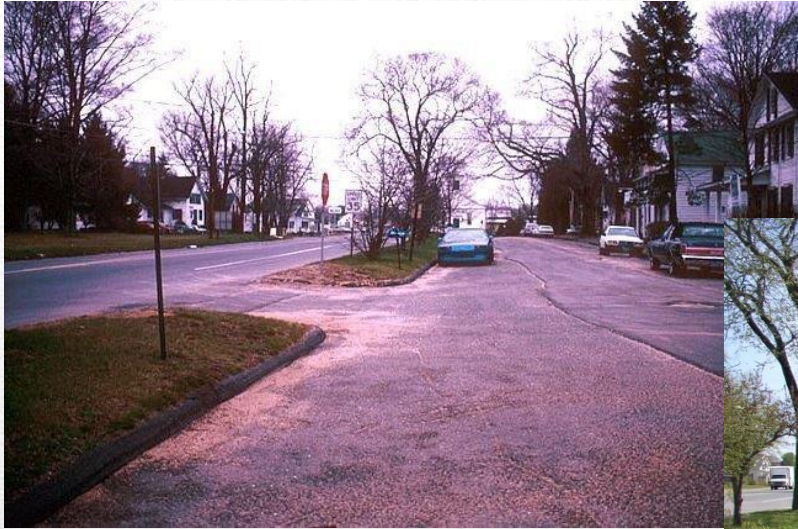
---

**Funded by Town Capital  
Improvement Program  
Funds (CIP), and State,  
Regional and Federal  
Grants**



**Public Improvement  
Projects**

---



# Hebron Green – First Major Project

---



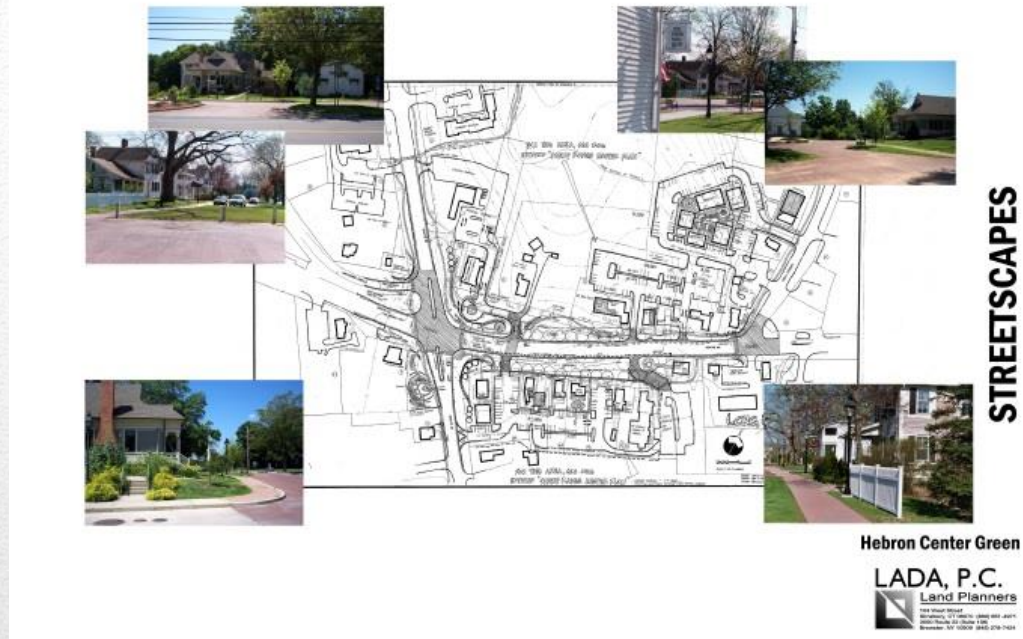
*“We had to get away from the idea of parking directly in front of the building you wanted to go to. We had to get used to the idea that you had to walk a few extra feet.”*

Jim Celio

# Hebron Green

---

- REMOVE PAVEMENT
- Relocate Parking
- Add Green Space
- Add Planting
- Use of Pavement types
- Gateway Signs
- Pedestrian Walkways
- Focal Plantings
- Connect buildings/uses through shared parking and walkways
- Lighting/Benches
- Banners
- Parking Agreements
- Public/ Private Partnerships



# Hebron Green



## WHAT WAS SUCCESSFUL WITH THE FIRST PROJECT?

- Town and Property Owners worked together
- Improvements were obvious and public
- The project included elements that benefitted town uses, the public and local businesses

*“The new green was appealing. Those of us who had been around a while thought it always looked nice. But now, people from other towns... saw this was a good place to be. It made it much, much easier to attract businesses into town”*

Jim Celio



# Hebron Green

---



# Hebron Green

---

# WITH THE HEBRON GREEN SUCCESS WE WANTED TO TALK ABOUT ALL OF MAIN STREET

**AN OPPORTUNITY TO TALK ABOUT  
AND RE-DESIGN  
HEBRON'S Main Street**

You're invited to participate in a design Charrette process sponsored by the UCONN School of Landscape Architecture and the Town's Economic Development Commission

**Charrette Process & Goals:**

- Help Create a Vision Plan for Main Street's Future
- Working in small groups to gather residents' and business owners' input
- Interactive idea gathering / discussion process
- Begin working on design solutions for the future

**Main Street  
Charrette**

**March 16th—7:00 to 9:00 pm  
Hebron's Douglas Library  
22 Main Street**

Second Session: March 30th; Third Session: April 14th

For more information, call: Bonnie Therrien, Hebron Town Manager  
At 860-228-5971, x 120



# Main Street Charrette



“I felt like I had never really thought about the Big Picture”

Charrette Participant

“This is the first time we have ever gotten together and really talked about Main Street”

Charrette Participant

# Main Street Charrette

---

# **Main Street.....**

## **The Problems -**

- **No Place to walk**
- **Curb cuts and parking still dominates other parts of Main Street**
- **No way to get from use to use**
- **No visual connections**
- **Sense of place established by Hebron Green leaks out and falls apart....**

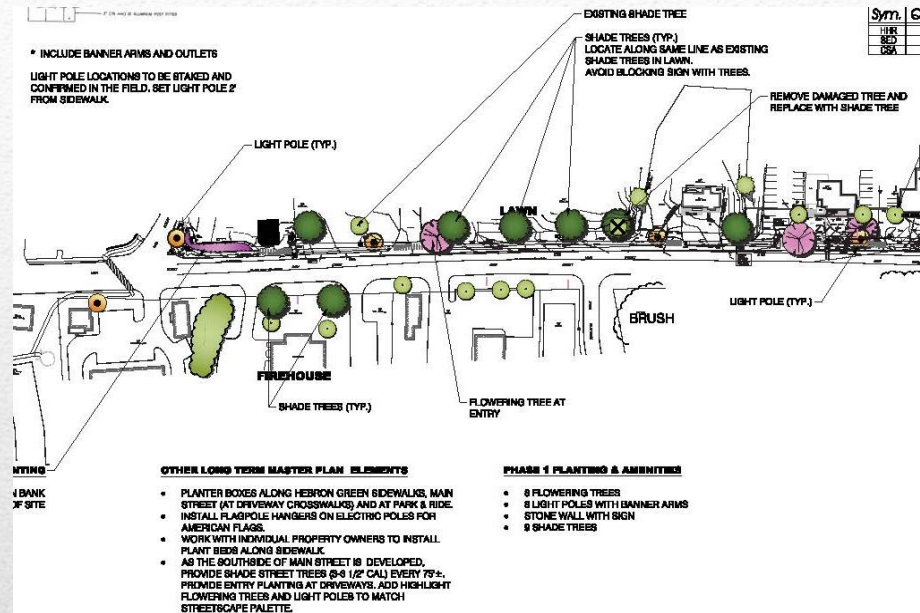


# **Main Street**

---

# Main Street Projects

- Sidewalks
- Lights
- Benches
- Gateway Sign
- Banners
- Curb Cut Reduction
- Façade Improvements



# Main Street



# Main Street



*“At the first mention of the sidewalks, I thought- this is the craziest thing! I thought- who would walk on the sidewalks- “Not Me!” Today, I am amazed at how many people use the sidewalks.*

Troy Kelsey

# Main Street

---



- **Funding from State of Connecticut Economic Development Grants**
- **Program funded architect to develop designs acceptable to Town and property owner.**
- **Program funded façade construction with a maximum 50% match from Town**
- **Construction had to be completed within 1 year**
- **Five Main Street projects were approved and constructed**

Ace Hardware on Main Street

Gina Marie's Restaurant

Hebron Eye Care

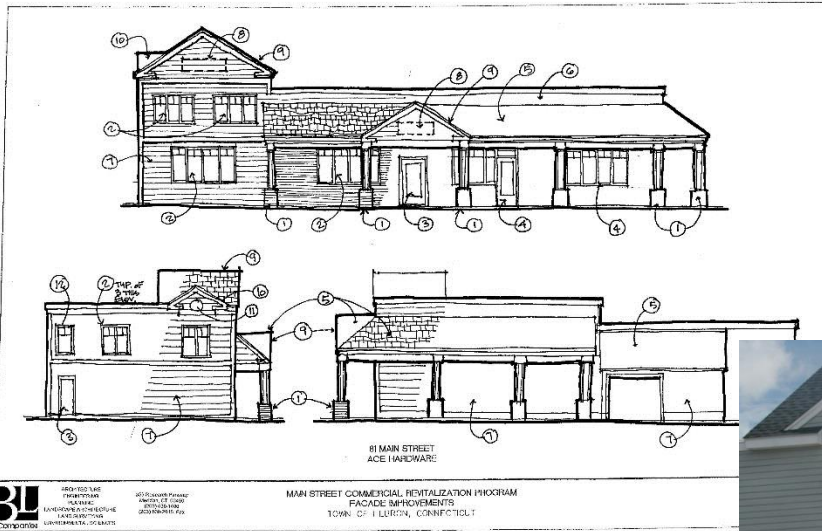
Countryside Realty

Something Simple Cafe



# Façade Improvement Program

---



# Façade Improvement Program



*“It was pretty quick after the improvements were finished that my business started to grow up to about 30% more. I was able to reinvest the money from the outdoor seating to improve the inside. The Program changed my whole opinion about Hebron”*

Troy Kelsey

# Façade Improvement Program

---



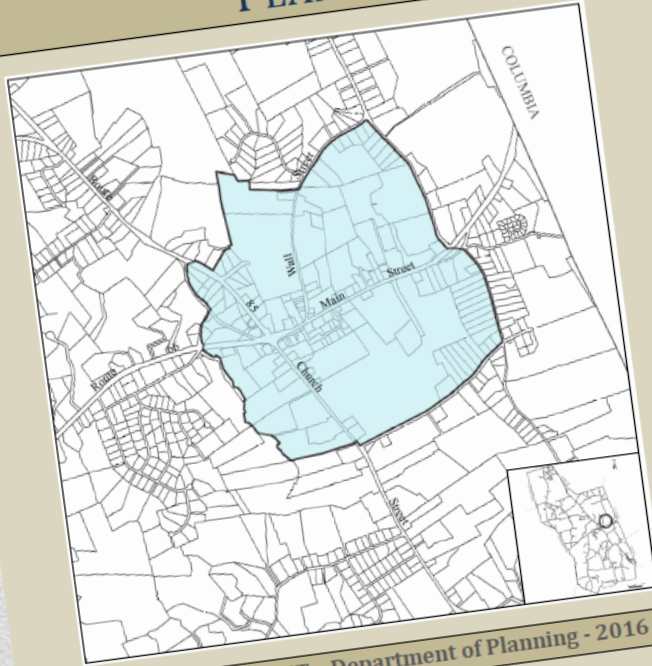
*“Without the Façade Improvement Program, we might have been able to improve the building but not as nice- the porch would have been smaller and not as nice. The Program enabled us to bring the old charm back into the building and because of that it draws people differently.”*

Jessica Dapsis

# Façade Improvement Program

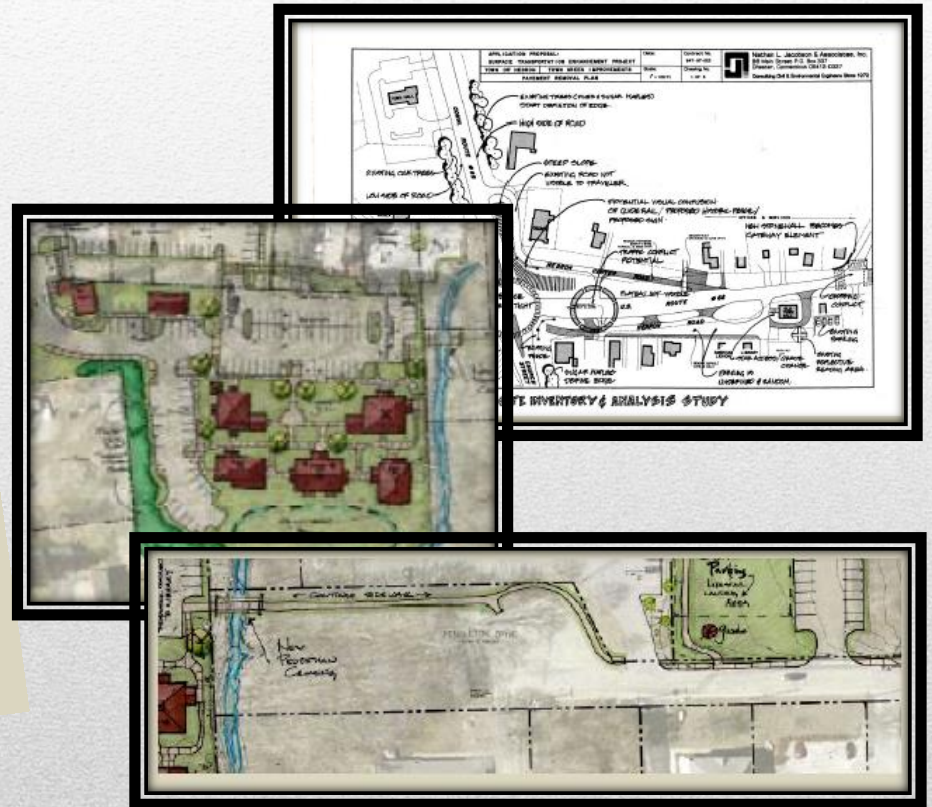
---

# THE HEBRON CENTER PLAN

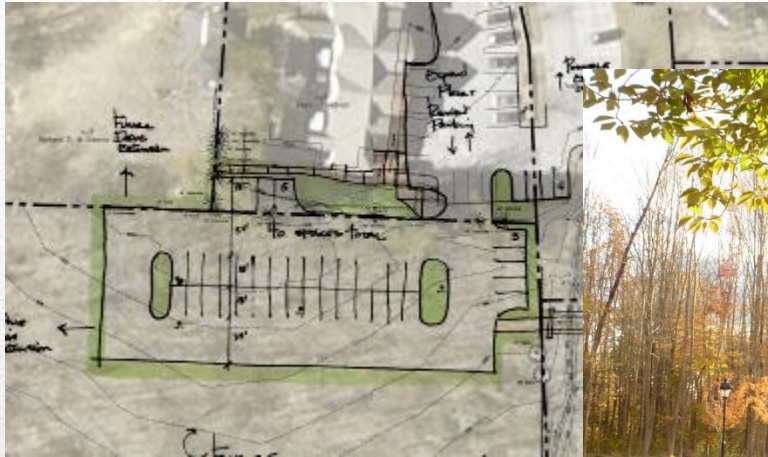


Town of Hebron, CT - Department of Planning - 2016  
Approved - May 2016

**Established a more detailed  
vision of Hebron Center**



# Hebron Center Plan



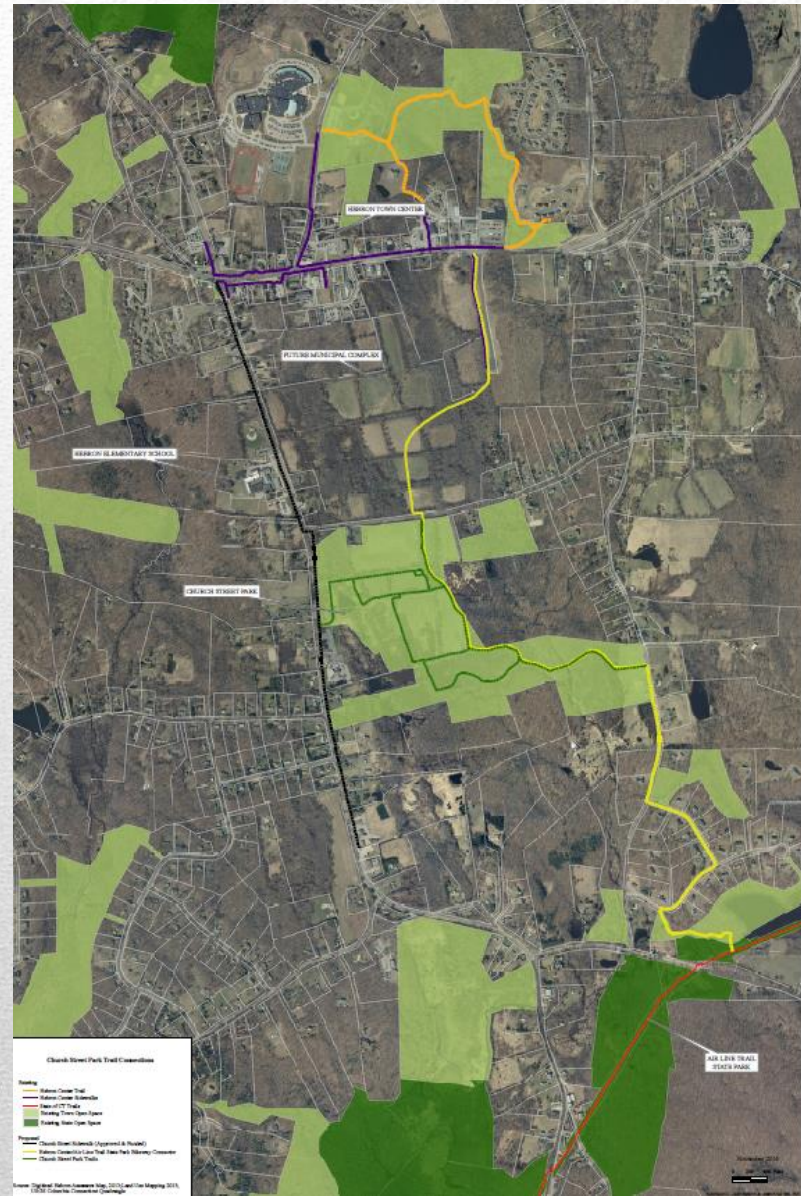
# Parking / Pedestrian Improvements

---



# Hebron Center Trail

# Hebron Center to Air Line Trail Connector







# Peters House



The Peters House at Burnt Hill Park, 150 East Street, Hebron, Connecticut

Historic Properties Commission

Through several workshops sponsored by the HPC, it has been determined that the house should be used for both educational (historic) and cultural purposes as well as, hopefully, becoming, at least partially, self-sustaining.

Suggested Potential Uses for the Peters House include:

Educational

- 1- Museum and exhibits (both in ell and throughout main house)
- 2- Scheduled open house tours
- 3- School visits
- 4- Historic workshops
- 5- Historic lecture programs

Cultural

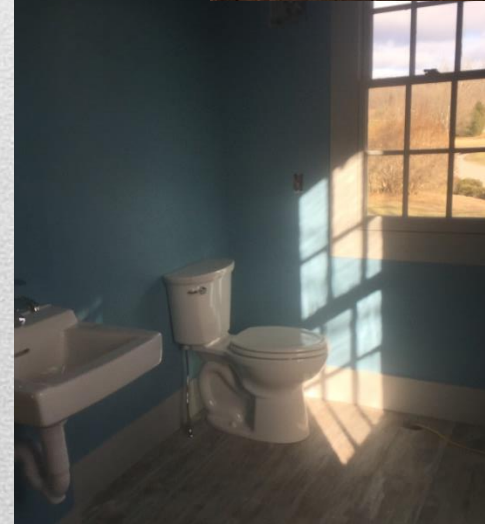
- 1- Art shows
- 2- Chamber concerts
- 3- Historic craft workshops
- 4- Venue for catered functions in conjunction with park use
- 5- Movies in ballroom
- 6- Special seasonal activities
  - a. Christmas Tree decorating/exhibits/competition
  - b. Halloween parties for kids/seniors
  - c. Easter Egg Hunt

Income-Producing

- 1- Many of the Peters House functions can be classified as both cultural and income-producing
- 2- Rental of facilities – for craft workshops, antique shops
- 3- Catered Functions – small weddings, showers, parties
- 4- Community group meetings
 

Historical Society	Private Celebrations
Youth groups (4H, Scouts etc.)	Public meetings
Music	Quilting Club
Art Displays	Garden Club
Athletic League Meetings	Senior Activities

# Peters House

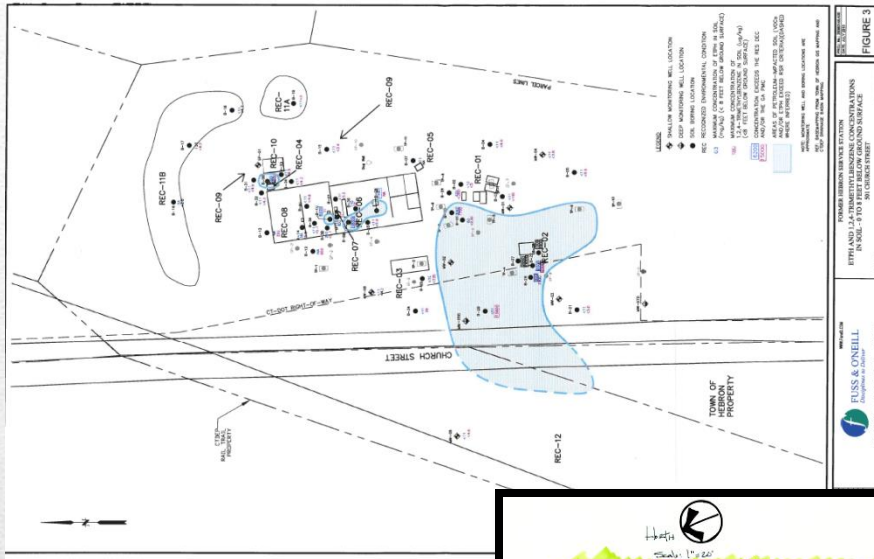


# Peters House

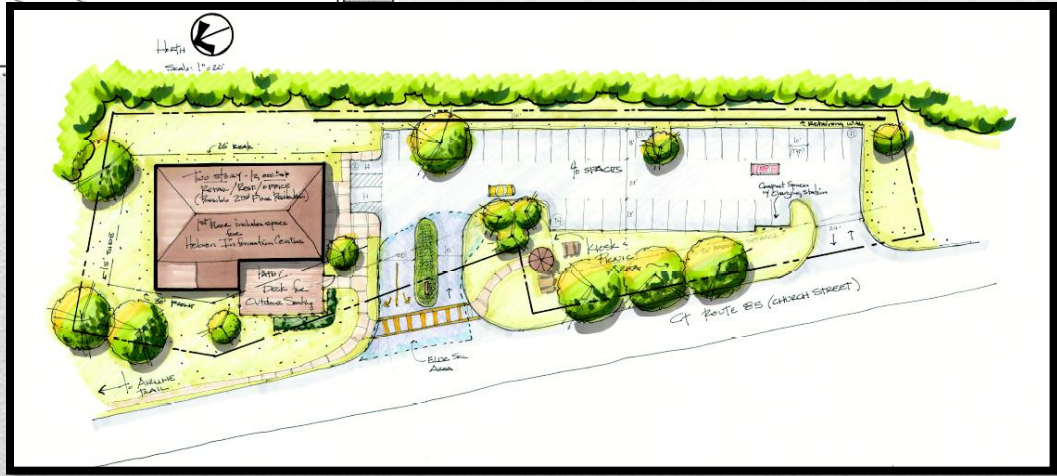


## Turshen Mill

# Brownfields Remediation



**501 Church Street**

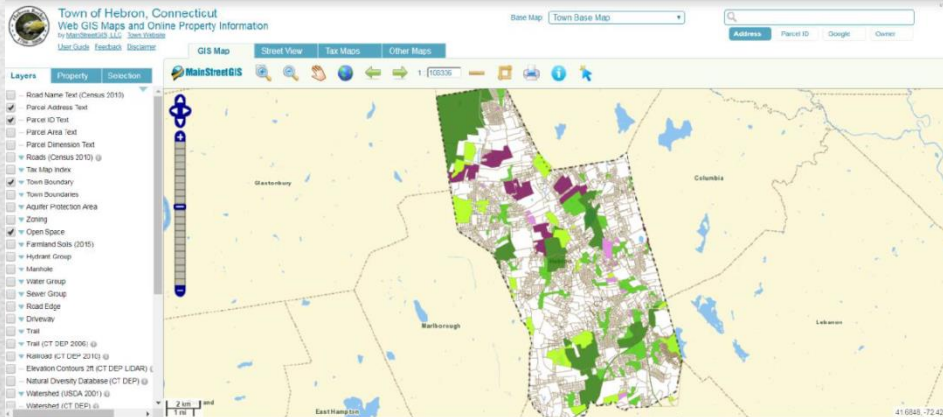


# Brownfield Remediation

For additional information, see:  
<http://hebronct.com/town-departments/planning-development/>



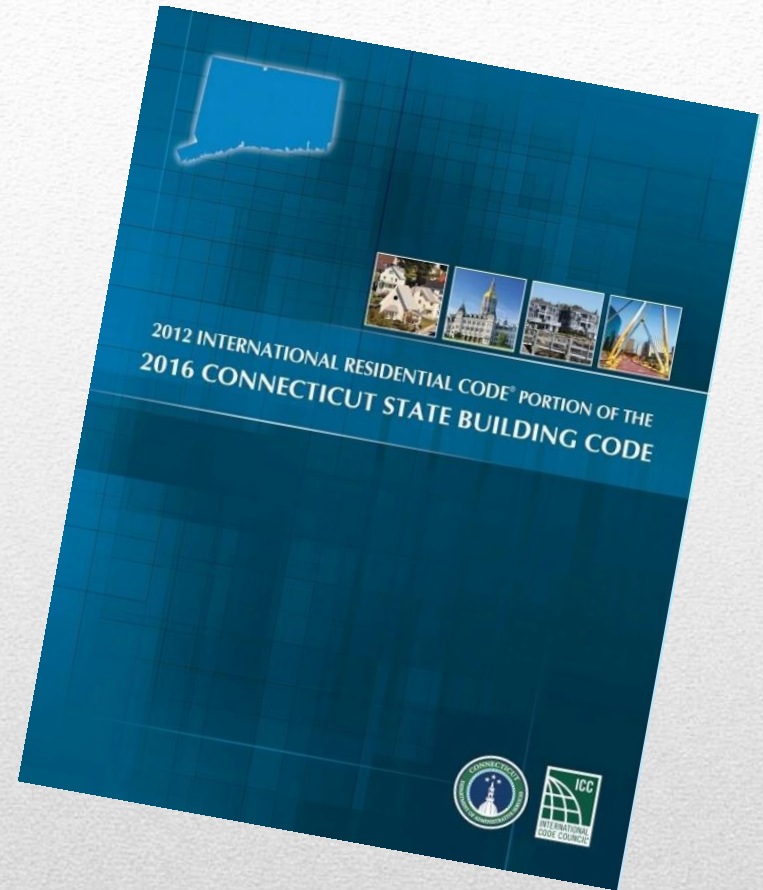
Town's Geographic Information System is another great resource:  
<http://www.mainstreetmaps.com/ct/hebron/public.asp>



# Other Services

# Randy Blais, Hebron Building Official

- **Building Department Functions are Governed by Connecticut State Statutes**
- **Building Code developed by the International Code Committee (ICC)**
- **State of CT adopts Building Code**
- **State Building Official Modifies Building Code for CT**



# Building Department

---

# Building Permit Process:

- **Owner/Contractor Submits Application**
  - **Application**
  - **Plans**
  - **Specifications**
- **Application is circulated among staff**
- **Application / Plans are reviewed for Compliance**
- **Revised information as needed**
- **Building Permit Issued**
- **Work Can Proceed**

*Town of Hebron*  
Building Department  
15 Glead Street, Hebron, CT 06248 (860) 228-5971

## BUILDING PERMIT

Date: 05/01/2018  
Permit #: 28961  
Map ID #: 18-11.1  
Unit #:

Location: 18 BIRCH HILL RD

Work Description: Construct single-family residence - 2549 s.f., garage - 792 s.f., front porch 169 s.f., and deck - 12' x 18'. Fees need to be calculated

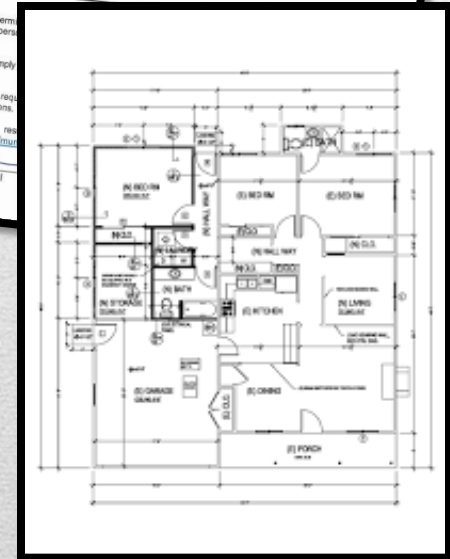
Owner: ESTATES OF HEBRON LL GRAYVILLE  
143 MERRROW RD  
TOLLAND CT

**REQUIRED INSPECTIONS:**

Footings	Poly Under Slab
Foundation Drains/Waterproofing	Chimneys
Electric Service	Rough Electric
Duct Tightness Test	Rough Mechanicals
Rough Plumbing	Underground Utilities
Rebar	Framing
Building Thermal Envelope Test	Insulation
Well Line	Final Inspection - C. of O.
Under Ground Plumbing	

Comments:  
It shall be the duty of the permittee to provide for the inspection of such work.  
Any portions that do not comply with the building official.  
Minimum 24 hours' notice is required. ext. 139 to schedule inspections.  
You can check the res [www.connect.municipal.com/multi](http://www.connect.municipal.com/multi)

*Randy Blas*  
Randy Blas, Building Official



# Building Department



# Inspection Schedule:

- **Foundation Footings**
- **Foundation waterproofing**
- **Foundation As-Built Plans  
Submitted and Reviewed**
- **Rough Inspections**
  - **Framing**
  - **Electrical**
  - **Plumbing**
  - **Insulation**
- **Final Inspections**
- **As-Built Plans Submitted**
- **Inter-Department Sign-Offs**
- **Certificate of Occupancy Issued**



# Building Department

---

# Zoning Enforcement:

- **Responsible for the enforcement of the Zoning Regulations:**
  - **Review of Plans for Building Permits**
  - **Review of As-Built Plans before CO's**
  - **Respond to complaints:**
    - **Junk cars**
    - **Commercial Vehicles**
    - **Number of animals**
  - **Works with property owner to resolve issues**
  - **Assists Town Attorney with enforcement**

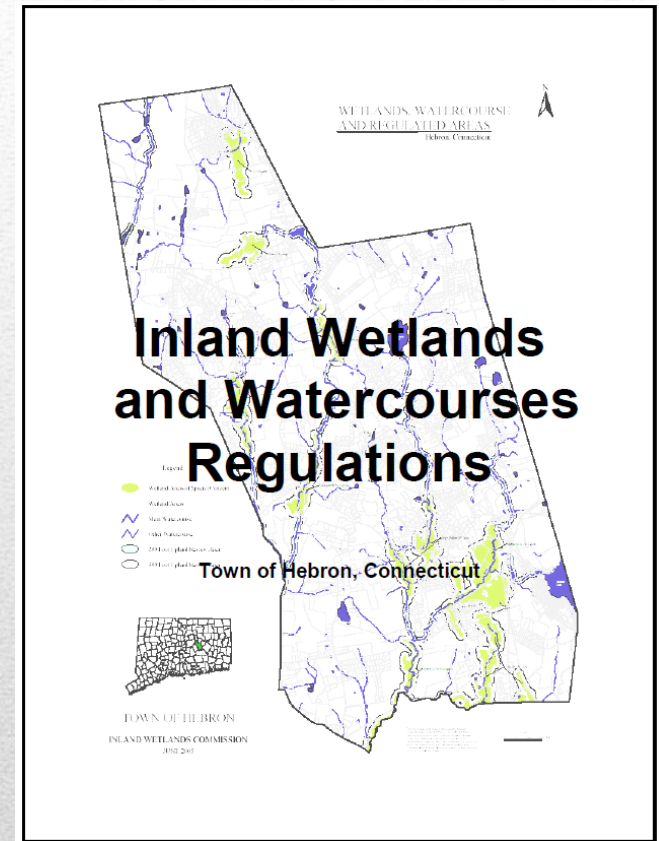


# Building Department

---

# John Soderberg, Hebron Wetland Agent

- **Wetland Protection is Required by Connecticut State Statutes**
- **State DEEP created a Model Wetland Regulation**
- **Hebron has named the Conservation Commission as the Town Wetland Agency**
- **The Commission has adopted local Wetlands Regulations specific to Hebron**

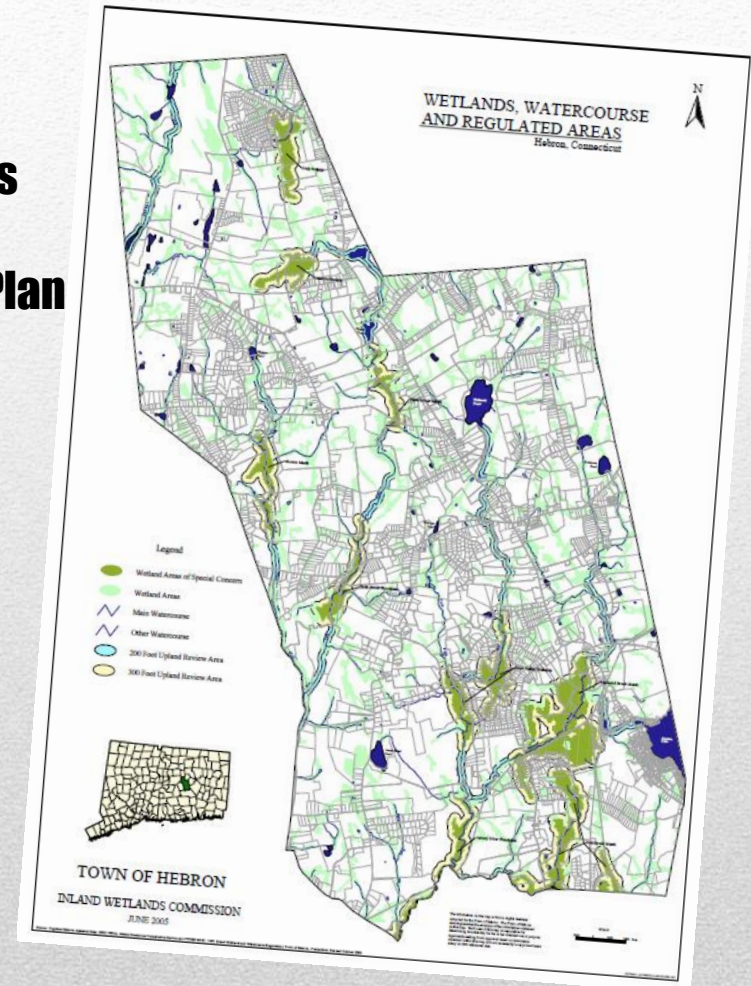


# Wetlands

# Why Protect Wetlands?

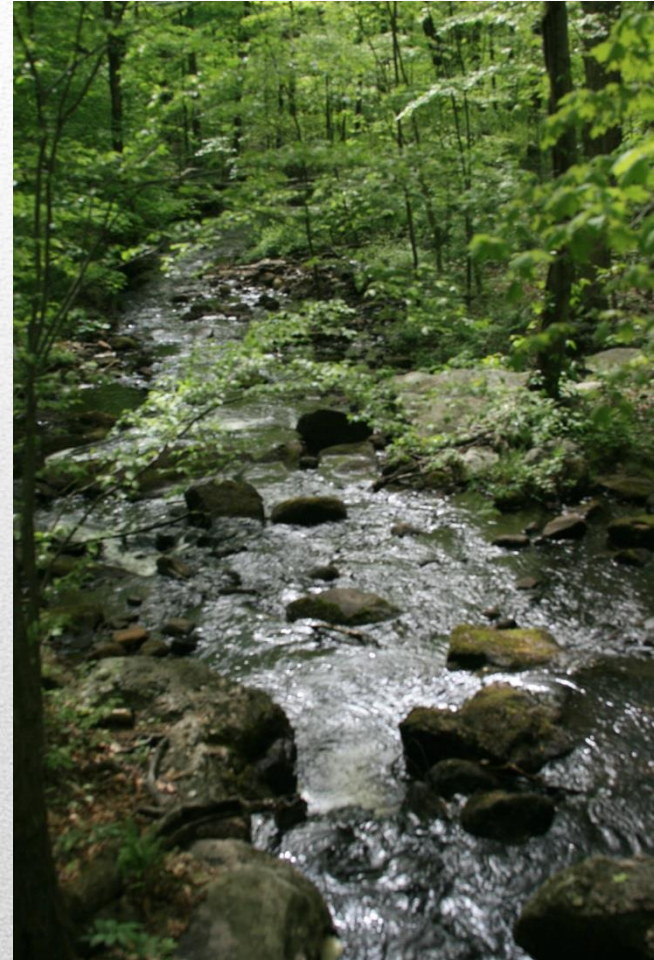
- **Mandated by Connecticut State Statutes**
- **Implements Goals found in the Town's Plan of Conservation and Development**
- **Wetland Soils:**
  - **protects our drinking water**
  - **provide stormwater control**
  - **provide flood control**
  - **filters storm water runoff**
  - **Provide recreational and wildlife corridors**

# Wetlands



# When is a Wetland Permit Needed?

- **When any activity is planned in a wetlands**
- **When any activity affects any watercourse or waterbody**
- **And activity in a Regulated Area:**
  - **100 feet from all wetland soils and watercourses and waterbodies**
  - **200 feet from major watercourses**
  - **300 feet from wetlands of special concern**

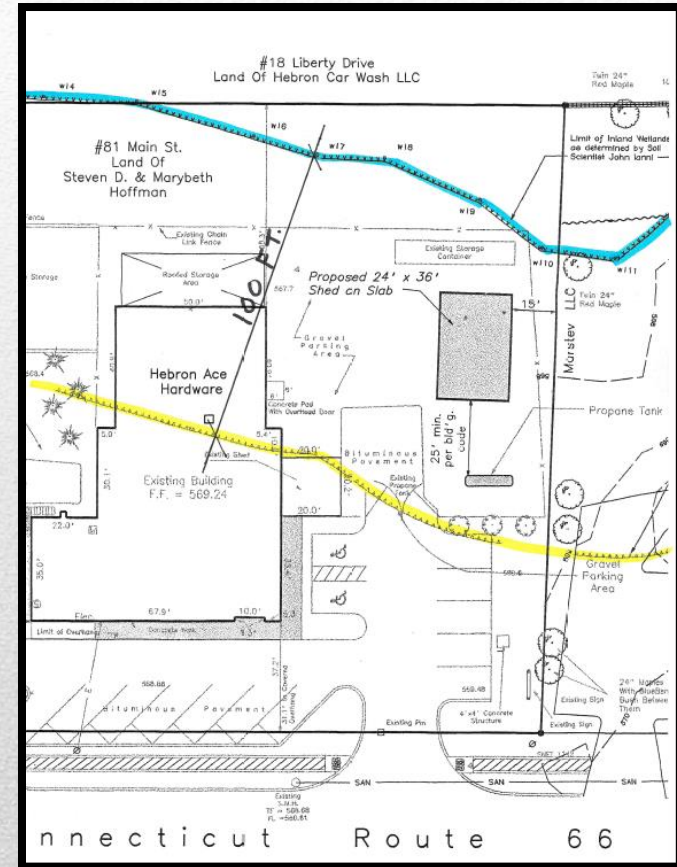


# Wetlands

---

# Wetland Application Process:

- **Owner/Contractor Submits Application**
  - **Application**
  - **Plans**
  - **Engineer and/or soils scientist report**
- **Application get circulated among staff and they prepare reports for applicant and Commission**
- **Revised information as needed**
- **Presentation before Conservation Commission**
- **Commission acts on application**

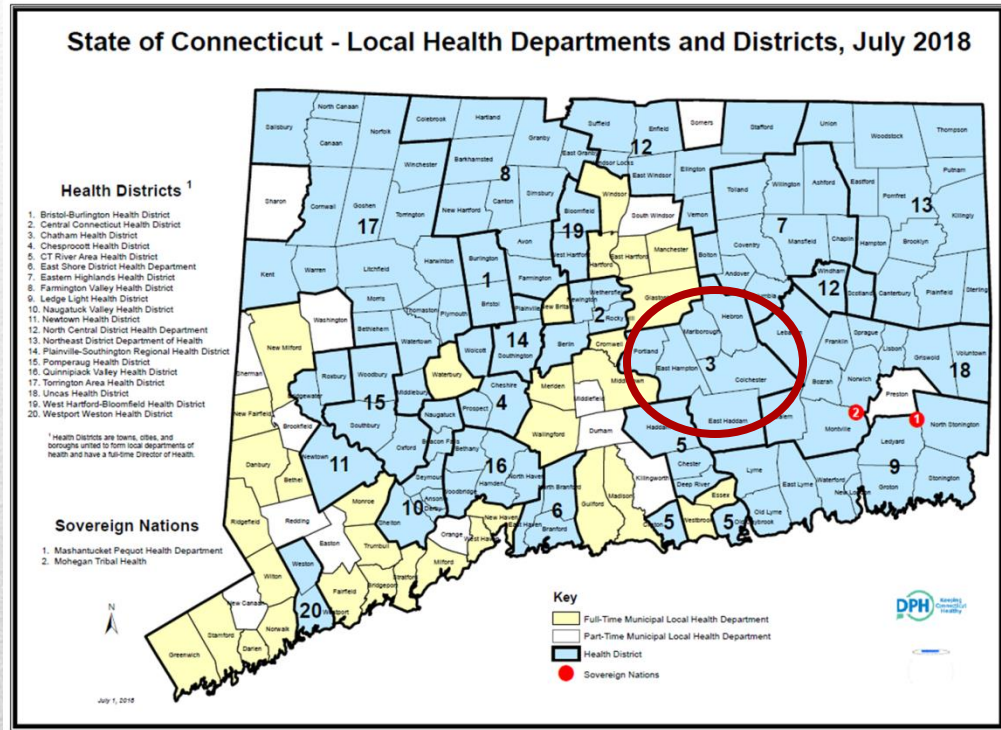


# Wetlands

# Steve Knauf, R.S. Chief Sanitarian

○ **Health District serves these six towns:**

- **Hebron**
- **Marlborough**
- **Colchester**
- **East Hampton**
- **East Haddam**
- **Portland**



# Chatham Health District

# Enforces the State Public Health Code

## Regulates a Wide Variety of Health Related Issues:

- **Septic systems**
- **Well locations**
- **Food service inspections**
- **Bathing areas**
- **Housing and Nuisance Complaints**
- **Day Care Facilities**
- **Nail and Hair Salons**



# Chatham Health District

---



# Provide Non-Regulatory Services to the Public

- **Food Safety Training**
- **Radon Testing**
- **Flu Clinics**
- **Blood Pressure Clinics**
- **Drinking Water Education Seminars**
- **Quarterly Newsletters**



# Chatham Health District

---

# Works with other affiliated Agencies of behalf of our member towns:

- **Department of Public Health**
- **Department of Energy and Environmental Protection**
- **Department of Children and Families**
- **Social Service Agencies**
- **Town of Hebron Departments**



# Chatham Health District

---



# Planning and Development

Town of Hebron, CT

**Thank you !**

---